
Financing and Implementation Plan (2017-2021)



*“Stimulating redevelopment activity in order to strengthen the
economic base of the redevelopment area”*



Margate Community Redevelopment Agency

Financing and Implementation Plan

Summary Statement by Project (1),(2)

	Total	Proposed FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
Source (Revenue)						
Carryforward						
Carryforward of FY 2016 Project Appropriations	\$ 14,753,251	\$ 14,753,251				
Total Estimated Carryforward Balances	\$ 14,753,251	\$ 14,753,251				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Margate	\$ 14,637,304	\$ 2,522,101	\$ 2,656,400	\$ 2,794,728	\$ 3,253,911	\$ 3,410,164
Broward County	\$ 11,949,482	2,058,972	2,168,610	2,281,537	2,656,401	2,783,962
North Broward Hospital District	\$ 3,155,173	543,758	572,685	602,479	701,299	734,952
<i>Subtotal - Tax Increment</i>	\$ 29,741,959	\$ 5,124,831	\$ 5,397,695	\$ 5,678,744	\$ 6,611,611	\$ 6,929,078
City Center Land Sales	\$ 7,385,200	-	4,065,700	-	3,319,500	-
Property Management	\$ 1,840,700	601,500	613,500	625,700	-	-
Miscellaneous						
City Center Developer Agreement	\$ -	-	TBD	TBD	TBD	TBD
Interest Income	\$ 44,000	21,500	8,100	6,200	5,300	2,900
Event Fees	\$ 19,000	15,000	1,000	1,000	1,000	1,000
Total Forecasted Revenues	\$ 39,030,859	\$ 5,762,831	\$ 10,085,995	\$ 6,311,644	\$ 9,937,411	\$ 6,932,978
Total Sources	\$ 53,784,110	\$ 20,516,082	\$ 10,085,995	\$ 6,311,644	\$ 9,937,411	\$ 6,932,978
Use (Expenditures)						
Expenditures						
Operations						
City Administrative Cost Allocation	\$ 3,746,758	\$ 719,968	\$ 734,370	\$ 749,060	\$ 764,040	\$ 779,320
Management/Staffing Services	\$ 3,191,445	601,125	619,160	637,730	656,860	676,570
Miscellaneous Operating Expense	\$ 1,336,962	263,000	256,862	264,500	272,300	280,300
<i>Subtotal - Operations</i>	\$ 8,275,165	\$ 1,584,093	\$ 1,610,392	\$ 1,651,290	\$ 1,693,200	\$ 1,736,190
Debt Service						
Revenue Refunding Bonds, Series 2012 (tax-exempt)	\$ 2,086,920	\$ 417,384	\$ 417,384	\$ 417,384	\$ 417,384	\$ 417,384
Revenue Refunding Bonds, Series 2012 (taxable)	\$ 7,474,600	1,494,920	1,494,920	1,494,920	1,494,920	1,494,920
<i>Subtotal - Debt Service</i>	\$ 9,561,520	\$ 1,912,304	\$ 1,912,304	\$ 1,912,304	\$ 1,912,304	\$ 1,912,304
Redevelopment Area Investment						
Infrastructure and Streetscapes	\$ 4,409,000	\$ 3,199,000	\$ 160,000	\$ 550,000	\$ 250,000	\$ 250,000
City Center Development	\$ 15,347,750	10,111,251	4,636,499	350,000	250,000	-
Redevelopment Initiatives, Marketing, and Special Events	\$ 2,739,700	585,000	567,600	523,300	529,000	534,800
Property Acquisition and Management	\$ 5,241,190	1,853,130	1,074,200	1,095,800	602,960	615,100
Consultants and Professional/Design Services	\$ 625,000	125,000	125,000	125,000	125,000	125,000
<i>Subtotal - Redevelopment Area Investment</i>	\$ 28,362,640	\$ 15,873,381	\$ 6,563,299	\$ 2,644,100	\$ 1,756,960	\$ 1,524,900
Total Forecasted Expenditures	\$ 46,199,325	\$ 19,369,778	\$ 10,085,995	\$ 6,207,694	\$ 5,362,464	\$ 5,173,394
Reserve (3)						
Reserve	\$ 184,304	\$ 184,304	\$ -	\$ -	\$ -	\$ -
Redevelopment Project Contingency (CIP)	\$ 6,438,481	-	-	103,950	4,574,947	1,759,584
Debt Service Escrow	\$ 962,000	962,000	-	-	-	-
Total Forecasted Reserves	\$ 7,584,785	\$ 1,146,304	\$ -	\$ 103,950	\$ 4,574,947	\$ 1,759,584
Total Uses	\$ 53,784,110	\$ 20,516,082	\$ 10,085,995	\$ 6,311,644	\$ 9,937,411	\$ 6,932,978
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

(1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.

(2) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

(3) Reserves are included to cover deficiencies in revenue collection/forecasting as well as to provide funding flexibility for redevelopment projects.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Infrastructure and Streetscape Initiatives Project Listing ⁽¹⁾

	Total	Proposed FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 960,000	\$ -	\$ 160,000	\$ 550,000	\$ -	\$ 250,000
City Center Land Sales	\$ 250,000	-	-	-	250,000	-
Carryforward Fund Balance	\$ 3,199,000	3,199,000	-	-	-	-
Total Sources	\$ 4,409,000	\$ 3,199,000	\$ 160,000	\$ 550,000	\$ 250,000	\$ 250,000
Use (Expenses)						
Infrastructure and Streetscape Initiatives						
Community Center/David Park Improvements						
Construction	\$ 650,000	\$ 400,000	\$ -	\$ 250,000	\$ -	\$ -
Public Art Program	\$ 75,000	25,000	50,000	-	-	-
Neighborhood Identification Signs						
Construction	\$ 35,000	25,000	10,000	-	-	-
Melaleuca Drive Improvements						
Construction	\$ 265,000	265,000	-	-	-	-
Copans Road Median Improvement Project						
Construction	\$ 350,000	350,000	-	-	-	-
Wayfinding Signage						
Construction	\$ 200,000	200,000	-	-	-	-
Coconut Creek Parkway (Phase II)						
Construction	\$ 20,000	20,000	-	-	-	-
Winfield Blvd Improvements (SR7 to NW 64th Terrace)						
Construction	\$ 274,000	174,000	100,000	-	-	-
Sports Complex						
Construction	\$ 1,700,000	1,700,000	-	-	-	-
Colonial Drive Pedestrian/Beautification Improvements						
Design	\$ 10,000	10,000	-	-	-	-
Construction	\$ 30,000	30,000	-	-	-	-
Enhanced Bike/Pedestrian Crossings						
Design	\$ 80,000	-	-	80,000	-	-
Construction	\$ 720,000	-	-	220,000	250,000	250,000
Total Uses	\$ 4,409,000	\$ 3,199,000	\$ 160,000	\$ 550,000	\$ 250,000	\$ 250,000
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *City Center Development* ⁽¹⁾

	Total	Proposed FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 1,211,799	\$ 300,000	\$ 565,299	\$ 346,500	\$ -	\$ -
City Center Land Sales	\$ 4,313,200	-	4,065,700	-	247,500	-
Miscellaneous						
Developer Agreement (1% of Improvement Valuation)	\$ -	-	TBD	TBD	TBD	TBD
Interest Earnings	\$ 28,500	17,000	5,500	3,500	2,500	-
Carryforward Fund Balance	\$ 9,794,251	9,794,251	-	-	-	-
Total Sources	\$ 15,347,750	\$ 10,111,251	\$ 4,636,499	\$ 350,000	\$ 250,000	\$ -
Use (Expenses)						
Project Development and Assistance						
CRA Office Relocation	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -
State Road 7 Greenways						
Design	\$ 150,000	150,000	-	-	-	-
Construction	\$ 750,000	-	250,000	250,000	250,000	-
Stormwater Improvements						
Construction	\$ 950,000	550,000	400,000	-	-	-
Amphitheater						
Design	\$ 150,000	150,000	-	-	-	-
Construction	\$ 1,350,000	-	1,350,000	-	-	-
Community Center						
Design	\$ 822,750	822,750	-	-	-	-
Construction	\$ 5,100,000	5,100,000	-	-	-	-
Waterfront Promenade and Boat Launch						
Design	\$ 200,000	200,000	-	-	-	-
Construction	\$ 1,000,000	500,000	500,000	-	-	-
Parking Garage						
Design	\$ 800,000	800,000	-	-	-	-
Construction	\$ 3,200,000	1,163,501	2,036,499	-	-	-
Public Plazas, Fountains, Amenities						
Design	\$ 60,000	60,000	-	-	-	-
Construction	\$ 290,000	290,000	-	-	-	-
Utility/Infrastructure Contingency						
Design	\$ 35,000	35,000	-	-	-	-
Construction	\$ 365,000	165,000	100,000	100,000	-	-
Total Uses	\$ 15,347,750	\$ 10,111,251	\$ 4,636,499	\$ 350,000	\$ 250,000	\$ -
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

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Margate Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Redevelopment Initiatives, Marketing, and Special Events* Project Listing ⁽¹⁾

	Total	Proposed FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 2,707,200	\$ 567,500	\$ 564,000	\$ 519,600	\$ 525,200	\$ 530,900
Miscellaneous						
Event Fees	\$ 19,000	15,000	1,000	1,000	1,000	1,000
Interest Earnings	\$ 13,500	2,500	2,600	2,700	2,800	2,900
Carryforward Fund Balance	\$ -	-	-	-	-	-
Total Sources	\$ 2,739,700	\$ 585,000	\$ 567,600	\$ 523,300	\$ 529,000	\$ 534,800
Use (Expenses)						
Redevelopment Initiatives, Marketing and Special Events						
Commercial Property Improvement Grant Programs	\$ 650,000	\$ 200,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000
Home Repair Program	\$ 350,000	50,000	75,000	75,000	75,000	75,000
Economic Development Incentive Grant Program	\$ 250,000	50,000	50,000	50,000	50,000	50,000
Chamber of Commerce Sponsorship	\$ 23,000	3,000	5,000	5,000	5,000	5,000
Marketing and Special Events						
July 4th Celebration	\$ 208,000	40,000	40,800	41,600	42,400	43,200
Off-Season Events	\$ 182,000	35,000	35,700	36,400	37,100	37,800
Winter Solstice	\$ 130,000	25,000	25,500	26,000	26,500	27,000
Sounds at Sundown	\$ 130,000	25,000	25,500	26,000	26,500	27,000
Holiday Lights/Margate Boulevard	\$ 182,000	35,000	35,700	36,400	37,100	37,800
Event Sponsorships	\$ 26,000	5,000	5,100	5,200	5,300	5,400
Marketing and Promotions	\$ 608,700	117,000	119,300	121,700	124,100	126,600
Total Uses	\$ 2,739,700	\$ 585,000	\$ 567,600	\$ 523,300	\$ 529,000	\$ 534,800
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Property Acquisition and Management* Project Listing ⁽¹⁾

	Total	Proposed FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 2,600,490	\$ 451,630	\$ 460,700	\$ 470,100	\$ 602,960	\$ 615,100
Property Management						
Rent Receipts (Chevy Chase)	\$ 979,300	320,000	326,400	332,900	-	-
Rent Receipts (Ace Plaza)	\$ 856,900	280,000	285,600	291,300	-	-
Late Payment Fees	\$ 4,500	1,500	1,500	1,500	-	-
Carryforward Fund Balance	\$ 800,000	800,000	-	-	-	-
Total Sources	\$ 5,241,190	\$ 1,853,130	\$ 1,074,200	\$ 1,095,800	\$ 602,960	\$ 615,100
Use (Expenses)						
Property Acquisition						
Property Acquisition	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -
Property Management						
Property Management/Maintenance/Landscaping	\$ 2,342,000	450,000	459,000	468,200	477,600	487,200
Property Management/Maintenance (Chevy Chase)	\$ 474,400	155,000	158,100	161,300	-	-
Property Management/Maintenance (Ace Plaza)	\$ 397,900	130,000	132,600	135,300	-	-
Telecommunications	\$ 87,100	16,800	17,100	17,400	17,700	18,100
Utility Services (Water)	\$ 16,000	3,000	3,100	3,200	3,300	3,400
Utility Services (Other)	\$ 47,000	9,000	9,200	9,400	9,600	9,800
Repair and Maintenance Services	\$ 204,530	39,330	40,100	40,900	41,700	42,500
Property Insurance	\$ 471,060	135,000	137,700	140,500	28,660	29,200
Property Taxes	\$ 401,200	115,000	117,300	119,600	24,400	24,900
Total Uses	\$ 5,241,190	\$ 1,853,130	\$ 1,074,200	\$ 1,095,800	\$ 602,960	\$ 615,100
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Consultants and Professional/Design Services Project Listing* ⁽¹⁾

	Total	Proposed FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 625,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Miscellaneous	\$ -	-	-	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-
Total Sources	\$ 625,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Use (Expenses)						
Consultants and Professional/Design Services						
(2) Consultants/Professional Services	\$ 625,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Redevelopment Plan Update	\$ -	-	-	-	-	-
Total Uses	\$ 625,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

(2) Includes various costs related to redevelopment activities including: community and governmental relations; zoning, housing, and tax credits; financial and real estate analysis; consulting and professional services fees (e.g. design services fees); planning and permitting fees; construction design fees; etc.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast

	Final FY 2016	Certified FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
City of Margate (Contributing Authority)						
Actual Growth/Assumed Growth	3.24%	10.32%	3.00%	3.00%	3.00%	3.00%
Existing Value:	\$ 657,646,730	\$ 702,753,410	\$ 723,836,012	\$ 745,551,093	\$ 767,917,625	\$ 842,163,870
New Construction:						
City Center Phase 1	-	-	-	-	49,717,200	-
Taxable Value	\$ 657,646,730	\$ 702,753,410	\$ 723,836,012	\$ 745,551,093	\$ 817,634,825	\$ 842,163,870
Base Year Value	306,827,250	306,827,250	306,827,250	306,827,250	306,827,250	306,827,250
Tax Increment	\$ 350,819,480	\$ 395,926,160	\$ 417,008,762	\$ 438,723,843	\$ 510,807,575	\$ 535,336,620
Millage Rate	6.3402	6.7054	6.7054	6.7054	6.7054	6.7054
Gross Incremental Revenue	\$ 2,224,266	\$ 2,654,843	\$ 2,796,211	\$ 2,941,819	\$ 3,425,169	\$ 3,589,646
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 2,113,052	\$ 2,522,101	\$ 2,656,400	\$ 2,794,728	\$ 3,253,911	\$ 3,410,164
Broward County (Contributing Authority)						
Millage Rate	5.4741	5.4741	5.4741	5.4741	5.4741	5.4741
Gross Incremental Revenue	1,920,421	2,167,339	2,282,748	2,401,618	2,796,212	2,930,486
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 1,824,400	\$ 2,058,972	\$ 2,168,610	\$ 2,281,537	\$ 2,656,401	\$ 2,783,962
North Broward Hospital District (Contributing Authority)						
Actual Growth/Assumed Growth	3.39%	10.46%	3.00%	3.00%	3.00%	3.00%
Existing Value:	\$ 658,588,720	\$ 703,622,260	\$ 724,730,928	\$ 746,472,856	\$ 768,867,041	\$ 843,141,769
New Construction:						
City Center Phase 1	-	-	-	-	49,717,200	-
Taxable Value	\$ 658,588,720	\$ 703,622,260	\$ 724,730,928	\$ 746,472,856	\$ 818,584,241	\$ 843,141,769
Base Year Value	306,827,250	306,827,250	306,827,250	306,827,250	306,827,250	306,827,250
Tax Increment	\$ 351,761,470	\$ 396,795,010	\$ 417,903,678	\$ 439,645,606	\$ 511,756,991	\$ 536,314,519
Millage Rate	1.4425	1.4425	1.4425	1.4425	1.4425	1.4425
Gross Incremental Revenue	\$ 507,416	\$ 572,377	\$ 602,826	\$ 634,189	\$ 738,209	\$ 773,634
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 482,045	\$ 543,758	\$ 572,685	\$ 602,479	\$ 701,299	\$ 734,952
Total Incremental Revenue	\$ 4,419,497	\$ 5,124,831	\$ 5,397,695	\$ 5,678,744	\$ 6,611,611	\$ 6,929,078

Notes:

- (1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (2) Assumes that contributing Taxing Authorities' millage rates will remain at FY 2016 levels throughout the forecast period.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Miscellaneous Operating Expenditures ⁽¹⁾

	Total	Proposed FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021
<i>Growth Assumptions</i>			3.00%	3.00%	3.00%	3.00%
Office Supplies	\$ 27,000	\$ 5,000	\$ 5,200	\$ 5,400	\$ 5,600	\$ 5,800
Advertising and Postage	\$ 39,500	7,500	7,700	7,900	8,100	8,300
Subscriptions and Memberships	\$ 21,000	4,000	4,100	4,200	4,300	4,400
Legal Services	\$ 1,045,962	200,000	202,262	208,300	214,500	220,900
Travel and Per Diem	\$ 87,500	16,500	17,000	17,500	18,000	18,500
Education and Training	\$ 32,000	6,000	6,200	6,400	6,600	6,800
Accounting and Auditing	\$ 53,000	10,000	10,300	10,600	10,900	11,200
Bank Fees	\$ 21,000	4,000	4,100	4,200	4,300	4,400
Office Furniture/Equipment	\$ 10,000	10,000	-	-	-	-
Total	\$ 1,336,962	\$ 263,000	\$ 256,862	\$ 264,500	\$ 272,300	\$ 280,300

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Fiscal Notes

1. Redevelopment Area Projects funded through Tax Increment Revenue Allocations are subject to variances in the actual tax increment values (i.e. vis-à-vis the forecasted tax increment values set forth herein) as well as budgetary constraints (i.e. essential items such as debt service have legal priority in tax increment funding).
2. Redevelopment Area Project funding sources may change based on market conditions and CRA priorities.
3. The Projects identified herein are funded through tax increment generated from the current tax base and forecasted new construction as well as from other revenue sources. Tax increment from development not contemplated herein will be available to supplement any deficiencies in the forecast and/or provide additional funding for redevelopment initiatives.
4. The following section provides a brief description of the Redevelopment Area Initiatives included in the Financing and Implementation

Amphitheater (City Center)	The CRA has committed funding for public amenities associated with the City Center development project. Among the improvements outlined in the Request for Proposal is open area and construction of an amphitheater along the waterfront/promenade area on the eastern edge of the site. Construction will coincide with the privately funded elements of the project.
Chamber of Commerce Sponsorship	The CRA will sponsor events, meetings, and workshops with the Chamber of Commerce that promote business growth and retention within the CRA district.
Coconut Creek Parkway (Phase 2)	As part of the ongoing CRA beautification efforts for the Coconut Creek Parkway Improvement Project, Phase II improvements will include milling, repaving and crosswalks. Broward County will provide a portion of the funding for milling/repaving. Phase I improvements funded in FY2014/2015 included the addition of landscape medians.
Colonial Drive Pedestrian/Beautification Improvements	The CRA Plan (Part VI, Section 5, Uptown) addresses the northern areas of the CRA District, including the Northwest Medical Center. It calls for enhanced pedestrian and bicycle crossings to improve safety and highlight the importance of the major intersections in the area. The hospital has been dealing with safety issues related to employees parked on the south side of Colonial Drive crossing the street to get to-and-from the hospital. This project will address alternatives for implementing a safer pedestrian crossing, as well as beautifying the median within Colonial Drive.
Commercial Property Improvement Grant Programs	The CRA offers grants that will reimburse 50% of the costs of eligible façade and landscape improvements to commercial properties in the district. The maximum grant amount varies depending upon the size of the building, up to \$50,000 per property may be awarded.
Community Center (City Center)	Plans for the redevelopment of the City Center parcels call for the establishment of a community center on the eastern parcel, adjacent to the waterway. The center will be a vibrant, active destination for residents and visitors and will at a minimum include a gymnasium, exercise rooms, workout equipment and meeting space.
Consultants/Professional Services	The CRA contracts with various firms to provide professional services such as engineering design, environmental studies, etc. for ongoing projects.
Copans Road Median Improvement Project	The Copans Road median improvement project entails the addition of landscaping improvements including flowering, colorful trees and palm trees, shrubbery, irrigation, demolition, soil, mulch and if approved by Broward County, the addition of glass aggregate design elements in the existing concrete areas of the current median. Estimated cost includes cash bond required by Broward County (100% of improvement costs).
CRA Office Relocation (City Center)	This project represents funding for the relocation/buildout of CRA office space.
David Park/Community Center Enhancements	David Park is noted in the Redevelopment Plan as a facility in need of enhancements. This project may include improvements to the park facilities, parking lot and community center building facade as well as ADA upgrades.
Economic Development Incentive Grant Program	The CRA is in the process of developing an incentive program to attract new businesses and retain existing businesses, in order to promote job growth and economic development within the district.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Fiscal Notes

Enhanced Bike/Pedestrian Crossings	The Redevelopment Plan (Section 4 - Downtown) states that the CRA may implement infrastructure improvements that include enhanced pedestrian and bicycle crossings at major intersections. These crossings would be designed to improve safety and highlight the intersections as significant crossroads in the community, and to improve multi-modal connectivity throughout the Downtown area.
Home Repair Program	The CRA provides funding to make needed home repairs (primarily exterior). Funds may be used to assist homeowners or to renovate homes purchased by the CRA for resale.
Melaleuca Drive Improvements	Melaleuca Drive from Atlantic Boulevard to NW 9th Court is located within the TOC area and is immediately adjacent to property proposed for development as the City Center project. Existing development along Melaleuca Drive includes multifamily buildings, commercial uses, and some single family homes. The street has significant pedestrian traffic, especially during the school year. There are limited sidewalks and street lights, as well as minimal landscaping. The proposed Melaleuca Drive project will complete the sidewalk network on both sides of the street, provide street lighting where needed (standard FPL light poles), and plant trees and shrubs for beautification purposes.
Marketing and Special Events	The CRA will sponsor activities and events to promote the redevelopment area and create an image of a safe, exciting place to live, work and play.
Neighborhood Identification Signs	The Redevelopment Plan (Part VI, Section 3) states that the CRA may construct community and neighborhood gateway entry features and signage throughout the CRA area. These features will help to create an identity and foster pride for the various neighborhoods in the district.
Property Acquisition	The CRA has been acquiring property for the City Center development project since 2004, with approximately 36 acres of land assembled to date. There are several parcels that, if acquired, would improve the cohesiveness of the project. In addition, there are a number of blighted properties that are a hindrance to private investment in the City Center area and elsewhere throughout the CRA district. The CRA will continue to pursue acquisition opportunities as they become available.
Property Management/Maintenance/Landscaping/Insurance/Taxes	The CRA has acquired 36 acres of property to create a new city center, including two shopping centers occupied with tenants. The CRA contracts with a property management firm to handle maintenance and leasing activities. In addition, the CRA has contracted for maintenance of the landscaped medians within the major traffic corridors in the district.
Public Art Program	The City has embarked on a public art program to encourage new art installations throughout the City. The CRA will contribute to public art projects within the CRA district.
Parking Garage (City Center)	The City Center project will create a destination in Margate for shopping, dining, entertainment and recreation. The Margate CRA has committed funds for a parking structure to accommodate future demand for spaces. The timing and placement of the garage, as well as operational considerations, will be determined when a development agreement is negotiated for the build out of the project.
Public Plazas, Fountains, Amenities (City Center)	The CRA has committed funding for public amenities and improvements associated with the City Center development project. Some of the amenities that are proposed include public plazas, fountains, and open space areas. Installation of these public elements will occur as the privately funded elements of the project are phased in.
Sports Complex	The Redevelopment Plan states that the CRA will work with the City to improve existing parks and to acquire land and develop new neighborhood parks. The CRA acquired a 1.5 acre parcel of land adjacent to the City's Sports Complex on Banks Road, for the purpose of enhancing the facilities available at this location. The Parks and Recreation Department is finalizing a Parks, Recreation, and Open Space Master Plan. The outcome of that plan will provide direction for the development of this CRA-owned parcel.



Margate Community Redevelopment Agency

Financing and Implementation Plan

Fiscal Notes

State Road 7 Greenways (City Center)	The CRA has committed funding for public amenities associated with the City Center development project. The conceptual plan for the site envisions a number of public open space areas throughout the development as well as greenways to serve as a buffer between pedestrians and traffic along State Road 7. These improvements will be installed in phases concurrent with the construction of the privately funded elements of the project.
Stormwater Improvements (City Center)	The CRA has contracted with Kimley Horn to design and permit a stormwater master plan for the City Center development project. Depending upon the configuration of the City Center project, stormwater improvements may be necessary. The CRA has committed funds for those improvements as a redevelopment incentive.
Utility/Infrastructure Contingency (City Center)	The CRA has committed funding for public improvements associated with the City Center development project. Among those improvements are utilities and infrastructure within the public areas and rights of way. These facilities will be installed as the various phases of the project are constructed.
Waterfront Promenade and Boat Launch (City Center)	The CRA has committed funding for public amenities associated with the City Center development project. Among the improvements outlined in the Request for Proposal is opening up the canal area and creating a promenade along the waterway at the eastern edge of the site, as well as an area to launch canoes/kayaks/paddleboards etc. Construction of the waterway/lake will coincide with the privately funded elements of the project.
Wayfinding Signage	The development of the City Center project will require the installation of new wayfinding signage to direct visitors to the site and to the various project elements within the development. Wayfinding signage will also be needed in other areas of the CRA to direct people to other points of interest in the City.
Winfield Boulevard Improvements (SR7 to NW 64th Terrace)	The Redevelopment Plan states that in order to correct conditions of blight and implement the Citizen's Master Plan the CRA may construct streetscape improvements such as sidewalks, crosswalks, landscaping, and similar improvements. Winfield Blvd is the gateway to a large residential subdivision comprised primarily of single family homes. The existing medians at the east end of the roadway are in poor condition. This project will enhance the medians and add entrance signage and street trees where appropriate along the corridor.