



Annual Report

FY 2017-2018



**MARGATE
COMMUNITY
REDEVELOPMENT
AGENCY**

MESSAGE FROM THE CHAIR

On behalf of the Margate Community Redevelopment Agency, it is my pleasure to present the Annual Report for the Fiscal Year ending on September 30, 2018. The Agency creates and implements activities to improve the physical conditions of properties, encourages economic development, undertakes streetscape and other capital improvements, attracts and retains businesses and enhances parks and recreation facilities.

The Margate CRA continues to make progress with several capital improvements including David Park, Colonial Drive Pedestrian Safety and Beautification, Copans Road Median Project, Sports Complex Covered Field and Wayfinding Signage. Furthermore, the Agency has created new and very generous initiatives to attract and retain local businesses. The Agency is diligently working on improving the economic vitality of the redevelopment area and emphasizes in encouraging a sense of place for our residents.

Thank you to all Board Members, Staff, residents and the business community for its service and dedication. Thank you to the Taxing Authorities for providing their tax increment financing to the MCRA.

We look forward to another year of contributing to the overall benefit of the Margate community.



Tommy Ruzzano
Chair

BOARD MEMBERS



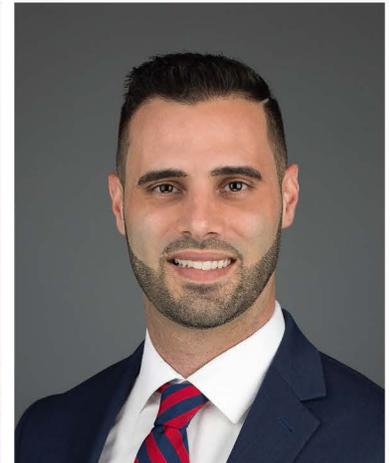
Anthony Caggiano
Vice-Chair



Arlene R. Schwartz
Board Member



Joanne Simone
Board Member



Antonio V. Arserio
Board Member

OVERVIEW

The Margate Community Redevelopment Agency (MCRA) was established on October 2, 1996 through adoption of City Ordinance No. 96-15 and Broward County Resolution No. 96-0697 in accordance with Florida Statutes Chapter 163, Part III.

A Community Redevelopment Plan was completed and adopted by the Margate City Commission in 1997, and was amended for the third time and formally adopted by the MCRA Board in January 2017. The Redevelopment Plan is the roadmap for the MCRA. The amendment includes updated market trends, project descriptions and agency priorities. The Plan reiterates the agency's goals and provides a specific list of upcoming capital projects and a range of activities that the agency will engage in to implement these goals. The MCRA's amended Plan is the guiding document for the next several years.

The five member Margate City Commission also serves as the appointed Board and is responsible for governing the MCRA and guiding implementation of the MCRA Redevelopment Plan.

The MCRA is more than 1,300 acres in size and it encompasses most of the commercial and industrial properties that run along State Road 7/U.S. 441 from the border of the City of North Lauderdale north to Sample Road, as well as all the commercial and industrial properties along Atlantic Boulevard in the City of Margate.

The overall goal of the MCRA is to reduce and eliminate slum and blight conditions and to increase property values in the MCRA area. Additional goals are to promote cultural and recreational activities. By broadening and increasing redevelopment activities, improving infrastructure, and providing a more beautiful place to live, work, and play, the MCRA helps to build a lasting foundation for an improved quality of life for the people of Margate.



QUICK FACTS ABOUT THE MARGATE CRA

Created by City Ordinance in 1996

The district is more than 1,300 Acres or 23% of the City

The City Commission is the CRA Board

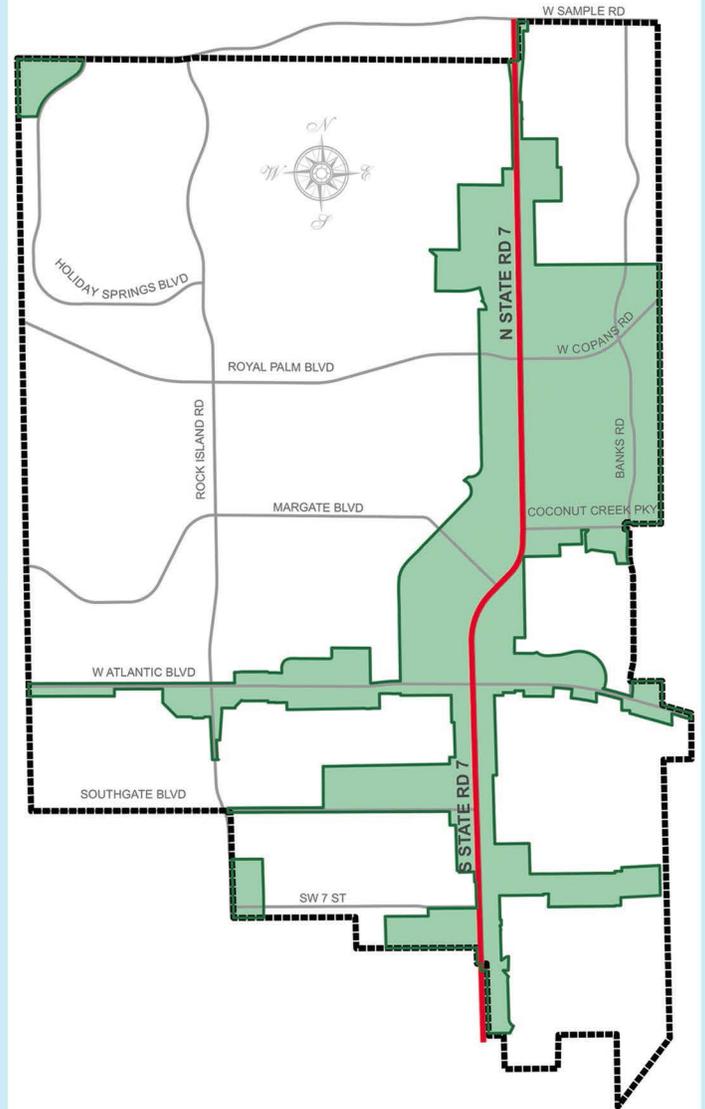
Redevelopment Plan was last amended in 2017

The MCRA Taxing Authorities are the City of Margate, Broward County, and the North Broward Hospital District

ACCOMPLISHMENTS

The initiatives undertaken by the MCRA are focused on achieving the Goals and Objectives set forth in the 2017 Community Redevelopment Plan. The projects and activities listed in this Annual Report are compared to the Plan goals and objectives. Nevertheless, some projects and activities often align with multiple priorities of the Plan.

MCRA BOUNDARIES



CAPITAL IMPROVEMENTS (SECTION 1-D. PUBLIC FACILITIES AND SERVICES-GOAL I, II AND III)

These projects are the implementation mechanisms to meet the goals of planning and supporting a safe and efficient traffic circulation system, enhancing the value of MCRA owned properties, improving parks, recreation and open space, and beautifying public spaces to create an identifiable character for the Redevelopment Area.

David Park

This is a vital, centrally located park with aging facilities that hosts many community activities, including the City's summer camp program. The first phase of improvements included a new playground surface and equipment was installed during the prior year. Final plans and construction documents for the second phase, which includes new restroom facilities, picnic pavilion and parking lot, were prepared and received the necessary site plan and variance approvals and storm water management licensing. This project was being readied for bidding at year end.



Colonial Drive Pedestrian Safety & Beautification

Northwest Medical Center is a major employer in the MCRA District and anchors the City's northern gateway on State Road 7. This project entails specialized pedestrian crossing equipment providing enhanced safety for the public, as well as beautifying the median within Colonial Drive and enhancing adjacent landscaped areas. This project was bid and construction was substantially completed during the year.

Copans Road Median Project

The design of this project provides for the addition of landscape improvements, with an emphasis on flowering, colorful trees and shrubs, a new irrigation system and the installation of colored glass aggregate designs inlaid into the cement areas of the medians. The construction contract for this work was awarded during the year, and the required construction permits were obtained through Broward County. Construction of the project was approximately 50% complete by year end.

CAPITAL IMPROVEMENTS (CONTINUED)

Sports Complex (Covered Field)

The MCRA owns a 1.5 acre parcel adjacent to the City's Sports Complex. Plans were prepared for an open air, roof-covered field almost an acre in size that will be multi-purposed for a variety of youth sports in a weather-protected environment. The project will also include bleachers, restrooms and a concession building. Various regulatory approvals were secured during the year, and the final construction documents were advertised for bid. The four bids that were received significantly exceeded the project budget, however, and were therefore rejected. The MCRA intends to reintroduce the project during the upcoming year through a combination of value engineering and budget increase.



Wayfinding Signage

A revised comprehensive signage program was developed for all entry, facility and wayfinding signs. The conceptual program was being refined in anticipation of bidding during the upcoming year.



Public Art

The MCRA developed potential themes, and continues to evaluate various alternatives for photographic artwork to be installed on utility boxes, in order to create public art throughout the City.

CAPITAL IMPROVEMENTS (CONTINUED)

Winfield Boulevard Traffic Calming Streetscape

Located within a residential area but close to State Road 7, this roadway is often used as a shortcut from surrounding neighborhoods, generating high traffic volumes and complaints of speeding. The MCRA commissioned the design of traffic calming measures and neighborhood beautification. Several alternative design concepts were developed and presented during the year.

Atlantic Boulevard Streetscape Improvements

The MCRA authorized the conceptual planning/design for new median landscape, irrigation and hardscape on Atlantic Boulevard, from State Road 7 to the western City limits. Alternative treatments to enhance the appearance of the existing walls along the roadway were evaluated.



Ace Hardware Plaza Improvements

The MCRA owns this multi-tenant 45,000 square foot shopping plaza and leases space to Ace Hardware and other tenants. The center is outdated and in need of upgrades to enhance its value. During the year, the MCRA investigated design options to modify the façade and parking lot, which will be implemented during the upcoming year.

Chevy Chase Plaza Improvements

The MCRA owns this multi-tenant 46,000 square foot shopping plaza with State Road 7 frontage. The center is outdated and in need of upgrades to enhance its value. During the year, the MCRA investigated design options to modify the façade, with plans to implement during the upcoming year.

Other Significant Activities (SECTION 1-D. PUBLIC FACILITIES AND SERVICES - GOAL III)

In addition to the aforementioned capital investments, the MCRA continued its efforts to develop the City Center and median improvements throughout the district.

City Center Agreement – The MCRA entered into an agreement with New Urban Communities in July, 2016 for the phased development of the 36-acre City Center property. The inspection period for this agreement expired in November, 2016 and a site plan for the property was submitted by the developer in March, 2017. As of the end of FY 2017-2018, the approval of the site plan, a condition precedent to closing, had not occurred. As a result, the MCRA is currently in litigation with New Urban Communities which has delayed progress on the City Center Project.

The MCRA was responsible for maintaining improvements that had been completed on Coconut Creek Parkway, Melaleuca Drive and on various vacant properties owned by the MCRA. Further, the MCRA had oversight of the landscape maintenance of medians along State Road 7, Atlantic Boulevard and Margate Boulevard.

PROPERTY IMPROVEMENT GRANTS (SECTION 1-B. REDEVELOPMENT POLICY - GOAL II)

During FY 2017-2018, the MCRA implemented two new very generous programs. These programs help the MCRA to meet the goal of eliminating conditions of blight and the objective of reducing deterioration of building conditions as set forth in the 2017 MCRA Implementation Plan. The newly established programs are the following:

Business Incentive Grant:

This program is designed to help facilitate the establishment of new businesses and aid in the expansion of existing businesses within the MCRA. This financial assistance can be used to reduce the initial costs of interior construction or renovation of the commercial operating space. This is a 50% match program up to \$25,000.

Molar Bear Dental (533 N. State Road 7) has been awarded up to \$25,000 in grant funding under the Business Incentive Grant. The below images indicate the initial condition of the operating space and the proposed design outcome after construction completion. Project is expected to be completed in the summer of 2019.



Existing Commercial and Industrial Property Improvement Program

This program is designed to improve the overall appearance of exteriors and landscaping of commercial and industrial properties within the MCRA. Incentive may be in an amount equal to 80% of the project costs for an amount not to exceed \$750,000.

Also, the MCRA continues to offer the Property Improvement Façade and Landscaping Improvement Programs. The purpose of the Commercial Property Façade Improvement Grant Program is to improve the appearance of street-facing exteriors of commercial structures within the redevelopment area. This is a 50% match program up to \$50,000 depending on the square footage of the participating property's frontage. The Commercial Property Landscape Improvement Grant Program assists property owners and tenants to enhance the landscaping of the property. This program is a 50% match up to \$10,000.

BUSINESS ASSISTANCE (SECTION 1-C. ECONOMIC DEVELOPMENT - GOAL I)

Business Retention Visits - These visits provided support to existing local businesses and welcoming new businesses through ongoing engagement and to share information on local, county and State resources. Services included assistance with commercial site selection and facilitation of hiring needs. The objectives of business retention visits were to identify local businesses' existing and anticipated needs and address those needs through coordinated resources, partnerships, and tools. Approximately 134 business visits were conducted during FY 2017-2018. Furthermore, the Margate CRA welcomed 86 new businesses to the area and conducted nine Grand Openings.



PROPERTY MANAGEMENT (SECTION 1-B. REDEVELOPMENT POLICY - GOAL III)

The MCRA was responsible for providing property management and maintenance services for all MCRA owned properties including two shopping plazas with approximately 25 tenants.

MARKETING & PROMOTIONS

(SECTION 1-A. GOVERNMENT/REDEVELOPMENT ADMINISTRATION - GOAL I)

With the assistance of the City of Margate's Communications and Marketing team, the Margate Community Redevelopment Agency successfully promoted its special events, programs and meetings over the last year. Marketing materials such as brochures, flyers and postcards were created to promote the MCRA's development projects, special events, and incentive programs. The online presence of the MCRA continues to grow with more than 4,000 Facebook friends and hundreds of Instagram and Twitter followers. Over the next year, the communications team will focus on enhancing the MCRA's profile by further engaging its business and residential community.



FOLLOW US ON SOCIAL MEDIA

[@CityofMargateFL](https://www.instagram.com/CityofMargateFL)



COMMUNITY EVENTS (SECTION 1-C. ECONOMIC DEVELOPMENT - GOAL III)



Groove + Green

This event is held twice a month on the second and fourth Sunday of each month. This year round event features a farmers' market, live music, brunch offerings, a pop-up marketplace, and other entertainment options.



Sounds at Sundown

A family-friendly concert series that features live music, food trucks, and dancing. This popular evening event runs from January through June on the first Saturday of the month.



Margate Under the Moon

An outdoor evening event that offers live music, food trucks, local artists, crafters, and boutiques, and opportunities to showcase local businesses.



Fourth of July Celebration

A well-attended annual event that includes a parade down Margate Boulevard, a pool party, entertainment, family-friendly activities, food and a fantastic fireworks display.



Winter Festival

A family-friendly holiday celebration that includes a spectacular 3D Paintscaping Light Show, real "Florida Style" snow, rides for the children, arts and crafts activities, a craft fair, food vendors, and pictures with Santa.



FINANCIAL

Primary Funding Source

The primary funding source available to the MCRA consists of tax incremental revenues. Tax incremental revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area.

The taxable value of all real property in the redevelopment area is determined as of a fixed date, also known as the “base-year” value. Contributing taxing authorities continue to receive ad valorem tax revenues based on the base-year value. Revenues generated from the base-year value are available for general government purposes. However, ad valorem tax revenues generated from increases in real property value from that year forward, referred to as “Tax Increment”, are deposited into the Community Redevelopment Agency trust fund and dedicated to funding projects and programs in the redevelopment area.

Increment Revenues Contributed for FY 2017-2018	
City of Margate	\$ 2,891,714
Broward County	\$ 2,421,225
North Broward Hospital District	\$ 554,818
Total TIF Revenue	\$ 5,867,757

Taxable Property Values

The table and chart below provide a 5-year summary of the historical assessment (taxable) values and increment values for the Margate CRA. While this report generally pertains to FY 2017-2018 activity, the following section also includes FY 2019 property valuation data to highlight current trends.



Tax Roll Year	Fiscal Year	Taxable Value	% Change Over Prior Year	Base Year Taxable Value	Incremental Taxable Value	% Change Over Prior Year
2018	2019	\$ 816,834,500	5.3%	\$ 306,827,250	\$ 510,007,250	9.3%
2017	2018	\$ 773,417,770	9.2%	\$ 306,827,250	\$ 466,590,520	18.0%
2016	2017	\$ 702,295,030	6.7%	\$ 306,827,250	\$ 395,467,780	12.7%
2015	2016	\$ 657,646,730	3.2%	\$ 306,827,250	\$ 350,819,480	6.3%
2014	2015	\$ 636,988,600	2.7%	\$ 306,827,250	\$ 330,161,350	5.4%

BALANCE SHEET

**Margate Community Redevelopment Agency
(a component unit of the City of Margate, Florida)**

Balance Sheet

Governmental Funds

September 30, 2018

	<u>General Fund</u>	<u>Sinking Fund</u>	<u>Escrow Account Fund</u>	<u>Capital Improvement Fund</u>	<u>Loan Proceeds Fund</u>	<u>Total Governmental Funds</u>
Assets:						
Cash, cash equivalents, and investments	\$ 183,409	\$ 9,628	\$ 974,853	\$ 10,916,541	\$ 4,938,568	\$ 17,022,999
Accounts receivable, net	11,411	-	67	1,349	-	12,827
Total assets	<u>\$ 194,820</u>	<u>\$ 9,628</u>	<u>\$ 974,920</u>	<u>\$ 10,917,890</u>	<u>\$ 4,938,568</u>	<u>\$ 17,035,826</u>
Liabilities:						
Accounts payable and accrued liabilities	\$ 92,250	\$ -	\$ -	\$ 223,476	\$ -	\$ 315,726
Tenant deposits	46,480	-	-	-	-	46,480
Unearned revenue	50,906	-	-	-	-	50,906
Total liabilities	<u>189,636</u>	<u>-</u>	<u>-</u>	<u>223,476</u>	<u>-</u>	<u>413,112</u>
Deferred Inflows of Resources:						
Unavailable revenues	<u>5,184</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,184</u>
Fund Balances:						
Restricted for:						
Debt service	-	9,628	974,920	-	-	984,548
Redevelopment projects	-	-	-	10,694,414	4,938,568	15,632,982
Total fund balances	<u>-</u>	<u>9,628</u>	<u>974,920</u>	<u>10,694,414</u>	<u>4,938,568</u>	<u>16,617,530</u>
Total liabilities and fund balances	<u>\$ 194,820</u>	<u>\$ 9,628</u>	<u>\$ 974,920</u>	<u>\$ 10,917,890</u>	<u>\$ 4,938,568</u>	<u>\$ 17,035,826</u>

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

Margate Community Redevelopment Agency
(a component unit of the City of Margate, Florida)
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2018

	<u>General Fund</u>	<u>Sinking Fund</u>	<u>Escrow Account Fund</u>	<u>Capital Improvement Fund</u>	<u>Loan Proceeds Fund</u>	<u>Total Governmental Funds</u>
Revenues:						
Tax incremental	\$ 5,867,757	\$ -	\$ -	\$ -	\$ -	\$ 5,867,757
Investment income	28,267	1,571	8,025	91,302	8,007	137,172
Rental income	577,234	-	-	-	-	577,234
Miscellaneous	77,230	-	-	-	154	77,384
Total revenues	<u>6,550,488</u>	<u>1,571</u>	<u>8,025</u>	<u>91,302</u>	<u>8,161</u>	<u>6,659,547</u>
Expenditures:						
Current:						
General government	1,312,744	-	-	-	-	1,312,744
Economic and physical environment	1,119,405	-	-	388,123	682,452	2,189,980
Debt service:						
Principal retirement	-	2,185,832	-	-	-	2,185,832
Interest and other charges	-	234,124	-	-	-	234,124
Total expenditures	<u>2,432,149</u>	<u>2,419,956</u>	<u>-</u>	<u>388,123</u>	<u>682,452</u>	<u>5,922,680</u>
Excess (deficiency) of revenues over (under) expenditures	<u>4,118,339</u>	<u>(2,418,385)</u>	<u>8,025</u>	<u>(296,821)</u>	<u>(674,291)</u>	<u>736,867</u>
Other Financing Sources (Uses):						
Transfers in	-	1,912,303	-	2,206,036	-	4,118,339
Transfers out	(4,118,339)	-	-	-	-	(4,118,339)
Total other financing sources (uses)	<u>(4,118,339)</u>	<u>1,912,303</u>	<u>-</u>	<u>2,206,036</u>	<u>-</u>	<u>-</u>
Net change in fund balances	-	(506,082)	8,025	1,909,215	(674,291)	736,867
Fund balances, beginning	<u>-</u>	<u>515,710</u>	<u>966,895</u>	<u>8,785,199</u>	<u>5,612,859</u>	<u>15,880,663</u>
Fund balances, ending	<u>\$ -</u>	<u>\$ 9,628</u>	<u>\$ 974,920</u>	<u>\$ 10,694,414</u>	<u>\$ 4,938,568</u>	<u>\$ 16,617,530</u>

REQUIRED REPORTS AND RECORDS

Pursuant to F.S. §163.356(3)(c), the Margate Community Redevelopment Agency shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. The Agency will publish a notice in a newspaper of general circulation which states that the FY 2017-2018 MCRA Annual Report has been filed and is available for review in the MCRA Office and/or the City Clerk's Office. The notice of publication will be set in the Sun Sentinel newspaper as a legal notice. In addition, the report will be available for review in the MCRA's website (www.margatefl.com).

Pursuant to F.S. §163.387(8), within the context of Financial Reporting, the Margate Community Redevelopment Agency is considered a component unit of the City of Margate and is included in the Comprehensive Annual Financial Report ("CAFR"). Specifically, the CRA Redevelopment Trust Fund is reported as a Major Fund within the CAFR. The Financial Statements included herein are sourced from the City's CAFR for the Fiscal Year ending September 30, 2018.





MCRA BOARD MEMBERS

Pictured from left to right:
Board Member Arlene R. Schwartz,
Chair Tommy Ruzzano,
Vice-Chair Anthony Caggiano,
Board Member Joanne Simone,
and Board Member Antonio V. Arserio.

MARGATE COMMUNITY REDEVELOPMENT AGENCY

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