

MARGATE COMMUNITY REDEVELOPMENT AGENCY



ANNUAL REPORT 2020



MESSAGE FROM THE CHAIR



**TOMMY RUZZANO
CHAIR**

On behalf of the **Margate Community Redevelopment Agency (MCRA)**, we are pleased to submit the Annual Progress Report and Financial Statements for the period commencing October 1, 2019, and ending September 30, 2020.

The Margate Community Redevelopment Agency (MCRA) is a dependent special district created in 1996 by the Margate City Commission with the public purpose of carrying out community redevelopment activities within the designated redevelopment area. The overall mission of the MCRA is to improve the quality of life in Margate by reducing and preventing slum and blight conditions, increasing property values, and promoting cultural and recreational activities in our community.

Under this mission, the MCRA continued to advance several key projects during this fiscal year, including capital improvements to the Ace Hardware Plaza, Atlantic Boulevard Streetscape, Chevy Chase Plaza, David Park, Sports Complex, and Winfield Boulevard Streetscape, among others.

This annual report reflects the MCRA's commitment to redevelopment initiatives and working with our business community to provide much-needed resources in a year where many were affected by COVID 19.

Thanks to these efforts, we continue to transform the City of Margate into an ideal place to live, work, and play.

BOARD MEMBERS



ANTHONY N. CAGGIANO
VICE CHAIR



ANTONIO V. ARSERIO
BOARD MEMBER



ARLENE R. SCHWARTZ
BOARD MEMBER



JOANNE SIMONE
BOARD MEMBER

PROJECT HIGHLIGHTS FY19-20



ACE HARDWARE PLAZA IMPROVEMENTS

Renovations of the 45,000 square feet plaza included lining of the stormwater drainage system in the parking lot, replacement of canopy lights and wall scones, replacement of outdated jalousie windows, sidewalk restoration, asphalt parking lot, replacement of the mansard roof, painting, installation of decorative stone, tenant signage, and landscaping and irrigation. It is anticipated the project will be fully completed with the installation of plaza signage in FY20-21.

ATLANTIC BOULEVARD STREETSCAPE IMPROVEMENTS

The privacy wall that runs along Atlantic Boulevard in the MCRA district was pressure cleaned, sealed, and painted. Additionally, a 3 to 4 feet podocarpus hedge was planted along the length of the wall, mulch was installed, and the irrigation system was restored. Additional streetscape improvements along the Atlantic Boulevard median are also planned.



CHEVY CHASE PLAZA IMPROVEMENTS

Following design work done in 2018, planned renovations to this 46,000 square feet plaza were underway in FY19-20. These renovations included sidewalk stripping and grinding, installing a canopy and walkway lighting, asphalt repairs, and the ordering of new tenant signage. Other work that is planned includes roof improvements, stormwater cleaning and lining, stucco and column repairs, painting, parking lot repairs and lighting, and plaza signage.



DAVID PARK IMPROVEMENTS

Improvements to George Mudd Playground were completed as part of Phase I in FY17. Phase II improvements completed during FY19-20 included constructing a new covered picnic pavilion and parking area, milling and resurfacing the existing parking lot, and landscape and irrigation. A park identification sign is underway and is expected to be completed in FY20-21.



PROPERTY ACQUISITION - LAND IMPROVEMENTS

In September 2018, the MCRA purchased the blighted property at 891 North State Road 7. During FY19-20, the vacant building on the property was demolished, and the property was graded, filled, and sodded.



SPORTS COMPLEX COVERED FIELD & RESTROOM/CONCESSION BUILDING

A Design/Build contract was awarded in August 2019 for an open-air covered sports field. It also includes the construction of a concession/restroom building on the MCRA-owned property adjacent to the City Sports Complex on Banks Road. The project is well underway, and substantial completion is anticipated in June 2021.



WINFIELD BOULEVARD IMPROVEMENTS

The design and installation of a neighborhood entryway sign for Winfield Boulevard was started in FY19-20. The design plan includes a water feature, stonework, security, and backlighting. The project scope was increased to include widening of the median to accommodate the sign effectively with landscaping and irrigation. Project completion is expected in FY20-21.



GRANTS TO BUSINESSES

A **Commercial Property Improvement Grant** for \$124,949 for exterior improvements and a **Business Incentive Grant** of \$25,000 for interior improvements was provided to Vo An Vietnamese Restaurant at 1821 North State Road 7. The property had previously been an IHOP restaurant.

The second of three annual payments was made to Rising Tide Car Wash following the **Development Infrastructure Assistance Program** grant reimbursement agreement.

The **2020 Emergency Reimbursement Grant for Small Businesses** adversely impacted by COVID-19 provided \$158,403 in grant assistance to 90 small businesses located within the MCRA District. Eligible storefront businesses received up to \$2,000 to assist with rent and utility expenses.



COMMUNITY EVENTS

In response to the global Coronavirus pandemic, special events funded by the MCRA were re-imagined in 2020 to follow CDC guidelines of social distancing.



The City of Margate, in partnership with the MCRA, hosted its annual **Winter Festival** on Friday, December 13, 2019, along Margate Boulevard between State Road 7 and NW 58th Avenue. This free, family-friendly event included real “Florida Style” snow, rides for the children, arts and crafts activities, local group performances, a craft fair, food vendors, and pictures with Santa.



Due to COVID-19, the annual MCRA-sponsored **Fourth of July Parade** was presented to our residents and businesses as a drive-in celebration instead of hosting the parade along Margate Boulevard. The fireworks were viewable from vehicles parked on Banks Road, within the MCRA district, and was live-streamed on the City's Facebook page.



PROPERTY MANAGEMENT

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



FINANCIAL STATEMENT

Margate Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

661

Registered Agent	Tommy Ruzzano
Mailing Address	5790 Margate Boulevard, Margate, FL 33063
Office Address	5790 Margate Boulevard, Margate, FL 33063
Telephone	(954) 972-6454
Fax	(954) 935-5211
Email	truzzano@margatefl.com
Website	www.margatecra.org
County(ies)	Broward
Local Governing Authority	City of Margate
Date Created / Established	Wednesday, October 2, 1996
Creation Documents	City Ordinance 96-15
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Wednesday, October 14, 2020

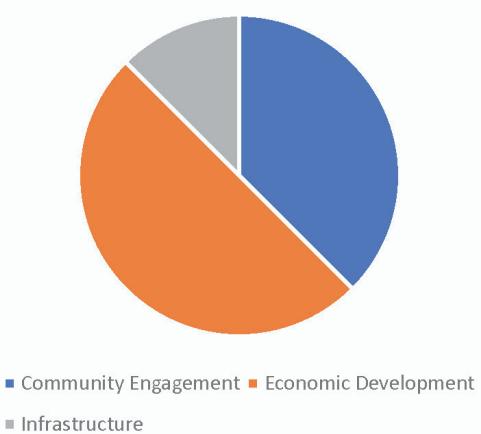
Total number of Activities started	6
Total number of Activities completed	8
Current Year Taxable Value in CRA	\$ 922,723,800
Actual expended increment revenue	\$ 2,598,667
Base Year Taxable Value in CRA	\$ 306,827,250
Current Year Tax Increment Value	\$ 615,896,550
Tax Incremented Collected	\$ 7,187,259
Revenue from Rent of Owned Properties	\$ 469,784
Investment Income	\$ 33,417
Miscellaneous Income	\$ 8,519
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

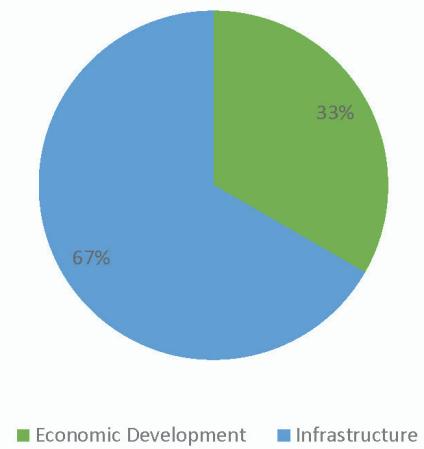
C=Completed Projects; S=Started Projects

#	ACHIEVEMENT	PROJECT	CRA PLAN PAGE	STATUS	EXPENDITURES FY 19-20
1	Economic Development	Demo/Refurbish 891 NSR 7	16	C	\$ 42,874
2	Economic Development	Ace Plaza Renovations	13	S	\$ 103,343
3	Economic Development	Chevy Chase Plaza Upgrades	13	S	\$ 45,210
4	Infrastructure	David Park Improvements	15	S	\$ 372,701
5	Infrastructure	Covered Sport Field	15	S	\$ 896,953
6	Infrastructure	Winfield Blvd. Improvements	15	S	\$ 35,944
7	Infrastructure	Wayfinding Signage	16	S	\$ 2,055
8	Infrastructure	Atlantic Boulevard Wall	16	C	\$ 53,437
9	Economic Development	Property Improvement Grants	17	C	\$ 147,888
10	Economic Development	COVID Business Grants	17	C	\$ 158,403
11	Economic Development	Business Incentive Grant	17	C	\$ 11,514
12	Community Engagement	July 4th Celebration	18	C	\$ 25,000
13	Community Engagement	Winter Festival	18	C	\$ 49,694
14	Community Engagement	Holiday Lights/Decorations	18	C	\$ 40,272

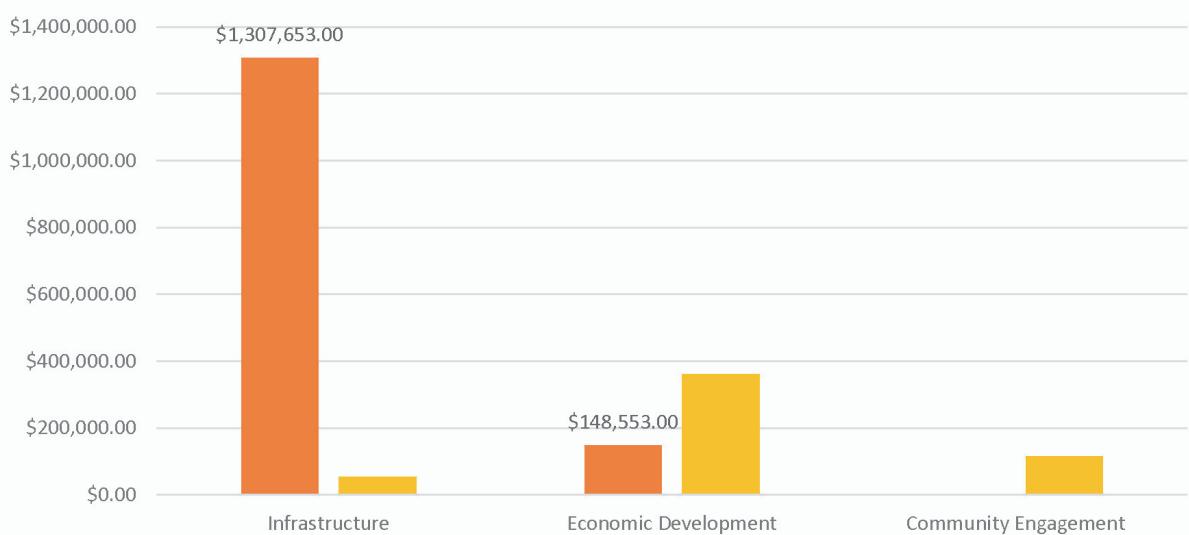
COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)





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