

MARGATE COMMUNITY REDEVELOPMENT AGENCY



ANNUAL REPORT 2023



MESSAGE FROM THE CHAIR



TOMMY RUZZANO, CHAIR

I am pleased to present the Margate Community Redevelopment Agency's (MCRA) **Annual Report for 2023**.

First and foremost, we are thrilled to announce the successful resolution of the long-standing legal battle with the previous developer regarding the City Center. This legal win signifies a triumph for the MCRA and reinforces our commitment to upholding integrity and accountability in all our endeavors.

Additionally, we are pleased to announce our partnership with Colliers International to develop a new Downtown Center. This collaboration underscores our vision for smart development and economic growth as we strive to create vibrant spaces that enrich the lives of our citizens and visitors alike.

Furthermore, we are excited to share the completion of the renovation project at Serino Park.

This park's revitalization enhances recreational opportunities and fosters a sense of belonging among residents.

In recognition of our dedication to excellence, the MCRA proudly received various Silver Davey and Telly awards. These prestigious accolades serve as a testament to our communications team's hard work and creativity in delivering impactful projects that resonate with our community.

As we reflect on the past year, we extend our heartfelt gratitude to our partners and stakeholders for their support and collaboration. Together, we have achieved significant milestones and laid the groundwork for continued success in the years to come.

Cover photo: Sylvester Palm trees donated to the Margate Sports Complex by the Fields family.

BOARD MEMBERS



ANTHONY N. CAGGIANO
VICE CHAIR



ANTONIO V. ARSERIO
BOARD MEMBER



ARLENE R. SCHWARTZ
BOARD MEMBER



JOANNE SIMONE
BOARD MEMBER

PROJECT HIGHLIGHTS FY2023

Apply FOR A MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA)

PROPERTY IMPROVEMENT PROGRAM GRANT

Receive a 50% reimbursement grant:

- Up to \$750,000 for commercial properties
- Up to \$10,000 for individually owned single-family, condominium, and multi-family homesteaded properties

Eligible Properties located within MCRA boundary:

- Commercial properties with frontage on major roadways such as Atlantic Blvd., State Road 7, Banks Road, Coconut Creek Pkwy. or Copans Road/Royal Palm Blvd. Check eligibility at www.margatefl.com/cra
- Residential and Veteran owned/tenant non-profit properties need not be located on arterial roadways

COMMERCIAL IMPROVEMENTS



RESIDENTIAL IMPROVEMENTS



PROPERTY IMPROVEMENT GRANT PROGRAM

In July 2023, the MCRA launched a \$2 million Property Improvement Program (PIP) grant for commercial and residential property owners in the MCRA district. The grant program was designed to encourage businesses and property owners to make exterior improvements to their properties, enhancing their visible appearance and increasing their property values. Eligible residential properties could qualify for up to \$10,000, while commercial properties could receive a 50 percent reimbursement grant of up to \$750,000. Eligible exterior improvements include façade renovations consistent with the MCRA's adopted Building Design Guidelines, exterior painting, roof repair or replacement, impact windows/doors, driveway upgrades/replacement, landscaping, and more.

The award-winning software application fully automated the process so applicants could submit their application and all required documentation electronically and communicate with MCRA staff on follow-up items. The innovative platform streamlined the process by eliminating unnecessary paperwork, expediting approvals, and providing more efficient customer service. The PIP supports several objectives of the MCRA's Redevelopment Plan, which aims to "prevent the future occurrence of slum and blight" by "working to eliminate conditions that decrease property values and reduce the tax base" and "creating programs promoting development and rehabilitation of properties, including financial or other economic incentives to facilitate new investment in the Redevelopment Area thereby increasing the tax base." Applications requesting approximately \$1 million in grant funds have been received.

PROPERTY IMPROVEMENT GRANT PROGRAM

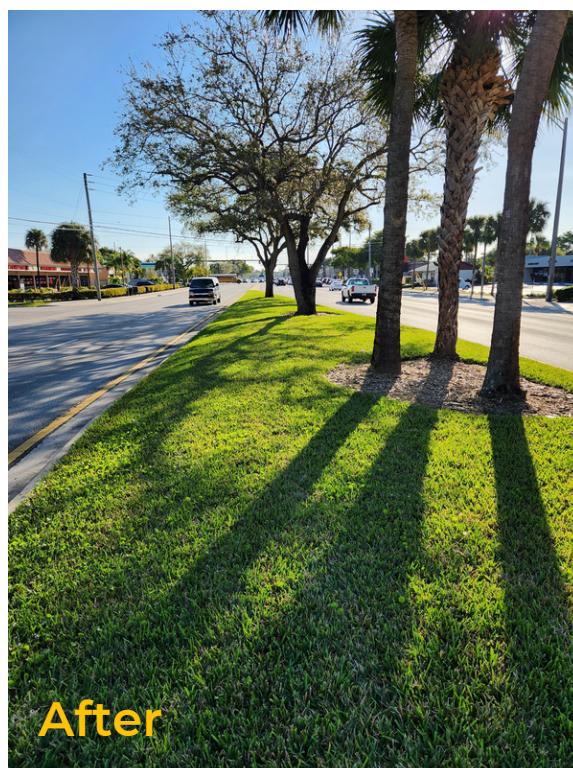




Before

ATLANTIC BOULEVARD STREETSCAPE IMPROVEMENTS

Atlantic Boulevard is a major east-west corridor through Margate and the MCRA District. During FY22-23, an underground conduit was installed in the medians along the western section of Atlantic Boulevard in anticipation of the insertion of landscaping up-lighting. This work was followed by the installation of irrigation, grading, topsoil, and sodding to complete the landscaping on the medians. A project scope was developed to procure proposals from qualified vendors for the complete design and installation of landscape up-lighting within the existing medians. It is anticipated that this project will commence in late FY24.



After



SOUTHGATE BOULEVARD MEDIAN IMPROVEMENTS

Southgate Boulevard is a major east-west corridor that intersects with State Road 7 and runs west through the MCRA to the City limits. It is located at the southern end of the City/MCRA and borders some of the oldest neighborhoods that are subject to blighting influences.

In December 2022, the MCRA engaged engineering firm KEITH for survey, design, and permit assistance for the intersection of Southgate Boulevard and State Road 7 and two median islands on Southgate Boulevard to improve the visual quality of the Southgate area and to provide community identity for the residents and businesses. The planned improvements, budgeted at \$1.5 million, encompass landscape and hardscape additions, irrigation, a neighborhood monument sign and electrical for signage and holiday tree lighting, and curb replacement and modification.

The MCRA entered into a Community Aesthetic Feature Agreement with the Florida Department of Transportation in October 2023 to permit the sign as it is located within their right-of-way.

The design work for the improvements was finalized in October 2023, with permitting, bidding, and construction to follow during FY23-24. It is anticipated that this project will be completed in late 2024.



CHEVY CHASE PLAZA IMPROVEMENTS

In FY19-20, renovations to this 46,000-square-foot plaza got underway. These included sidewalk stripping, installing canopy and walkway lighting, and asphalt repairs. In FY21-22, an evaluation of the roof repair and replacement options was completed, in addition to stormwater cleaning and lining of drainage pipes to alleviate parking lot flooding, stucco work on the parapet wall, and the installation of eight new illuminated tenant signs.

A 10,000-square-foot roof section replacement of this plaza was completed in FY22-23. Additional options are still being evaluated for the remainder of the roof. Underground locators and geotech services were conducted to assist with planning parking lot improvements. Contracted engineering firm Kimley-Horn was tasked with drawing up plans for the parking lot improvements as well as stucco and column work, and stone accents. It is expected that this project will be ready to go out to bid in mid-FY24.



DAVID PARK IMPROVEMENTS



Phase II renovations to David Park began in FY19 with improvements to the covered picnic pavilion and parking area, milling and resurfacing the existing parking lot, and landscape and irrigation. A park identification sign was completed in FY21. Construction of an underground drainage storage system for the retention area commenced in early FY22, and it was expected to be completed in the latter part of the same year. However, delays in construction due to increased rock requirements also had notable impacts on project costs.

Successful negotiations with the contractor managed the costs effectively, and the project was fully completed in mid-FY23.

MARGATE BOULEVARD IMPROVEMENTS



Margate Boulevard is a major thoroughfare in the heart of the City's Central Business District. The Margate Boulevard portion within the MCRA District is a central access point for the City's municipal office, two large retail shopping plazas, and several residential complexes along the corridor. Margate Boulevard underwent a major streetscape improvement project in 2007; however, the passage of time revealed "wear and tear" and damaged areas that needed to be addressed. During FY21-22, the MCRA contracted with engineering firm Chen Moore and Associates to evaluate and develop design plans for planned renovations, which included milling and resurfacing of the roadway and installation of new pavement markings, replacement of paver crosswalks, repair of sidewalks and handicap ramps to conform with current Americans with Disabilities Act standards, buffered landscaping, replacement of irrigation, and installation of enhanced landscape lighting.

Design development plans were presented to the MCRA Board in December 2021, and they requested that the scope of work be expanded to include the demolition and replacement of the outdated paver sidewalks and parallel parking areas along the boulevard. The scope was further amended to address an interconnected conflict in the storm water drainage system within the project area. In May 2023, the consultant presented an opinion on the probable cost of installing various concrete options. After a thorough review, the Board gave direction to complete the design plans based on the original scope and include needed repairs to a drainage conflict that had been discovered. Through year-end 2023, the consultant worked with Broward County Traffic Engineering to obtain the necessary pavement marking, signs, and fiber infrastructure permits to finalize the design plans. It is anticipated that the 100 percent design plans, revised opinion of probable cost, regulatory agency permits, etc., will be available in the first quarter of 2024. Final approval for the Design-Bid-Build project will follow shortly after that, and construction will commence in mid-2024.



SERINO PARK RENOVATIONS

Construction on this magnificent \$2 million park renovation project started in FY22 and was completed at the end of FY23. Complete renovations included a new playground with safety surfacing, a fitness court, restrooms, covered picnic tables and park benches, parking lot asphalt overlay, landscaping, irrigation, and decorative up-lighting. Additional features were also added, such as a video camera system at the restroom's building corners with the addition of an air-conditioned IT room, surface overlay of existing running track, playground shade structure, a new sidewalk connection to site features, and additional site furnishings and additional playground and parking lot lighting. Further changes included a picket fence surrounding the splash pad. A park identity sign was added to the entrance to enhance the beauty of this park further. All that remains to be completed on this project is some additional planting in a retention area and modification of electrical circuitry to accommodate dusk to dawn lighting of the flagpole and the entranceway sign.





SW 6TH STREET IMPROVEMENTS

This project was initiated in FY21-22 to improve the heavily used residential corridor that runs east from State Road 7 to the City/MCRA boundary. S.W. 6th Street also provides primary access to the area's popular football and soccer fields. The median improvements encompassed milling and resurfacing of the roadway, Americans with Disabilities Act upgrades, traffic calming, landscaping and irrigation, decorative walkways, pedestrian lighting, and neighborhood entryway signage.

A feasibility report and conceptual design prepared by engineering firm Calvin Giordano & Associates (CGA) was presented to the Board and the public in October 2021. Concerns outside the original project's scope were raised regarding flooding and drainage problems and issues related to traffic/parking and soil analysis.

An increase in project scope was approved in early 2022, which included geotechnical services to assess subsurface conditions, a drainage study with recommendations for drainage design of the roadway, parking assessment and recommendations, and assessment of shared lanes versus buffered bicycle lanes, and landscape architecture.

CGA presented the MCRA with two options to address drainage issues in the area, with an estimated cost of \$5.2 million to \$7.2 million in late 2022. After a thorough review, the MCRA Board and staff determined that the flood analysis showed the flooding problems existed in a few bad areas and did not warrant the proposed cost. In June 2023, direction was given to put the project on hold while investigating other options to address flooding in that area, including grants through the Metropolitan Planning Organization and State.

WAYFINDING SIGNAGE

The implementation of a Wayfinding Signage program is outlined in the Redevelopment Plan, Part 2/Current Trends and Planned Activities. The Wayfinding Signage design standards were approved in FY19 and provided for “a consistent design that will help enhance the City’s image and identity, especially with the community redevelopment area.” Following the installation of several park and neighborhood identity signs in prior years, the MCRA moved forward in FY23 with additional signage projects.

Plaza Signs: The final sign design and fabrication for three tenant identification monument signs for two MCRA-owned retail plazas was completed in early FY23. Two of the signs fronting State Road 7 were elevated to enhance their visibility. Once electrical service to illuminate the signs at night was done, the signs were installed, followed by perimeter landscaping. This project was fully completed in June 2023.





Entryway Signs: Final sign design criteria are underway for the four gateway signs at the North, South, and East entranceways to the City on Atlantic Boulevard and State Road 7. Design work is expected to be completed by mid-2024. Permitting for three of the four gateway signs will be handled under the jurisdiction of the Florida Department of Transportation's (FDOT) Community Aesthetic Feature Agreement, as they are located in FDOT's rights-of-way.



CITY CENTER DEVELOPMENT

The Margate Community Redevelopment Agency (MCRA) entered into a Developer Agreement in 2016 to redevelop 36 acres of MCRA-owned property in the City's downtown area as part of its longtime vision for a mixed-use City Center project. Shortly after that, differences surfaced between newly elected officials/MCRA Board members and the developer concerning the agreement's residential component, which led to the developer's decision to pursue legal action against the MCRA. The litigation continued for seven years and ended in late 2023 in favor of the MCRA.

In anticipation of the litigation ending, the MCRA began preparations to move forward with its comprehensively planned and long-anticipated goal to develop the Margate City Center project. In April 2023, the MCRA entered into an agreement with Colliers International Florida, LLC for real estate brokerage, marketing, and advisory services to develop 50+ acres of MCRA and City-owned properties.

Recognizing that future development plans might be affected by the sunset of the MCRA, the MCRA engaged the services of GAI Consultants, Inc. to assist with a request to Broward County for an extension so that it could bring to fruition its vision for a robust downtown City Center project.

REDEVELOPMENT PLAN UPDATE AND EXTENSION OF THE MCRA

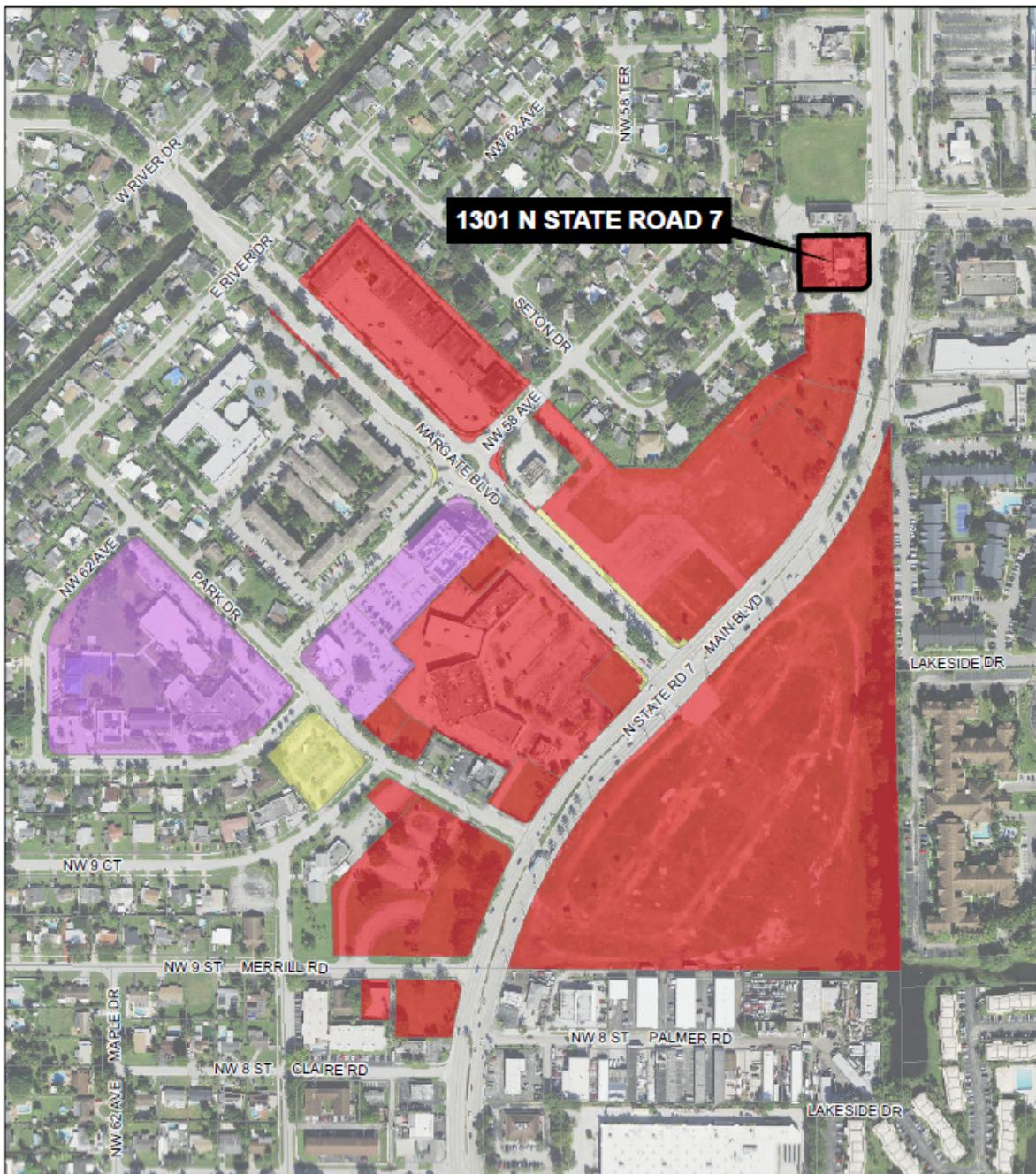
The MCRA's Redevelopment Plan was last updated in 2017, and most planned initiatives, apart from the City Center redevelopment, have been completed. In late 2022, a Request for Proposal was issued for consulting services, and GAI Consultants, Inc., was selected to update the redevelopment plan and assist the MCRA in obtaining an extension from Broward County.

Communications between the MCRA and Broward County regarding a possible extension are underway, and the parties are reviewing several options. The new MCRA Plan will be updated accordingly, including current demographic and economic data, upcoming capital projects, agency priorities, and accomplishments.

PROPERTY ACQUISITION

As outlined in the Redevelopment Plan, Part 2/Current Trends and Planned Activities/Property Acquisition, an objective is to pursue acquisition opportunities as they become available. The MCRA's goal is to ensure that future acquisitions have a significant impact on fulfilling the redevelopment program's objectives.

In March 2023, the MCRA purchased a 25,066-square-foot commercial site at 1301 N State Road 7, including a 1,599-square-foot retail building. The parcel is adjacent to MCRA-owned property located on North State Road 7, a major corridor in the City, and supplements future redevelopment plans for the downtown area. An automobile dealership had been renting the building for several years. After evaluating various options, the MCRA allowed the dealership to lease the space in the short term, pending future redevelopment plans.



Scale: 1" = 300'

RECOGNITIONS AND AWARDS



SILVER DAVEY AWARDS AND SILVER TELLY AWARD WINNERS

The MCRA received two Silver Davey Awards and one Silver Telly Award in FY23. They were awarded by the Academy of Interactive & Visual Arts and The Telly Awards Judging Council for its social video series featuring local businesses within the MCRA.

The video series was created in 2021 to assist small businesses with marketing and help local entrepreneurs establish and grow within the Redevelopment Area. The award-winning videos were *A Ghost in the MCRA?* and *What We Are Thankful For*.



COMMUNITY EVENTS



The MCRA invested \$3.6 million to build a first-class Covered Sports Field facility that was completed in September 2021. Since this great venue has opened its doors, it has provided a centralized place to hold sports and community events year-round. The popular concert series, **Sounds at Sundown**, held on the first Saturday of the month, continues to unite the community while projecting the image of the Redevelopment Area as a safe and exciting place to go and encourages both business and family-oriented patronage.





Hosted by the MCRA and the City of Margate, the **Fourth of July Extravaganza** was an all-day, family-friendly event that included a parade, pool party, and concert and culminated with a magnificent fireworks display. This annual community event continues to showcase Margate as a great destination point and a wonderful place to live.





The **Winter Festival and Holiday Lighting Celebration** held annually along Margate Boulevard and State Road 7, is also a wildly popular event in the community. The MCRA continues to sponsor and hold community events, supporting the growth of art and cultural initiatives and other promotional activities in the Redevelopment Area.



PROPERTY MANAGEMENT

The MCRA contracts with a property management firm to oversee the maintenance of 21 MCRA-owned parcels to ensure the landscaping is maintained correctly and they are free of debris and litter. In addition, the firm manages and provides property maintenance to two MCRA-owned shopping plazas with 29 tenants in a manner that attracts and retains quality tenants while the MCRA plans for future redevelopment.

BUSINESS ASSISTANCE



The MCRA celebrates new businesses that have opened in the District through ongoing ribbon-cutting ceremonies attended by elected officials and staff. These events are photographed and promoted in the City's quarterly "Our Margate" publication, which is distributed throughout the City, on the City's website, and in social media videos.

The MCRA has also partnered with Buxton Company to evaluate economic development opportunities for new and existing businesses by utilizing its web-based, data-driven technology program.

MAINTENANCE OF PUBLIC AREAS

The MCRA has been responsible for implementing upgrades and public improvements, including streetscape, infrastructure, transit, and gateway to many of the major traffic corridors that run through the MCRA District as provided in its Redevelopment Plan. These improvements were made to address and correct conditions of blight, and as such, the MCRA has been committed to preventing any reoccurrence. The MCRA provides ongoing maintenance of the landscaping and trees along the medians, including debris removal, irrigation repairs, and maintenance of 15 bus shelters in the MCRA district, including routine pressure washing, trash and graffiti removal, and other public realm improvements. During FY23, the MCRA also contracted to have the decorative light poles along Margate Boulevard and the Clock Tower cleaned and repainted.

UNDERGROUNDING OF OVERHEAD WIRING

As stated in the Redevelopment Plan, Part 3/Goals and Objectives/Public Facilities and Services, an objective of the MCRA is to relocate overhead utility lines underground or to areas outside of immediate visibility in conjunction with new development and redevelopment projects. In mid-FY23, the utility companies' preliminary cost estimates provided to the MCRA support the feasibility of burying overhead power lines along State Road 7 between Atlantic Boulevard and Coconut Creek Parkway. Preparation of the required surveys and the potential procurement of additional easements from third-party landowners will take several months. It is anticipated that this project will continue into FY24-25.

FINANCIAL STATEMENT

Community Redevelopment Agency Annual Report

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.margatefl.com/cra
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	Monday, November 20, 2023

Total number of Activities started	8
Total number of Activities completed	7
Current Year Taxable Value in CRA	\$ 1,152,835,300
Actual expended increment revenue	\$ 2,863,177
Base Year Taxable Value in CRA	\$ 306,827,250
Current Year Tax Increment Value	\$ 846,008,050
Tax Increment Collected	\$ 10,011,585
Revenue from Rent of Owned Properties	\$ 782,239
Investment Income	\$ 202,338
Miscellaneous Income	\$ 133,023
Total amount expended for low and middle income affordable housing	\$ -

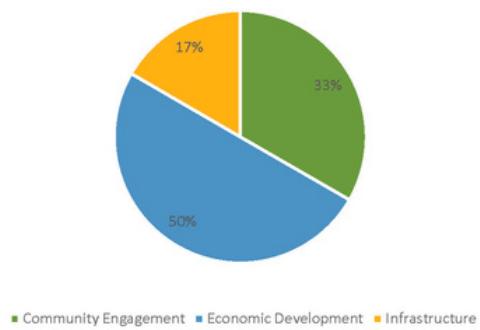
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

STATUS: C= Completed Projects ; S=Started Projects

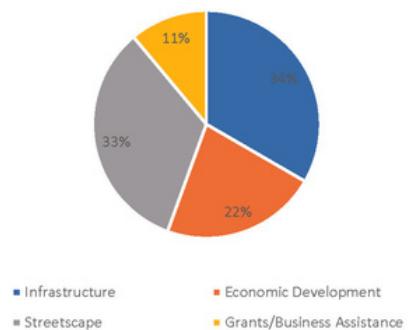
#	ACHIEVEMENT	PROJECT	CRA PLAN PAGE	STATUS	COSTS FY 22-23
1	Grants/Business Assistance	Grant Programs and Business Assistance	16,17	\$	\$ 61,663
2	Streetscape	Atlantic Blvd. Streetscape Improvements	14-16	\$	\$ 199,455
3	Streetscape	S.W. 6th Street Improvements	14-16	\$	\$ 64,955
4	Streetscape	Southgate Blvd. Median Improvements	14-16	\$	\$ 41,198
5	Infrastructure	Margate Blvd. Improvements	14-16	\$	\$ 44,151
6	Infrastructure	Serino Park Renovations	16	C	\$ 1,862,514
7	Infrastructure	Wayfinding Signage	16	S	\$ 100,126
8	Infrastructure	David Park Improvements	16	C	\$ 26,154
9	Economic Development	Chevy Chase Plaza Improvements	16,23	S	\$ 237,437
10	Economic Development	Redevelopment Plan Update	19-34	S	\$ 35,340
11	Economic Development	Acquisition & Land Improvements	16,21	C	\$ 1,870,507
12	Economic Development	Asset Management	13,17	C	\$ 419,544
13	Economic Development	Property Maintenance	13,17	C	\$ 223,948
14	Community Engagement	Community Events	18	C	\$ 183,210
15	Community Engagement	Holiday Lights/Decorations	18	C	\$ 44,860

Community Redevelopment Agency Annual Report

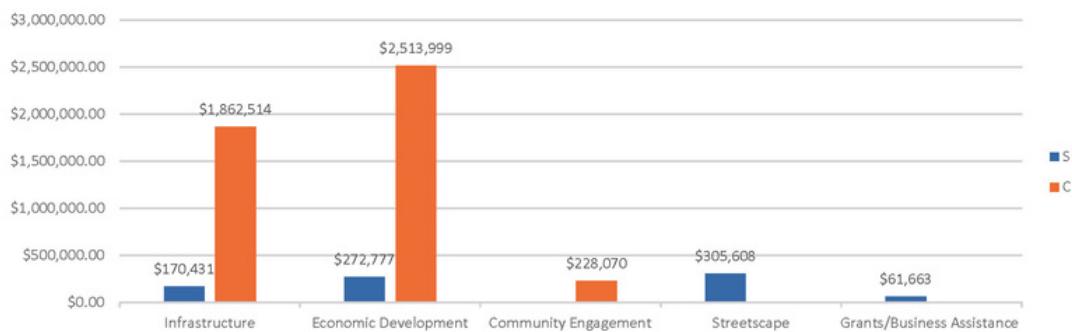
COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)





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