

Margate Community Redevelopment Agency



Annual Report 2024



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MESSAGE FROM THE CHAIR

ANTHONY N. CAGGIANO
CHAIR



Margate is a unique city filled with rich traditions and a strong sense of community. The people here take great pride in their homes, and local businesses are working together with the Margate Community Redevelopment Agency (MCRA) to create new opportunities for everyone. In 2024, we celebrate our progress with exciting improvements that benefit both residents and visitors. These enhancements include renovations to parks, beautification projects to make the area more attractive, better signs to help people find their way, support for residents and businesses through grants, and special community events that invite everyone to participate. The MCRA provides benefits that build a sense of identity and belonging.

As we look back on the past year, we are grateful to our partners and supporters who have worked with us. I am looking forward to the future of our City Center and downtown projects, which will bring positive economic benefits for our community for many years. Together, we have accomplished a lot and set the stage for continued success. I am happy to share the Margate Community Redevelopment Agency's Annual Report for Fiscal Year 2024.

MCRA BOARD

TOMMY RUZZANO
VICE CHAIR



ANTONIO V. ARSERIO
BOARD MEMBER



ARLENE R. SCHWARTZ
BOARD MEMBER

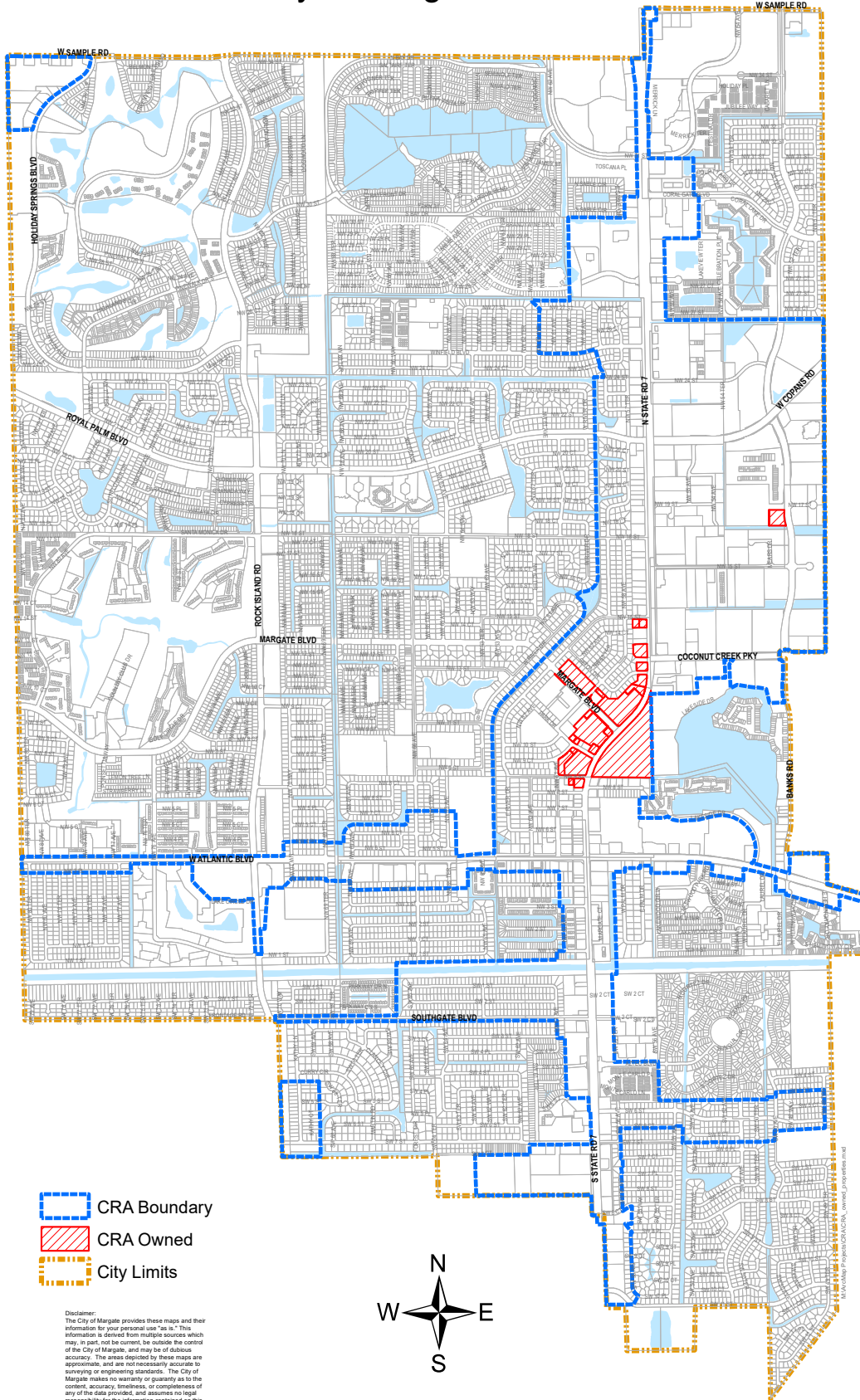


JOANNE SIMONE
BOARD MEMBER



MCRA BOUNDARY MAP

City of Margate, Florida



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PROJECT HIGHLIGHTS FY 2024

Signage Streetscape
City Center Events
Opportunity Downtown
Design Construction
Vision Acquisition
MICRA
Property Management
Grants Improvements
Enhancements
Future Wayfinding

CORAL GATE IMPROVEMENTS

New improvements at Coral Gate Park located in the north-east section of the MCRA district started in FY24. As stated in the Redevelopment Plan: *Part 3|Plan Goals and Objectives|Public Facilities and Services|Goal III: Work with the City and County, as appropriate, to establish and improve parks, recreation, open-space, and beautification efforts to create an identifiable character for the Redevelopment Area that will reflect a pleasant appealing atmosphere for working, shopping, touring, and residing.*



Planned improvements include upgraded lighting for the ball courts, playground walkways and parking lot; re-sodding/landscaping the entire park; resurfacing and restriping the parking lot; playground upgrades; court resurfacing; new fencing; security cameras; and a park identification sign will be added to the entrance of the park, in keeping with the city's new wayfinding program. \$900,000 has been budgeted for the improvements and completion is anticipated in FY25.



SOUTHGATE BOULEVARD MEDIAN IMPROVEMENTS

Southgate Boulevard serves as a major east-west corridor, intersecting with State Road 7 and extending west through the MCRA to the city limits. Situated at the City's southern edge, it borders some of the oldest neighborhoods which face challenges from declining conditions.

Mid FY22, the MCRA engaged engineering firm KEITH for survey, design and permit assistance for improvements to three medians on Southgate Boulevard west of State Road 7 and two medians east of State Road 7 on S.W. 2nd Court. The improvements include landscaping, irrigation as well as curb replacement and modifications. A neighborhood monument sign will be added along with electrical for the signage and holiday tree lighting.

Construction documents and design plans were finalized in October 2023 and the project went out to bid in May 2024. A contractor has been awarded the bid, and the project was being permitted at the close of FY24. The project is expected to be completed by mid FY25; estimated project cost is \$900,000.



SPORTS COMPLEX FIELD UPGRADES



Margate has a proud long history of its high-ranking youth athletic sport teams, and its well-established sports programs are highly rated in the local communities. The Margate Sports Complex built in 1994, includes three baseball fields, batting cages, two

*detention areas, a playground and a parking lot within the 12-acre site. It has been “home base” for many local outdoor league sports over the years. **Goal III of the Redevelopment Plan states, “Work with the City and County, as appropriate, to establish and improve parks, recreation, open-space, and beautification efforts to create an identifiable character for the Redevelopment Area that will reflect a pleasant appealing atmosphere for working, shopping, touring, and residing.”***

As such, the MCRA budgeted \$2.5 million in FY23-24 for upgrades to the park that would include the addition of artificial turf to two ballfields and re-grading and re-sodding of the third ballfield. Other renovations would include re-sealing and re-stripping the parking lot, landscape upgrades to include parking lot tree replacements, and improvements to common area walkways, landscaping, playground, pavilions, etc.



Being that the existing surface water management system at the Sports Complex was permitted in the 1990's and no longer meets current standards, the MCRA retained consultant Kimley-Horn in May 2024 to conduct stormwater due diligence and provide a feasibility study and opinion of probable cost. The results of the engineering study indicated that the project could be permitted through the Broward County Surface Water Management but modifications to a perimeter berm, an additional retention area and the addition of a subdrainage system would be necessary. At the close of FY23-24, the consultant was tasked with the preparation of a design criteria package for inclusion in the Design/Build Request For Qualifications solicitation which is anticipated to be completed in March 2025.



MARGATE BOULEVARD IMPROVEMENTS



Margate Boulevard is a major east-west corridor that terminates at State Road 7/US 441 in the heart of the City's Central Business District and future City Center. A large scope streetscape improvement project was completed in 2007, but there has been a deterioration of the paver sidewalks, crosswalks, landscaping and lighting over time that needed to be addressed. The MCRA worked with

engineering firm Chen Moore and Associates (CMA) during FY21-22 to evaluate and develop design plans for planned renovations. The project scope included: milling and resurfacing of the roadway; installation of new pavement markings; replacement of paver crosswalks; repair of sidewalks and handicap ramps to conform with current Americans with Disabilities Act standard; buffered landscaping; replacement of irrigation; and the installation of enhanced landscape lighting. Several design options were presented and evaluated during this time including an expanded project scope. After thorough review, the Board gave direction to complete the design plans based on the original scope, and to also include needed repairs to a drainage conflict that had been discovered. CMA received final approval on the updated plans from the Broward County Traffic Engineering Division in early 2024. The MCRA Board approved the final design plans in June 2024 and CMA was directed to proceed with construction and bid documents. The project is slated to go out to bid in January 2025 with construction scheduled to commence in July 2025.



UNDERGROUNDING OVERHEAD UTILITY WIRING



In mid FY23 discussions were initiated with FPL to establish a guaranteed cost to move underground the overhead powerlines and other utilities along the east side of State Road 7 between Atlantic Boulevard and Coconut Creek Parkway.



Preliminary cost estimates provided by FPL, Comcast and AT&T supported future project feasibility. In March 2024, engineering firm Kimley-Horn was contracted to provide surveys and professional services to support the project. These services included coordinating with the multiple util-

ity companies in their respective designs and creating a consolidated set of construction plans. An opinion of probable cost for the entire project is estimated at \$3,380,000. The undergrounding of utilities is supported by a MCRA's Redevelopment Plan objective which is "to relocate overhead utility lines underground to areas outside of immediate visibility in conjunction with new development and redevelopment projects." In addition to the aesthetic benefits, underground utilities are safer, more reliable, and more resilient than overhead in both normal operating conditions and especially during weather events. Moreover, undergrounding utilities would be a requisite in any downtown development. By handling the undergrounding of utilities in advance, the MCRA can make the development process smoother and more attractive for potential developers. It reduces their upfront costs, shortens timelines, and removes a major logistical challenge, making the area more "shovel ready."



CHEVY CHASE PLAZA IMPROVEMENTS

Chevy Chase Plaza is a 46,000 square-foot plaza owned by the MCRA and located on the S.W. corner of State Road 7/US 441 and Margate Boulevard. Following design work done in 2018, planned renovations in FY19-20 included sidewalk, grinding and striping, installing canopy and walkway lighting, and asphalt repairs. In FY21-22 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 were completed. A 10,000-square-foot roof section of the plaza was completed in FY22-23, and options are being reviewed for the remaining sections of the roof. However, plans for a complete replacement have been hampered by the ever-increasing costs of materials. In addition, two identification monument signs were fully completed in June 2023. In FY22-23, contracted engineers, Kimley-Horn, started topographical surveys and geotechnical services (asphalt core and permeability testing) which were completed in early FY23-24. Based on the conditions found, they submitted an opinion of probable cost in the amount of \$2,060,000 for parking lot improvements which was far greater than expected. Considering the plans for the impending redevelopment, the cost estimates for long-term revitalization of the plaza and parking lot improvements have well exceeded the Board's intentions for the plaza. Therefore, the MCRA Board has requested assistance from the City's Engineering Department to review the submittal and develop a scope of work that is more aligned with the budget. \$1,000,000 has been budgeted for the plaza, which provides funding for a variety of different project components.

ATLANTIC BOULEVARD IMPROVEMENTS

Atlantic Boulevard is a principal arterial running through the center of the MCRA boundary and is the main east-west gateway corridor into Margate and the MCRA District. Improvements were made to the privacy wall along Atlantic Boulevard in FY20 and a feasibility study was conducted to analyze making additional improvements to the wall including incorporating stonework on the columns and extending portions of the wall. However, it was determined that no further action would be taken for either improvement due to the costs of the stonework and possible private property easement issues.

Following a Broward County landscaping project on Atlantic Boulevard near Rock Island Road in FY21, a major renovation was undertaken by the MCRA along the medians of the western sections of Atlantic Boulevard during FY22-23. This work included irrigation, grading, topsoil and sodding. A project scope for the installation of landscape up-lighting for holiday lighting was developed and went out to bid, however, there were no vendor responses. Furtherance of the uplighting component of the project will continue in FY25.



WAYFINDING SIGNAGE

A comprehensive Wayfinding Program developed by Saltz Michelson Architects was approved in 2018 and features designs for a variety of sign types and sizes including: Park Identity; Facility Identity; Community Identity; Brand Pylon; Vehicular Guide; Gateway; and Information Kiosk. The primary goal of this branding initiative is to assist residents and visitors navigate to destinations throughout the City while creating a cohesive and aesthetically appealing image of the community.

Gateway Signs

The MCRA has completed the installation of several Wayfinding signs in the past few years, notably at the Sports Complex Covered Field, David Park, Serino Park, Winfield community, and tenant monument signs at two MCRA owned plazas.

Design work started in FY22-23 for four Gateway Signs to be installed at City entrances on State Road 7 (north and south) and Atlantic Boulevard (east and west). Final designs of the Gateway Signs were presented to the MCRA Board, and a Community Aesthetic Feature Agreement between the Florida Department of Transportation (FDOT) and the MCRA was approved in September 2024 for three of the four Gateway Signs to be installed on City entrances. The fourth entranceway on Atlantic Boulevard to the west falls outside of FDOT jurisdiction and will be permitted through Broward County. Sign fabrication and installation will commence once FDOT permitting is complete in mid-2025.

In anticipation of the planned Gateway Signs, a Request For Proposal (RFP) was advertised in February 2024 seeking qualified sign vendors for multiple signage installations, including Neighborhood Signs. Two qualified sign vendors were selected and awarded contracts and are ready to proceed following FDOT's approval.

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Neighborhood Signs

A community identification sign was a planned element of the Southgate Boulevard median improvement project that was started in FY22-23. Following some back and forth with FDOT over the sign's location, quotes were solicited from sign vendors and fabrication of the sign was underway at FY23-24 end. The sign is slated for installation first quarter FY24-25. Additional neighborhood signs are planned for East Palm Drive and West Palm Drive in FY24-25.

CITY OF MARGATE

SOUTHERN LOCATION- STATE RD. 7



D/F MONUMENT SIGN ELEVATION SCALE: 1/2" = 1'-0"

CITY CENTER DEVELOPMENT UPDATE

The Margate Community Redevelopment Agency (MCRA) entered into a Developer Agreement in 2016 for the redevelopment of 26 acres of MCRA-owned property located in the City's downtown area as part of its longtime vision for a mixed-use City Center project. Shortly thereafter, differences surfaced between newly elected officials/MCRA Board members and the developer with respect to the residential component of the agreement which led to the developer's decision to pursue legal action against the MCRA. The litigation continued for seven years, and the lawsuit ended in favor of the MCRA in May 2024.

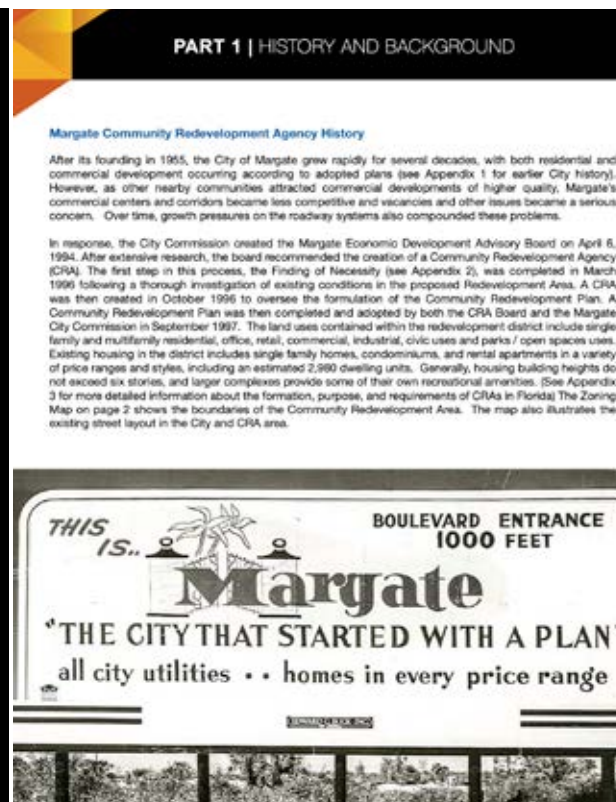
In anticipation of the litigation ending, the MCRA began preparations to move forward with its comprehensively planned and long anticipated goal to develop the Margate City Center project. In April 2023, the MCRA entered into an agreement with Colliers International Florida, LLC for real estate brokerage, marketing, and advisory services for the development of 50+ acres of MCRA and City owned properties. Over the course of several months Colliers and the MCRA Board collaborated on the contents and structure of the Offering Memorandum which was finalized in April 2024. Six respondents were received from Collier's Offering Memorandum and four were shortlisted by the MCRA Board in September 2024. The MCRA anticipates final developer selection to occur in first quarter of 2025.

Recognizing that future development plans could be impacted by the sunset of the MCRA, the MCRA engaged the services of GAI Consultants to assist with a request to Broward County for an extension which would help the MCRA achieve its long-sought goal of a robust downtown City Center project. Several meetings between the County, City officials, and GAI took place during FY 23-24 and discussions have continued into FY 25 as the MCRA seeks to find the most viable path forward.



REDEVELOPMENT PLAN AND EXTENSION OF THE MCRA

The MCRA has successfully completed most of the planned initiatives outlined in its current 2017 Redevelopment Plan, apart from the City Center redevelopment. In late 2022, a Request for Proposal was issued for consulting services and GAI Consultants was selected to update the Redevelopment Plan, as well as to assist the MCRA in its efforts to obtain an extension from Broward County. The County advised the MCRA that it was scheduled to sunset in August 2026. Communications between the MCRA and Broward County regarding a possible extension began in late 2023 and are ongoing with several options for consideration between the parties. The MCRA Plan will be updated accordingly to include current demographic and economic data, upcoming capital projects, agency priorities and accomplishments.



PROPERTY IMPROVEMENT GRANT PROGRAM

The Property Improvement Program (PIP) launched in July 2023, remained in effect throughout FY24. The MCRA initially allocated \$2 million, with grant requests received through FY24 totaling approximately \$1,272,000. The program aims to encourage business and property owners to enhance their properties' exteriors, supporting revitalizations and sustainable development. Residential properties within the MCRA district may qualify for a matching grant of up to \$10,000, while commercial properties can receive a reimbursement grant covering up to 50 percent of costs, with a maximum of \$750,000.

Homeowners have benefited from this program by upgrading their homes with improvements such as roof replacements, impact windows and doors as well as drive-ways enhancements and fencing.

Through the PIP grant, a local preschool was able to remove, replace and restripe its asphalt parking lot, as well as install car stops. These upgrades addressed safety concerns related to drop-off and pick-up zones, as well as staff and parent parking, creating a safer and more efficient parking environment. Parking lot resurfacing and striping, roof replacements, and façade renovations have improved aesthetics and boosted property values for business/plaza owners.

PROPERTY IMPROVEMENT GRANT PROGRAM



BEFORE



AFTER



BUSINESS ASSISTANCE

New businesses that open in the MCRA District are recognized and celebrated with a ribbon cutting ceremony that is 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 through social media. Throughout the year, Margate's Communication team also produced a series of short videos highlighting local businesses for which the team was awarded a Telly Award. A large percentage of the businesses in the MCRA are located along the widely traveled State Road 7/US 441 corridor. Many of the plazas have outdated facades and are in various stages of deterioration. The MCRA has proudly extended its Property Improvement Program (PIP) grant to assist commercial property owners of businesses located in the MCRA District with exterior improvements to their plazas or buildings. The grant reimburses up to \$750,000 in eligible improvements.



PROPERTY MANAGEMENT

The MCRA contracts with a property management firm to oversee the maintenance of 23 MCRA-owned parcels to ensure the properties and the landscaping are properly maintained and are free of debris and litter. In addition, the firm manages and provides property maintenance to two MCRA-owned shopping plazas with 29 tenants and a used car dealership, all in a manner that attracts and retains quality tenants while the MCRA plans for their future redevelopment.



MAINTENANCE OF PUBLIC AREAS



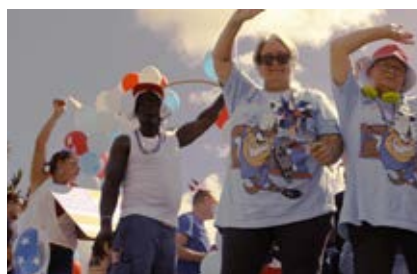
Through the years, the MCRA has been responsible for implementing upgrades and public improvements including street-scape and gateway improvements to many of the major traffic corridors that run through the MCRA District as provided for in its Redevelopment Plan. These improvements were made in an effort to address and correct conditions of blight. As such, the MCRA has been committed to maintaining these improvements to prevent the recurrence of blighted conditions. 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 and trash and graffiti removal, and other public realm improvements.

COMMUNITY EVENTS / ENGAGEMENT

Goal III of the Redevelopment Plan is “Market the Redevelopment Area as a major destination point.” In support of this goal, a wide variety of popular community events were held during FY23-24 at the Covered Sports Field, a first-class outdoor facility completed in September 2021. This \$3.6 million investment by the MCRA provides a centralized place to hold sports and community events year-round rain or shine. The immensely popular concert series, Sounds at Sundown, held on the first Saturday of the month, continues to bring the community together while projecting the image of the Redevelopment Area as a safe and exciting place to go and encourages both businesses and family-oriented patronage.

The MCRA and the City of Margate also host two other signature events each year: Fourth of July Extravaganza and the Winter Festival. The July 4th celebration is an all-day, family-friendly event that includes a parade, pool party,

concert and culminates with a magnificent fireworks display. The Winter Festival and Holiday Lighting Celebration held annually along Margate Boulevard and State Road 7, is another wildly popular event among the community at large. These annual events continue to showcase Margate as a great destination point and an exciting place to live.



RECOGNITION AND AWARDS

The MCRA received the 2024 Roy F. Kenzie Award in the Planning Studies-Large City category at the annual Florida Redevelopment Conference held on August 26, 2024 for an Offering Memorandum that had been created for its upcoming City Center redevelopment project. The MCRA and the City of Margate partnered with Colliers International, a global commercial real estate company to provide real estate brokerage, marketing strategy and advisory services. One component of the agreement was the preparation and solicitation of the Margate City Center Placemaking Opportunity Offering Memorandum for qualified real estate developers and investors to acquire a long-term ground lease for up to 50 acres of developable land for the construction of its future city center – a vibrant place for residents to live, work, shop and play. The MCRA received a 2024 Gold W3 Award for Marketing Effectiveness for their content series titled, “This is Our Margate.” This series showcased local Margate businesses, highlighting their passion and uniqueness. The W3 statuette represents excellence in various areas, including websites, advertising and marketing, mobile sites and apps, video, social media, podcasts, and emerging technology.



FINANCIAL STATEMENTS

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	Tuesday, October 29, 2024

Total number of Activities started	11
Total number of Activities completed	5
Current Year Taxable Value in CRA	\$ 1,242,593,860
Actual expended increment revenue	\$ 3,555,568
Base Year Taxable Value in CRA	\$ 306,827,250
Current Year Tax Increment Value	\$ 935,766,610
Tax Increment Collected	\$ 11,317,690
Revenue from Rent of Owned Properties	\$ 860,989
Investment Income	\$ 262,577
Miscellaneous Income	\$ 102,775
Total amount expended for low and middle income affordable housing	\$ -

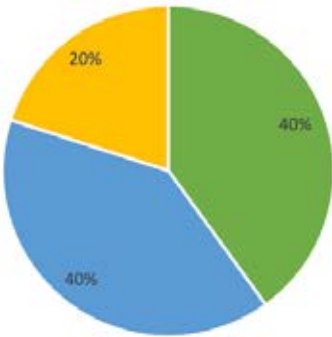
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

STATUS: C= Completed Projects ; S=Started Projects

#	ACHIEVEMENT	PROJECT	CRA PLAN PAGE	STATUS	FY 23 24 SPENT/ COMMITTED	BUDGET ALLOCATION
1	Grants/Business Assistance	Grant Programs and Business Assistance	16,17	S	\$ 224,926	\$ 1,250,000
2	Streetscape	Atlantic Blvd. Streetscape Improvements	14-16	S	\$ -	\$ 450,000
3	Streetscape	Southgate Blvd. Median Improvements	14-16	S	\$ 672,246	\$ 906,000
4	Streetscape	Margate Blvd. Improvements	14-16	S	\$ 54,227	\$ 2,750,000
5	Infrastructure	Coral Gate Park Improvements	16	S	\$ 179,510	\$ 900,000
6	Infrastructure	Undergrounding Utilities	24	S	\$ 277,269	\$ 3,380,000
7	Infrastructure	Serino Park Renovations	16	C	\$ 18,158	\$ -
8	Infrastructure	Wayfinding Signage	16	S	\$ 10,500	\$ 790,000
9	Infrastructure	Sports Complex Field Upgrades	16	S	\$ 47,250	\$ 3,200,000
10	Economic Development	Chevy Chase Plaza Improvements	16,23	S	\$ 46,944	\$ 1,000,000
11	Economic Development	Redevelopment Plan Update	19-34	S	\$ 21,687	\$ 60,000
12	Economic Development	Acquisition & Land Improvements	16	S	\$ 24,100	\$ 4,707,000
13	Economic Development	Asset Management	13,17	C	\$ 723,308	\$ 882,000
14	Economic Development	Property Maintenance	13,17	C	\$ 524,689	\$ 760,500
15	Community Engagement	Community Events/Activities	18	C	\$ 205,087	\$ 248,888
16	Community Engagement	Holiday Lights/Decorations	18	C	\$ 46,958	\$ 50,000

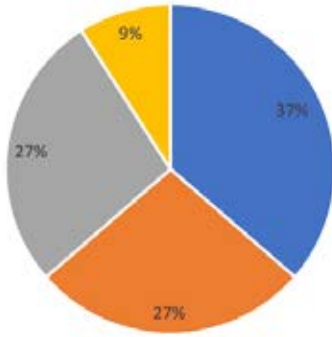
FINANCIAL STATEMENTS

COMPLETED (C) ACTIVITIES BY COUNT



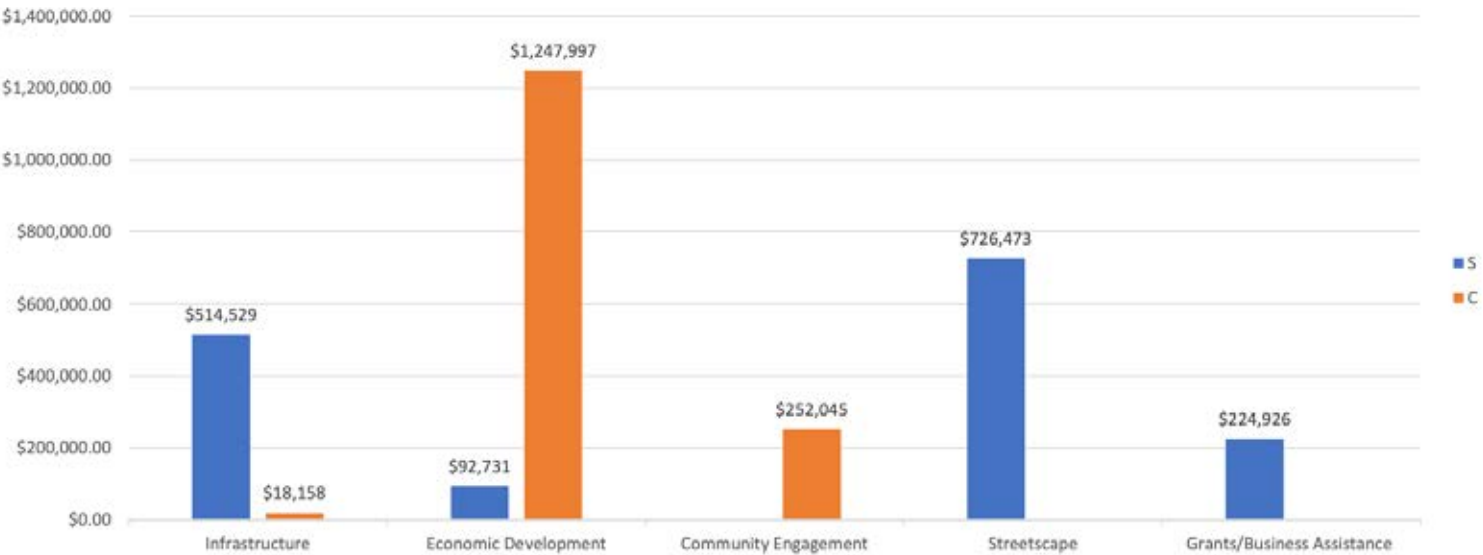
Community Engagement Economic Development Infrastructure

STARTED (S) ACTIVITIES BY COUNT



Infrastructure Economic Development Streetscape Grants/Business Assistance

ACTIVITIES SUMMARY (\$)



MARGATE COMMUNITY REDEVELOPMENT AGENCY

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