

COMMUNITY REDEVELOPMENT AGENCY FUND

BUDGET SUMMARY

	FY 2015 Actual	FY 2016 Actual	FY 2017 Original Budget	FY 2018 Budget	+/- From Prior Year	
Revenue						
Intergovernmental	\$1,598,275	\$1,713,968	\$1,950,100	\$2,117,100	\$167,000	9%
Charges for Services	\$283	\$17	\$1,100	\$1,200	\$100	9%
Miscellaneous Revenues	\$56,713	\$117,242	\$800,000	\$150,000	(\$650,000)	-81%
Other Sources	\$1,243,219	\$1,339,607	\$26,130,312	\$20,559,003	(\$5,571,309)	-21%
Revenue Totals	\$2,898,491	\$3,170,833	\$28,881,512	\$22,827,303	(\$6,054,209)	-21%
Expenditures						
Personnel Services	\$281,559	\$240,366	\$496,443	\$544,525	\$48,082	10%
Operating Expenditures	\$697,266	\$1,176,928	\$1,136,534	\$1,178,236	\$41,702	4%
Capital Outlay	\$300,689	\$1,646,214	\$24,290,854	\$17,692,228	(\$6,598,626)	-27%
Debt Service	\$1,685,679	\$1,685,679	\$1,685,681	\$1,685,681	\$0	0%
Grants and Aids	\$0	\$0	\$1,272,000	\$1,726,633	\$454,633	36%
Expenditure Totals	\$2,965,193	\$4,749,187	\$28,881,512	\$22,827,303	(\$6,054,209)	-21%
Net Surplus or (Deficit)	(\$66,703)	(\$1,578,354)	\$0	\$0	\$0	



Community Redevelopment Agency

Mission

The mission of the Davie Community Redevelopment Agency is to eliminate and prevent conditions of slum and blight, encourage affordable housing, encourage and facilitate projects that build or expand infrastructure, promote economic development to enhance the tax base as well as the health, wealth and safety of the redevelopment area, and to facilitate redevelopment activities by the private sector within the limits of the redevelopment area of the Town of Davie.

Department Description

The Davie Community Redevelopment Agency develops and administers programs, activities, and policies that assist in the creation of economically viable and sustainable neighborhoods and business districts.

The Community Redevelopment Agency is a special purpose district of the Town of Davie, which strives to make the 1,104 acre redevelopment area a better place to live, work and play. The CRA is governed in terms of make-up, power and duties by Chapter 163 Part III of Florida Statutes. The CRA is comprised of a variety of residential neighborhoods, business districts and industrial area. The CRA attempts to assist these various areas by providing and addressing geographic challenges by turning problems into opportunities.

The CRA has programs to assist residential neighborhoods by providing affordable housing and providing infrastructure, such as sidewalks, street lights, water lines, sanitary sewers, storm sewers, streets and community buildings within the redevelopment area. Programs are available to assist local businesses to make improvements to their property. Grant programs are also available to provide incentives to match funds invested by property owners in a new business or to expand their commercial business or industrial site. The CRA also funds projects to enhance the cultural and historic functions within the Town, such as the Old Davie School and the rodeo arena.

FY 2018 Budget Highlights, Projects, Major Changes and Impacts

Due to the numerous capital projects, programmatic activities and redevelopment initiatives the CRA is undertaking at this time in the redevelopment area, the CRA will be separated from the Community Services Division in FY 2018 and the Office of Community Development, which the CRA and Community Services jointly comprised, will be eliminated. The Community Development Director position will be reclassified to CRA Director. This separation will allow the CRA Director more time to engage in all the projects and redevelopment opportunities which are underway in the downtown. The FY 2018 Budget also formalizes a position revision that took place during FY 2017. The CRA Coordinator position is downgraded to a Secretary (Confidential) to better address the administrative needs of the department and funding availability.

The Community Redevelopment Agency (CRA) will implement the following capital projects and programs in FY 2018:

- Phase II of the Eastside Infrastructure Improvement Program will be completed in FY 2018. The improvements include the installation of storm sewers, water mains and hydrants, sanitary sewers including individual connections to private properties, and replacing streets and sidewalks on the east side of Davie Road. The upgrades to the utility system will dramatically increase the functionality of the significant areas served by the new utility system by promoting business investments and improving environmental conditions.

- SW 67 Avenue Roadway Project will be completed in FY 2018. As part of the project, two new lanes will connect SW 67 Avenue from SW 41 Court to Orange Drive. The project will also include the installation of curbed landscape planting areas, guardrails and wooden fences, the installation of stormwater utilities and roadside dry retention/swale areas.



- Planning for Phase III of the Davie Road Improvements will continue in FY 2018. The area will include SW 39 Street southward to Orange Drive.

- Westside Drainage Project will commence in early FY 2018. The project will provide a storm drainage system which will serve the area west of Davie Road and will allow the properties west of Dave Road to be redeveloped. The project is located in an area north of Orange Drive on the west side of Davie Road and will involve the construction of a drainage truck line, generally along SW 44 Street, SW 65 Avenue, SW 42 Street, along the property line of Bala Gardens and The Courtyards Condo Association. The project will include construction of a control structure, dry retention areas, and filling and expansion of two lakes on the Town's Public Works site. The project also will include the extension of the water distribution system to complete a looped system for future commercial connections. As part of the project, a new park area with a tot lot, parking lot, and asphalt walking trail will be added adjacent to the N-7 canal.

- As part of the P3 Downtown Center Project, a private partner/firm will be selected in FY 2018 to assist the CRA and the Town in the development of a Davie Downtown Center.

- The Commercial Property Improvement Grant Program provides for the use of tax increment funds to leverage private investment for general exterior/interior and on-site improvements to structures and/or properties to eliminate slum and blighting influences within the Redevelopment Area. This program will be continued in FY 2018.

- A number of mixed use projects that the CRA Board has approved Developer Agreements for in FY 2017 with specified CRA incentives will commence construction in FY 2018. This includes Main Street Lofts, Main Street Courts, Zona Village and Downtown Davie.

- The CRA also will continue to implement the CRA Rental Reimbursement Program, the Community Art Program, and the CRA Voucher Program in FY 2018.

DEPARTMENT GOALS, OBJECTIVES, STRATEGIC OUTCOMES AND KEY PERFORMANCE INDICATORS

Community Redevelopment Agency

Goals/Objectives:

- 1 Improve the tax base within the CRA by attracting new businesses and residential developments; expanding and making improvements to beautify and improve the functionality of businesses, and residences.
- 2 Improve the drainage capability for the west side of Davie Road by installing a storm sewer system and a large storm water retention facility and install a roadway along the edge of Bergeron Rodeo Grounds to provide additional access to Davie Road.
- 3 Improve the drainage, sanitary sewers and water mains for the east side of Davie Road. This includes planning and construction.

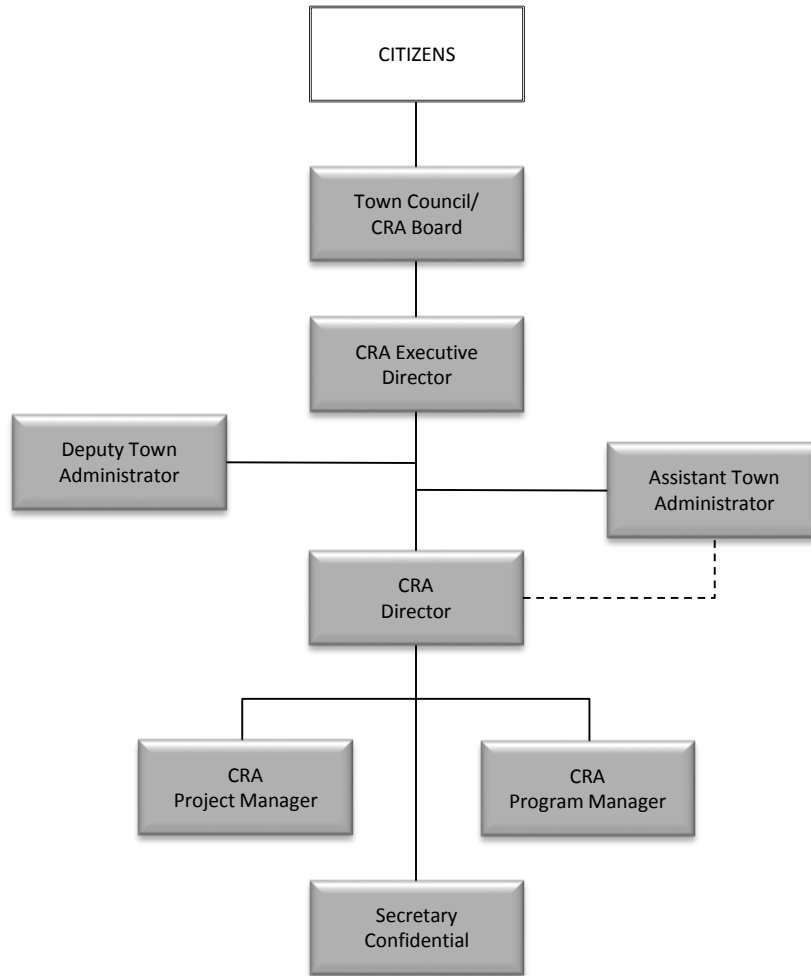
Strategic Outcomes:

- | | |
|---|----------|
| 1a Seek new development and business projects to the CRA by increasing awareness of what programs the CRA has to offer through presentations at business meetings, Town events and meetings with prospective business developers. | SP 3 & 4 |
| 2a Complete west side drainage improvements including the roadway along the east and south sides of the Bergeron Rodeo Grounds. This project should be bid out in FY 2015 and construction should begin in 2017. | SP 4 & 5 |
| 3a Complete the plans for drainage, sanitary sewer and water main construction east of Davie Road. Construction should begin in FY 2016 and take approximately 18 months. | SP 4 & 5 |

Key Performance Indicators

	FY15 Actual	FY16 Actual	FY17 Goal	FY17 Actual	FY18 Goal
1a # of meetings with prospective business development entrepreneurs	10	20	7	22	12
1a # of commercial improvements made to properties through Commercial Property Improvement Program Grants	1	3	4	*	2
1a # of grants made for CRA Community Art Program (New Program)	*	0	3	0	1
1a # of grants made for Façade Improvement Program (New Program)	*	0	3	0	1
2a Complete west side drainage improvements. Construction plans completed 2015 and then construction in 2016.	90%	100%	100%	100%	75%
3a Complete the construction of east side drainage, water main and sanitary sewer construction. Plans completed in 2015 and the construction in 2016.	100%	100%	5%	35%	95%
1a # of residential developments improved through utilization of Commercial Property Improvement Program Grants	1	*	*	*	*
1a # of Commercial Loan Subsidy Grants issued	0	*	*	1	1
2a % of plan completion for improvements to Davie Road	50%	*	*	30%	75%
* Not Applicable/Not Available					

Community Redevelopment Agency (CRA)



Community Redevelopment Agency Fund

Staffing Levels

	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget	FY 2018 Budget	FY 2018 Changes
Community Development Director	1	1	1	0	-1
CRA Coordinator	1	1	1	0	-1
CRA Director	0	0	0	1	1
Davie CRA Consultant PT	1	1	0	0	
Program Manager	0	1	1	1	
Project Manager	0	1	1	1	
Secretary (Confidential)	0	0	0	1	1
Total Budgeted Positions	3	5	4	4	0

Budget Summary

	FY 2015 Actual	FY 2016 Actual	FY 2017 Original Budget	FY 2018 Budget	\$ Change	% Change
<u>Revenue</u>						
Intergovernmental	\$1,598,275	\$1,713,968	\$1,950,100	\$2,117,100	\$167,000	9%
Charges for Services	\$283	\$17	\$1,100	\$1,200	\$100	9%
Miscellaneous Revenues	\$56,713	\$117,242	\$800,000	\$150,000	(\$650,000)	-81%
Other Sources	\$1,243,219	\$1,339,607	\$26,130,312	\$20,559,003	(\$5,571,309)	-21%
Revenue Totals	\$2,898,491	\$3,170,833	\$28,881,512	\$22,827,303	(\$6,054,209)	-21%
<u>Expenditures</u>						
Personnel Services	\$281,559	\$240,366	\$496,443	\$544,525	\$48,082	10%
Operating Expenditures	\$697,266	\$1,176,928	\$1,136,534	\$1,178,236	\$41,702	4%
Capital Outlay	\$300,689	\$1,646,214	\$24,290,854	\$17,692,228	(\$6,598,626)	-27%
Debt Service	\$1,685,679	\$1,685,679	\$1,685,681	\$1,685,681	\$0	0%
Grants and Aids	\$0	\$0	\$1,272,000	\$1,726,633	\$454,633	36%
Expenditure Totals	\$2,965,193	\$4,749,187	\$28,881,512	\$22,827,303	(\$6,054,209)	-21%

COMMUNITY REDEVELOPMENT AGENCY FUND

ESTIMATED REVENUES

	FY 2016 Actual	FY 2017 Amended Budget	FY 2017 YTD Actual	FY 2018 Budget
Fund: 100 Community Redevelopment Agency				
<u>Intergovernmental</u>				
3381001 - CRA TIF Revenues	\$1,713,968	\$1,950,100	\$1,946,177	\$2,117,100
Intergovernmental Totals	\$1,713,968	\$1,950,100	\$1,946,177	\$2,117,100
<u>Charges for Services</u>				
3413000 - Misc Fees General Gov't	\$17	\$101,100	\$101,039	\$1,200
Charges for Services Totals	\$17	\$101,100	\$101,039	\$1,200
<u>Miscellaneous Revenues</u>				
3611001 - Interest on Investments	\$202,339	\$70,000	\$166,003	\$150,000
3613000 - Net Appreciation in FV	\$34,917	\$0	(\$27,047)	\$0
3614021 - Gain/Loss on Sale of Investments	(\$120,015)	\$0	(\$33,734)	\$0
3640001 - Sale of Surplus Property	\$0	\$730,000	\$728,460	\$0
Miscellaneous Revenues Totals	\$117,242	\$800,000	\$833,681	\$150,000
<u>Other Sources</u>				
3810100 - Interfund Transfers In	\$1,339,607	\$1,539,458	\$1,533,262	\$1,833,697
3940100 - From CRA Reserves	\$0	\$24,212,695	\$0	\$18,725,306
Other Sources Totals	\$1,339,607	\$25,752,153	\$1,533,262	\$20,559,003
Revenue Totals:	\$3,170,833	\$28,603,353	\$4,414,160	\$22,827,303

COMMUNITY REDEVELOPMENT AGENCY FUND

APPROPRIATIONS

	FY 2016 Actual	FY 2017 Amended Budget	FY 2017 YTD Actual	FY 2018 Budget
Fund: 100 Community Redevelopment Agency				
<u>Personnel Services</u>				
51201 - Salaries- Regular	\$170,295	\$338,720	\$220,395	\$367,299
51208 - Salaries- Service Awards	\$0	\$0	\$0	\$450
51209 - Salaries- Auto Allowances	\$3,080	\$3,360	\$3,080	\$4,800
51210 - Salaries- Phone Allowances	\$935	\$1,620	\$1,435	\$1,800
51401 - Overtime	\$0	\$65	\$60	\$0
52101 - FICA Taxes	\$13,052	\$26,034	\$16,936	\$28,503
52205 - Ret. Contr- DB Plan, Gen.Empl & Exec	\$36,519	\$66,315	\$43,651	\$93,850
52301 - Life & Health Ins- Health	\$16,127	\$59,616	\$24,327	\$47,160
52401 - Workers' Compensation	\$357	\$713	\$463	\$663
Personnel Services Totals	\$240,366	\$496,443	\$310,347	\$544,525
<u>Operating Expenditures</u>				
53101 - Prof Svc- Legal Expense	\$10,794	\$30,000	\$12,475	\$30,000
53103 - Prof Svc- Special Projects	\$421,509	\$50,900	\$29,024	\$132,178
53107 - Prof Svc- Other Professional Svcs	\$44,694	\$124,750	\$21,340	\$55,500
53110 - Prof Svc- Investment Advisory Fees	\$9,049	\$9,200	\$6,829	\$9,200
53401 - Other Svc- Contractual Services	\$112,653	\$148,441	\$79,960	\$160,900
53426 - Other Svc- Internal Charges IT	\$10,180	\$6,336	\$5,808	\$14,540
53440 - Other Svc- Administrative Fees	\$140,428	\$139,540	\$127,912	\$203,720
53449 - Other Svc- CRA Policing Program	\$345,180	\$353,866	\$176,933	\$393,930
53454 - Other Svc- Enhanced Code Compliance	\$0	\$65,725	\$24,316	\$58,545
54101 - Communications Services Expense	\$4,241	\$3,816	\$2,310	\$6,204
54302 - Utility Svc- Water & Sewer	\$28,807	\$34,150	\$12,025	\$31,050
54303 - Utility Svc- Electric	\$16,158	\$20,500	\$12,522	\$22,650
54401 - Rentals & Leases	\$7,200	\$12,700	\$8,572	\$12,000
54501 - Ins- Insurance Premiums	\$16,420	\$18,000	\$16,585	\$17,100
54601 - Repairs&Maint- Vehicle Usage	\$0	\$0	\$0	\$7,104
55101 - Office Supply Expenses	\$6,650	\$7,899	\$2,076	\$10,340
55209 - Oper Sup- Fuel	\$0	\$0	\$0	\$2,000
55501 - Training- Training & Education	\$2,967	\$8,000	\$3,135	\$11,275
Operating Expenditures Totals	\$1,176,928	\$1,033,823	\$541,822	\$1,178,236
<u>Capital Outlay</u>				
56103 - Land- Land Acquisition	\$0	\$1,750,000	\$673,904	\$1,076,096
56209 - Buildings- Rodeo Restrooms	\$0	\$533	\$0	\$533
563000 - Infrast- SW 67 Ave Roadway Constr.	\$274,733	\$944,181	\$20,101	\$730,183
563016 - Infrast- Davie Rd Downtown Improv.	\$11,542	\$862,721	\$169,264	\$730,765
563017 - Infrast- Oakes Rd/SW 61 Ave Ext	\$0	\$0	\$0	\$0
563018 - Infrast- Westside Infrast. & Rodeo Roadways	\$20,938	\$4,368,553	\$25,628	\$4,273,116
56383 - Infrast- CRA Phase II Eastside Infra.	\$1,206,501	\$16,570,436	\$4,192,105	\$10,878,235
564018 - Mach & Equip- Rodeo Bleachers Expansion	\$132,500	\$0	\$0	\$0
56453 - Mach & Equip- Tech Equip & Maint.	\$0	\$0	\$0	\$3,300
Capital Outlay Totals	\$1,646,214	\$24,496,424	\$5,081,001	\$17,692,228

COMMUNITY REDEVELOPMENT AGENCY FUND (cont.)

APPROPRIATIONS

	FY 2016 Actual	FY 2017 Amended Budget	FY 2017 YTD Actual	FY 2018 Budget
Fund: 100 Community Redevelopment Agency				
<u>Debt Service</u>				
57100 - Principal Payments	\$1,307,450	\$1,341,181	\$1,341,180	\$1,374,744
57200 - Interest Payments	\$378,229	\$344,500	\$344,499	\$310,937
Debt Service Totals	\$1,685,679	\$1,685,681	\$1,685,679	\$1,685,681
<u>Grants and Aids</u>				
58206 - Grants&Aids- Sponsorships	\$0	\$57,000	\$7,000	\$57,000
58207 - Grants&Aids- Property Improvmt Grants	\$0	\$218,982	\$0	\$569,633
58208 - Grants&Aids- Development Incentives	\$0	\$615,000	\$0	\$1,100,000
Grants and Aids Totals	\$0	\$890,982	\$7,000	\$1,726,633
Expenditure Totals:	\$4,749,187	\$28,603,353	\$7,625,850	\$22,827,303

**COMMUNITY REDEVELOPMENT AGENCY FUND
CRA GENERAL OPERATIONS**

APPROPRIATIONS

	FY 2016 Actual	FY 2017 Amended Budget	FY 2017 YTD Actual	FY 2018 Budget
Fund: 100 Community Redevelopment Agency				
<u>Personnel Services</u>				
51201 - Salaries- Regular	\$170,295	\$338,720	\$220,395	\$367,299
51208 - Salaries- Service Awards	\$0	\$0	\$0	\$450
51209 - Salaries- Auto Allowances	\$3,080	\$3,360	\$3,080	\$4,800
51210 - Salaries- Phone Allowances	\$935	\$1,620	\$1,435	\$1,800
51401 - Overtime	\$0	\$65	\$60	\$0
52101 - FICA Taxes	\$13,052	\$26,034	\$16,936	\$28,503
52205 - Ret. Contr- DB Plan, Gen.Empl & Exec	\$36,519	\$66,315	\$43,651	\$93,850
52301 - Life & Health Ins- Health	\$16,127	\$59,616	\$24,327	\$47,160
52401 - Workers' Compensation	\$357	\$713	\$463	\$663
Personnel Services Totals	\$240,366	\$496,443	\$310,347	\$544,525
<u>Operating Expenditures</u>				
53101 - Prof Svc- Legal Expense	\$10,794	\$30,000	\$12,475	\$30,000
53103 - Prof Svc- Special Projects	\$421,509	\$50,900	\$29,024	\$129,800
53107 - Prof Svc- Other Professional Svcs	\$44,694	\$124,750	\$21,340	\$55,500
53110 - Prof Svc- Investment Advisory Fees	\$9,049	\$9,200	\$6,829	\$9,200
53401 - Other Svc- Contractual Services	\$112,653	\$148,441	\$79,960	\$160,900
53426 - Other Svc- Internal Charges IT	\$10,180	\$6,336	\$5,808	\$14,540
53440 - Other Svc- Administrative Fees	\$140,428	\$139,540	\$127,912	\$203,720
53449 - Other Svc- CRA Policing Program	\$345,180	\$353,866	\$176,933	\$393,930
53454 - Other Svc- Enhanced Code Compliance	\$0	\$65,725	\$24,316	\$58,545
54101 - Communications Services Expense	\$4,241	\$3,816	\$2,310	\$6,204
54302 - Utility Svc- Water & Sewer	\$28,807	\$34,150	\$12,025	\$31,050
54303 - Utility Svc- Electric	\$16,158	\$20,500	\$12,522	\$22,650
54401 - Rentals & Leases	\$7,200	\$12,700	\$8,572	\$12,000
54501 - Ins- Insurance Premiums	\$16,420	\$18,000	\$16,585	\$17,100
54601 - Repairs&Maint- Vehicle Usage	\$0	\$0	\$0	\$7,104
55101 - Office Supply Expenses	\$6,650	\$7,899	\$2,076	\$10,340
55209 - Oper Sup- Fuel	\$0	\$0	\$0	\$2,000
55501 - Training- Training & Education	\$2,967	\$8,000	\$3,135	\$11,275
Operating Expenditures Totals	\$1,176,928	\$1,033,823	\$541,822	\$1,175,858
<u>Capital Outlay</u>				
56103 - Land- Land Acquisition	\$0	\$392,711	\$392,711	\$0
56453 - Mach & Equip- Tech Equip & Maint.	\$0	\$0	\$0	\$3,300
Capital Outlay Totals	\$0	\$392,711	\$392,711	\$3,300
<u>Debt Service</u>				
57100 - Principal Payments	\$1,307,450	\$1,341,181	\$1,341,180	\$1,374,744
57200 - Interest Payments	\$378,229	\$344,500	\$344,499	\$310,937
Debt Service Totals	\$1,685,679	\$1,685,681	\$1,685,679	\$1,685,681

**COMMUNITY REDEVELOPMENT AGENCY FUND
CRA GENERAL OPERATIONS (cont.)**

APPROPRIATIONS

	FY 2016 Actual	FY 2017 Amended Budget	FY 2017 YTD Actual	FY 2018 Budget
Fund: 100 Community Redevelopment Agency				
<u>Grants and Aids</u>				
58206 - Grants&Aids- Sponsorships	\$0	\$57,000	\$7,000	\$57,000
58207 - Grants&Aids- Property Improvmt Grants	\$0	\$110,000	\$0	\$435,633
58208 - Grants&Aids- Development Incentives	\$0	\$615,000	\$0	\$200,000
Grants and Aids Totals	\$0	\$782,000	\$7,000	\$692,633
Division Subtotals:	\$3,102,973	\$4,390,658	\$2,937,559	\$4,101,997

**COMMUNITY REDEVELOPMENT AGENCY FUND
BOND PROJECTS**

	FY 2016 Actual	FY 2017 Amended Budget	FY 2017 YTD Actual	FY 2018 Budget
<u>Capital Outlay</u>				
56103 - Land- Land Acquisition	\$0	\$14,651	\$0	\$14,651
56209 - Buildings- Rodeo Restrooms	\$0	\$533	\$0	\$533
563000 - Infrast- SW 67 Ave Roadway Constr.	\$60,786	\$840,263	\$20,101	\$626,265
563018 - Infrast- Westside Infrast. & Rodeo Roadways	\$0	\$3,990,637	\$23,618	\$3,897,210
56383 - Infrast- CRA Phase II Eastside Infra.	\$46,734	\$12,853,760	\$3,500,525	\$7,853,235
Capital Outlay Totals	\$107,521	\$17,699,844	\$3,544,243	\$12,391,894
Division Subtotals:	\$107,521	\$17,699,844	\$3,544,243	\$12,391,894

**COMMUNITY REDEVELOPMENT AGENCY FUND
CRA RESERVES**

APPROPRIATIONS

	FY 2016 Actual	FY 2017 Amended Budget	FY 2017 YTD Actual	FY 2018 Budget
Fund: 100 Community Redevelopment Agency				
<u>Operating Expenditures</u>				
53103 - Prof Svc- Special Projects	\$0	\$0	\$0	\$2,378
Operating Expenditures Totals	\$0	\$0	\$0	\$2,378
<u>Capital Outlay</u>				
56103 - Land- Land Acquisition	\$0	\$1,342,638	\$281,193	\$1,061,445
563000 - Infrast- SW 67 Ave Roadway Constr.	\$213,947	\$103,918	\$0	\$103,918
563016 - Infrast- Davie Rd Downtown Improv.	\$11,542	\$862,721	\$169,264	\$730,765
563018 - Infrast- Westside Infrast. & Rodeo Roadways	\$20,938	\$377,916	\$2,010	\$375,906
56383 - Infrast- CRA Phase II Eastside Infra.	\$1,159,767	\$3,716,676	\$691,580	\$3,025,000
564018 - Mach & Equip- Rodeo Bleachers Expansion	\$132,500	\$0	\$0	\$0
Capital Outlay Totals	\$1,538,693	\$6,403,869	\$1,144,047	\$5,297,034
<u>Grants and Aids</u>				
58207 - Grants&Aids- Property Improvmt Grants	\$0	\$108,982	\$0	\$134,000
58208 - Grants&Aids- Development Incentives	\$0	\$0	\$0	\$900,000
Grants and Aids Totals	\$0	\$108,982	\$0	\$1,034,000
Division Subtotals:	\$1,538,693	\$6,512,851	\$1,144,047	\$6,333,412