



ADOPTED BUDGET

FISCAL YEAR 2017-2018



Art Square Project



Fashion Art and Design District

HBCRA PROPOSED BUDGET FY 17/18

Dear Board Members:

It is a pleasure to present the proposed Hallandale Beach Community Redevelopment Agency (HBCRA) Budget for FY 17/18. The preparation of the HBCRA's budget is never an easy task, however, the proposed FY 17/18 budget was prepared with the goal of achieving a transparent, fiscally responsible and balanced budget.

Mission Statement

The mission of the HBCRA is to promote economic development and enhance quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation and neighborhood revitalization

Budget Approach

The HBCRA is now using a more transparent and fiscally accountable budget process. This process requires the HBCRA to use our Tax Increment Financing (TIF) and Miscellaneous Revenues as the primary sources of revenues, which, will be used to offset projected expenses. This budget process not only allows for more informed decision making, it also makes the HBCRA more transparent to its residents. This budget process enables the HBCRA Board and residents to engage in policy discussions and raise valid questions such as:

- What are the HBCRA's objectives?
- Did we achieve our set objectives?
- How can we prioritize our objectives to achieve sustainable results that will be the most beneficial to our community?

Budget Deliverables

The proposed budget continues to incorporate the HBCRA Board's funding priorities as articulated in the February 9, 2015 Visioning Session. The proposed FY17/18 Budget reflects continued emphasis on capital projects, redevelopment agreements, affordable housing, and economic development incentives. In accordance with HBCRA Board's priorities based on the 2015 visioning session, the proposed HBCRA budget ensures that funding is available to complete projects that were previously committed in FY's 15/16 and 16/17. Some of the projects included in the redevelopment agreements consist of Ice Box Café, Foster Condominiums, and Hallandale Commons. The HBCRA continues to be an area of great interest to potential developers and business owners, as reflected by the number of unsolicited proposals received by the HBCRA. Your HBCRA Staff continues to work diligently to earnestly advocate the Board's redevelopment priorities, and ensure that funding commitments to development projects are fulfilled so that projects move forward in a timely fashion.

As the HBCRA enters its final eight years of existence unless extended, it is critical that the agency continue to move in the direction of systematically reducing the purchase of services from the City, while ensuring that the goals of the HBCRA are met. It is just as equally important that the HBCRA modify its redevelopment implementation /vision plan for the remaining life of the CRA. CRA`s are advised to update their implementation/ vision plan every three to five years. The current HBCRA plan was last updated in 2012 and therefore needs to be revised. The update of the plan should take approximately six months from the first community workshops, until the plan is approved by the HBCRA Board and the City Commission. The final approved Implementation/ Vision plan will clearly define projects, programs and initiatives for the next eight years of the HBCRA's life. The funding for the updated HBCRA plan has been allocated in the proposed budget.

Pursuant to Florida Statutes 163 Part III, the HBCRA is committed to the development of affordable/ workforce and market rate housing as an element of a major initiative to upgrade the existing housing stock, stabilize the CRA, and ultimately increase property values. The HBCRA is also proud to announce the second cycle award of the Florida Division of Emergency Management (FDEM) residential mitigation grant which will assist Hallandale Beach residents with hardening their homes against future storm damage. The HBCRA continues to partner with the City of Hallandale Beach on capital improvement projects within the CRA boundary. These capital improvements include the North East 14th Avenue Roadway and Streetscape Improvements Project, as well the Atlantic Shores Blvd improvements.

With the continued support of the HBCRA Board and dedication from newly trained and re-energized staff, we are extremely optimistic about the years ahead. The attached FY17/18 budget provides a detailed breakdown of projected revenues and expenditures, and highlights the approach utilized in order to achieve a balanced budget.

Sincerely,



Roger M. Carlton

HBCRA Executive Director

**2017/2018 PROPOSED BUDGET
EXHIBIT B**



REVENUE		
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)
TAX INCREMENT FINANCING	\$ 10,126,270	Memorial Regional Hospital South - \$200,000 Children's Services Council - \$412,797 Broward County - \$4,565,116 City of Hallandale Beach - \$4,948,357
INTEREST PAYMENT	\$ 75,000	Florida PRIME
FDEM (RESIDENTIAL MITIGATION GRANT)	\$ 194,000	Florida Department of Emergency Management
LOAN APPLICATION FEE	\$ 5,000	Application Fee for Programs
LOAN PAYMENT (INTEREST)	\$ 20,000	Interest Payments from Commercial Loan Customers
LOAN PAYMENT (PRINCIPAL)	\$ 190,000	Principal Payments from NIP (Neighborhood Improvement Program) and Commercial Loan Customers
INFILL HOME	\$ 160,000	Sale of (1) Infill Home
RENT PAYMENT	\$ 30,000	Signature Auto Body rent payments \$2,500 per month
UNSOLICITED PROPOSAL	\$ 104,789	two new unsolicited proposals + balance on previous unsolicited proposals
AFFORDABLE HOUSING DA COMMITMENT	\$ 150,000	Domus Office Center = \$50,000 2000 S. Ocean Dr. = \$100,000
TOTAL REVENUE	\$ 11,055,059	

*** FOOTNOTES**

FY 16/17 ENDING CASH BALANCE	\$	6,084,395	After all expenses are paid during the 2016/2017 Fiscal Year, this will be the balance in the trust fund
SHORTFALL BASED ON LEAN BUDGET (EXHIBIT A)	\$	(1,270,127)	This deficit is based on the process of reducing expenses in an effort to operate without reserves
CASH BALANCE - LEAN BUDGET SHORTFALL	\$	4,814,268	New cash balance once cash is used to balance the lean budget, available to allocate to programs and projects
REVENUE + FY 16/17 ENDING CASH BALANCE	\$	17,139,454	FY 17/18 Revenue + total cash balance at the end of the FY 16/17

**2017/2018 PROPOSED BUDGET
EXHIBIT B**

EXPENDITURES			
PERSONNEL			
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)	
REGULAR SALARIES & WAGES	\$ 607,064	Executive Director (40%) Assistant City Manager (50%) Project Manager (100%) Fiscal Operations Manager (100%) Business Development Coordinator (100%) Residential Specialist (100%) Real Estate Coordinator (100%) Financial Management Analyst (100%) Administrative Assistant (100%)	
SICK LEAVE BUYBACK	\$ 2,000		
TAXES - SOCIAL SECURITY	\$ 33,411		
TAXES - MEDICARE	\$ 8,600		
PENSIONS - ICMA 401 (a)	\$ 69,102		
PENSIONS - 401 (a) MATCH PGM	\$ 15,827		
PENSIONS - RETIREMENT HEALTH	\$ 6,626		
HEALTH INSURANCE	\$ 99,314		
DENTAL INSURANCE	\$ 2,502		
LIFE INSURANCE	\$ 690		
LONG-TERM DISABILITY INSURANCE	\$ 6,712		
WORKERS' COMPENSATION	\$ 1,116		
OVERTIME	\$ 15,000		Residential Specialist, Real Estate Coordinator, Financial Management Analyst, Administrative Assistant
AUTO/TRAVEL ALLOWANCES	\$ 2,100		Carlton
Total PERSONNEL	\$ 870,064		
OPERATING			
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)	
CONSULTANTS/PROF SVCS	\$ 395,000	Finance/Accounting/Budget Consultant = \$25,000 Lobbyist = \$30,000 Economic Development Study = \$40,000 CBP (Community Benefits Plan) Administrator = \$100,000 Implementation Plan (CRA Vision Plan) = \$200,000	
LEGAL CONSULTING FEES (GENERAL)	\$ 100,000	Gray Robinson (General Legal Service)	
TITLE & LIEN AND UNSOLICITED PROPOSALS	\$ 109,789	GrayRobinson Title and Lien Search = \$5,000 Unsolicited Proposals = \$104,789	
LIENS RECORDING	\$ 6,000	25 NIP at \$175 each and 60 Satisfactions at \$18.00 each, Broward Board of County Commission - Lien Recordings	
AUDITING	\$ 19,500	2016-2017 Financial Audit	
PUBLIC STORAGE	\$ 2,500		

**2017/2018 PROPOSED BUDGET
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SPECIAL EVENTS	\$	5,000	Supplies for CRA events and programs
WATER/SEWER	\$	2,000	CRA water/sewer expenses for CRA properties (Non-Infill)
PHONE & COMMUNICATIONS	\$	1,000	
PROPERTY INSURANCE WORKERS COMP. ASSESMENT	\$	8,506	605 N. Dixie Highway (Signature Auto Body) and General Liability & Workers Compensation
PRINTING & BINDING	\$	4,000	
ADVERTISING	\$	10,000	
ADMIN CHGS TO FLEET SERVICES	\$	3,175	Annual contribution to Fleet Fund for repairs & maintenance
OFFICE SUPPLIES	\$	3,000	
SPECIALIZED SUPPLIES	\$	5,000	
TRAFFIC CONTROL/SIGNS	\$	7,500	Signs for Public Private Partnerships, Community Garden, and to remove and replace damage from potential hurricanes and other hazards
MOTOR VEHICLE GAS	\$	500	
UNIFORMS PURCHASED	\$	500	
BOOKS & PUBLICATIONS	\$	500	Economic Development Quarterly International Economic Development Council Area Development Partnership
DUES & MEMBERSHIPS	\$	10,620	FGFOA (Florida Government Finance Officers Association) = \$70 (2 Employees) IEDC (International Economic Development Council) = \$555 (3 Employees) FRA (Florida Redevelopment Association) = \$2,495 Greater Fort Lauderdale Alliance = \$7,500
INTERNET SUBSCRIPTION/SVC	\$	16,565	WPEngine.com = \$250 Adobe = \$288 Form Stack = \$400 SunTrust Bank (Merchant Fees) = \$1,800 eCivis (Grant Management Software) = \$3,827 AutoPal (Loan Servicing Software) = \$5,000 The Reinvestment Fund (Policy Maps) = \$5,000
CONFERENCE & TRAINING	\$	20,000	FRA (Florida Redevelopment Association) FGFOA (Florida Government Finance Officers Association) NABHOOD (National Association of Black Hotel Owners, Operators, and Developers) OIC (Opportunities Industrialization Centers) of South Florida
LICENSE & RECERTIFICATION	\$	175	Florida Department of Economic Opportunity
COMPUTER HARDWARE > \$1000	\$	4,000	Computers for 2 Employees
Total OPERATING	\$	734,830	
CAPITAL PROJECTS			

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ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)
COMMUNITY GARDENS	\$ 105,000	Community Garden
CONSTRUCTION IN PROGRESS	\$ 780,300	Additional work requested by Commission for NE 14th Ave Landscaping Project Current Total Project Cost = \$1,421,203.49 (CRA Funding 49%) \$300,000 (\$393,000 Budgeted in 2017-2018, \$300,000 New Request) Atlantic Shores Improvements, Current Total Project Cost = \$819,130 (CRA Funding 59%) \$480,300 (\$135,300 Budgeted in 2017, \$345,000 Requested in 2018)
Total CAPITAL PROJECTS	\$ 885,300	
LAND		
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)
APPRAISALS, PROPERTY REPAIRS & MAINTENANCE, DEMOLITION	\$ 270,000	Studies, Abestos, Surveys, Appraisals = \$50,000 Property Repairs & Maintenance = \$100,000 Demolition = \$120,000
PURCHASE OF LAND	\$ 1,306,000	Land Acquisition = \$300,000
WORKFORCE / AFFORDABLE HOUSING	\$ 1,000,000	Construction of single-family homes
Total LAND	\$ 2,576,000	
REDEVELOPMENT AGREEMENTS		
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)
ECONOMIC INCENTIVES	\$ 653,132	Targeted Industry Incentives (Qualified Target Industries) = \$200,000 TIF Payment to The Village at Gulfstream Park = \$453,132 (TBD)
REDEVELOPMENT AGREEMENTS	\$ 3,419,587	Foster Dixie = \$200,000 (Uncommitted) Ice Box = \$455,000 Mega Developers = \$439,600 (\$340,000 Budgeted in 2017, \$99,000 Requesting in 2018) West Construction = \$660,000 Art Square = \$1,664,987 (First of 3 Payments)
Total REDEVELOPMENT AGREEMENTS	\$ 4,072,719	
INTERLOCAL AGREEMENTS		
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)
INTERLOCAL AGREEMENTS	\$ 1,913,322	Project Management = \$117,045 Transit Services= \$294,544 Code Compliance = \$334,288 Police = \$843,935 Indirect Cost = \$323,510
COMMUNITY PARTNERSHIP GRANT	\$ 35,000	Housing Foundation of America
Total INTERLOCAL AGREEMENTS	\$ 1,948,322	

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PROGRAMS		
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)
PAINT VOUCHER PROGRAM	\$ 10,000	Sherwin-Williams Paint Program (16 applicants @ \$500)
WINDOW / STORM SHUTTER PROGRAM	\$ 60,000	Window/Shutter Program (40 applicants @ \$1,500)
DOWNPAYMENT ASSISTANTANCE PROGRAM	\$ 700,000	Downpayment Assistance program (14 regular applicants @ \$50K)
NEIGHBORHOOD IMPROVEMENT PROGRAM	\$ 930,000	NIP Residential Repairs Program = \$750,000 (25 applicants @ \$30K) Replacement Home = \$180,000
FDEM (RESIDENTIAL MITIGATION PROGRAM)	\$ 194,000	Residential Mitigation Repairs (Grant)
BUSINESS INCENTIVE LOAN PROGRAM	\$ 500,000	Business Incentive Loans
FAÇADE GRANT PROGRAM	\$ 613,269	Façade Grant Program
Total PROGRAMS	\$ 3,007,269	
DEBT SERVICE		
ACCOUNT DESCRIPTION	PROPOSED AMOUNT	NOTE(S)
OTHER DEBT SVC COSTS CRA	\$ 1,642,104	OB Johnson Annual Debt Service
CAPITAL PROJECTS FUND	\$ 1,402,846	2007A Bond Payment
Total DEBT SERVICE	\$ 3,044,950	
Total EXPENSES	\$ 17,139,454	

2017/2018 EXPENSES OVERVIEW	
PERSONNEL	\$ 870,064
OPERATING	\$ 734,830
CAPITAL PROJECTS	\$ 885,300
LAND	\$ 2,576,000
REDEVELOPMENT AGREEMENTS	\$ 4,072,719
INTERLOCAL AGREEMENTS	\$ 1,948,322
PROGRAMS	\$ 3,007,269
DEBT SERVICE	\$ 3,044,950
Total 2017-2018 EXPENSES	\$ 17,139,454
VARIANCE BETWEEN REVENUE AND EXPENSE	\$ 0

CASH BALANCE - LEAN BUDGET SHORTFALL	\$ 4,876,268
IMPLEMENTATION PLAN	\$ (175,000)
COMMUNITY GARDENS	\$ (75,000)
ECONOMIC INCENTIVES	\$ (200,000)
HOUSING FOUNDATION OF AMERICA	\$ (35,000)
PURCHASE OF LAND	\$ (1,000,000)
WORKFORCE / AFFORDABLE HOUSING	\$ (800,000)
PROGRAMS (RESIDENTIAL AND COMMERCIAL)	\$ (2,591,268)
AVAILABLE TO ALLOCATE	\$ 0