



---

## Mission Statement

*The mission of the Hallandale Beach Community Redevelopment Agency (HBCRA) is to enhance quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation and neighborhood revitalization.*

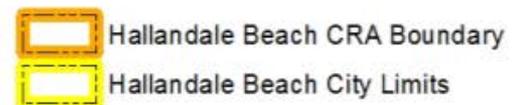
---

## Redevelopment Area

The CRA area is bounded on the north by Pembroke Road, on the south by County Line Road, on the east by NE 14<sup>th</sup> Avenue, and on the west by Interstate 95. The CRA is 1,891 acres in size and represents 76% of the City's total land area.



Created in 1996, per Chapter 163  
Florida Statute



## Powers

Monies in the Redevelopment Trust Fund may be expended as described in the CRA Plan for multiple purposes, including, but not limited to:

- Installation, construction, or reconstruction of streets, utilities, facilities, parks and playgrounds that further the objectives of the CRA Plan;
- The acquisition and disposition of real property in the CRA;
- The development of affordable housing within the CRA;
- The development of community policing innovations within the CRA;
- Professional services including redevelopment planning, surveys, and financial analysis as well as administrative and overhead expenses necessary or incidental to implementation of the CRA Plan;
- All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness;
- The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

## Funding Source

The primary funding source available to the CRA consists of tax increment revenues. Tax increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area.

Revenues generated from the base-year value are available for general government purposes. However, ad valorem tax revenues from increases in real property value, referred to as "Tax Increment", are deposited into the CRA Trust Fund and dedicated to the redevelopment area.

The taxing authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of Hallandale Beach, Broward County, South Broward Hospital District, and the Children's Services Council.

### TAX INCREMENT REVENUES

TAX ROLL YEAR	FISCAL YEAR	A	B	C	D	=A+B+C+D	% CHANGE OVER PRIOR YEAR
		CITY OF HALLANDALE BEACH	BROWARD COUNTY	SOUTH BROWARD HOSPITAL DISTRICT	CHILDREN'S SERVICES COUNCIL	TOTAL (ROUNDED)	
2008	2009	\$4,611,167	\$4,525,179	\$ 167,363	\$ 330,811	\$ 9,634,520	(3.3%)
2009	2010	4,777,436	3,958,713	184,142	343,571	9,263,862	(3.8%)
2010	2011	3,593,308	3,107,359	200,000	286,003	7,186,670	(22.4%)
2011	2012	3,572,574	3,140,232	200,000	289,984	7,186,670	0.2%
2012	2013	3,380,611	3,127,391	200,000	291,587	6,999,589	(2.8%)
2013	2014	3,542,687	3,395,949	200,000	308,599	7,447,235	6.4%
2014	2015	3,605,781	3,795,971	200,000	343,211	7,944,963	6.7%
2015	2016	3,940,000	4,160,629	200,000	374,866	8,675,495	9.2%
2016	2017	4,344,462	4,565,116	200,000	412,797	9,522,375	9.8%
2017	2018	4,935,561	5,077,790	200,000	458,854	10,672,205	12.1%

1996 \$378 Million Base Year Tax Valuation

# Selected Completed Projects & Pipeline



BF James Park & Municipal Pool



Hepburn Community Center



Art Square – 358 Units, 10,000 Sq ft Class A retail.



ICE BOX – 9,000 Sq Ft Restaurant & Commercial Commissary



Foster Square – 7 Affordable Housing Units



Beacon Hallandale – 8 Story, 76,000 sq ft Class A Office Bldg



City Center – 89 Rental Units, 8,000 sq ft Comm/Retail, 270 Parking Spaces



19 Infill Housing Properties Completed



New Modular Replacement Homes



N.E. 1ST AVENUE - LOOKING NORTH  
FASHION • ART • DESIGN DISTRICT  
HALLANDALE BEACH, FLORIDA



# Fashion Art And Design District



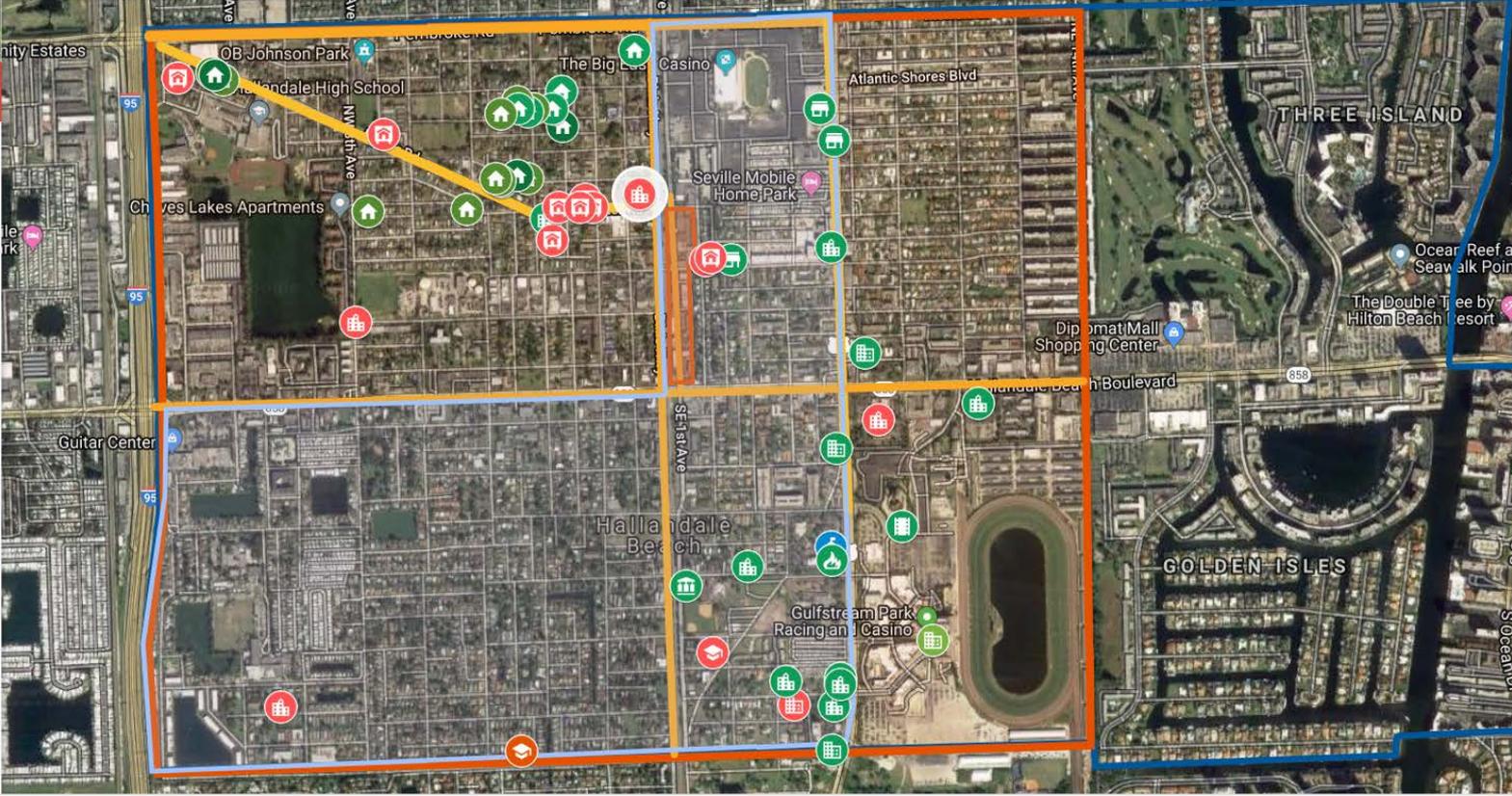
505 NW 2nd Ave - HALLANDAL...

505 NW 2nd Ave - HALLANDALE CITY CENTER

DESCRIPTION- Project consists of a approximately 8,000F of commercial/retail space, which will be utilized by a small neighborhood "Green Grocery" store. 270 parking spaces will be provided, which will serve both the residential and commercial components. 55 of those parking spaces will be set aside perpetually per a development agreement as public parking for the City of Hallandale each.

EVALUATION The cost of construction is approximately \$17 million.

STATUS - The project was presented to the HBCRA Board to execute development agreement on March 19, 2018. Filing of major development



## Interactive GIS Map Project Pipeline, Commercial/Residential Incentives, Opportunity Zone

Hallandale Beach  
Chamber

Sample  
Programs



# Community Financial Empowerment Workshop



MARKETING



LOCAL  
RESOURCES



FINANCING  
OPTIONS



GROWING YOUR  
BUSINESS

This program is not only excellent for bankers, but also a great opportunity for nonprofits, community organizations, and other professionals to understand the banks' community outreach efforts. Meet local bankers and learn about opportunities to comply with CRA and community development requirements in these economic times, including lending, investment and service ideas; and hear from industry experts on current market conditions.

**September 6, 2018 | Hallandale Beach Cultural Center**  
**5:00 PM - 7:00 PM**