



# ANNUAL REPORT

# Table of Contents

**01 –**

Board of  
Directors

**02 –**

CRA Executive  
Director Letter

**04 –**

Hallandale  
Beach CRA

- Staff (4)
- Background (5)
- Redevelopment  
Area (6)
- Powers (7)
- Funding Source (8)
- Tax-Base (9)
- Taxable Values  
by Use Type (10-11)
- Taxpayer  
Concentration (12)
- Millage Rates (13)
- Tax-Increment  
Revenues (14)
- Financing &  
Implementation  
Plan (15)

**16 –**

Program  
Updates

- Economic  
Development (17)
- Business Programs  
& Incentives (25)
- Residential  
Programs (33)
- Environmental  
Sustainability  
Initiatives (43)

**44 –**

Finance  
Snapshot

**46 –**

Financial  
Statements

# Board of Directors



**JOY COOPER**

*Chair*

[jcooper@hallandalebeachfl.gov](mailto:jcooper@hallandalebeachfl.gov)

**ANABELLE LIMA-TAUB**

*Vice Chair*

[ataub@hallandalebeachfl.gov](mailto:ataub@hallandalebeachfl.gov)



**MIKE BUTLER**

*Director*

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**MICHELE LAZAROW**

*Director*

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**JOY ADAMS**

*Director*

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**OUR MISSION** is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation.



# Letter



## FROM THE CRA EXECUTIVE DIRECTOR

March 2, 2024

### **REVITALIZING COMMUNITIES, PROMOTING BUSINESS DEVELOPMENT**

The Hallandale Beach Community Redevelopment Agency (HBCRA) is committed to enhancing the quality of life in the City of Hallandale Beach by eliminating slum and blighted conditions throughout the community redevelopment area as defined by Florida Statute (FS) 163 Part III. The HBCRA currently comprises 76% of the City of Hallandale Beach.

The HBCRA was created in 1996, and sunsets or ends in 2026, unless the City Commission decides to extend the life of the agency.

Over the remaining years of the HBCRA's life, our intention is to use the full statutory authority and financial capability of the agency to implement redevelopment programs that will greatly enhance the quality of life in Hallandale Beach. These programs consist of the following:

- creation of new, quality, sustainable affordable and market rate housing;
- economic development programs that not only support our existing businesses and encourages them to grow, but also serves to attract vibrant new businesses to the City;
- creation of new infrastructure programs that will improve our neighborhoods by constructing new sidewalks and bioswales to address flooding;



- installation of new residential streetlights;
- construction of new roadways and streetscapes that will help to address traffic concerns;
- planting new landscape materials such as canopy and flowering trees throughout the redevelopment area; and
- working with our Police Department on innovative new community policing initiatives.

We will also be implementing one of South Florida's most influential Arts and Culture in Public Spaces Program, which will include such things as murals, performing arts, sculptures, and culinary, film, photography, and live music events.

Finally, as a part of our economic development initiatives we will be creating a new program called BE Local, which stands for buy and eat locally. The program will be our way of promoting our local businesses, while at the same time attracting new businesses to the City such as restaurants, bars, coffee shops, and bakeries.

It is our privilege to be able to work closely with our elected officials, residents, business owners and other stakeholders to help our City continue the path to **Progress, Innovation and Opportunity**.

Presented herein is the 2023 Annual Report for the HBCRA which covers the period from October 1, 2022, through September 30, 2023, and includes the following information:

- General background information regarding the HBCRA;
- Historical/current performance data (economic and financial) including # of activities started/completed, expenditures of the Redevelopment Agency Trust Funds, taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report of activities (redevelopment projects, initiatives, etc.);
- Status report of the progress made in carrying out the HBCRA Implementation Plan;
- Comparison of Implementation Plan goals, objectives, and policies to program accomplishments; and
- Financial statements for the fiscal year ending September 30, 2023.

This Annual Report has been prepared in accordance with §163.371 and 163.387(8).

Respectfully Submitted,



Jeremy Earle, PH.D., AICP, FRA-RA  
Executive Director, Hallandale Beach CRA  
City Manager, City of Hallandale Beach



# Staff



**JEREMY EARLE, PH.D., AICP, FRA-RA**  
*Executive Director, Hallandale Beach CRA  
City Manager, City of Hallandale Beach*



**FAITH PHINN**  
*Deputy Executive Director*



**TANISHA RAMTALLIE**  
*Office Manager*



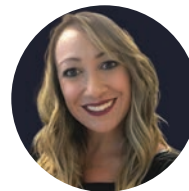
**LOVERN PARKS**  
*Program Manager*



**KENNETH BOWE**  
*Project Manager*



**MARIA CHEVASCO**  
*Project Specialist*



**CEYLAN CARLSON**  
*Finance & Budget  
Manager*



**KISHA EUGENE**  
*Public Information  
Officer*



**VICTOR MATOS**  
*Business &  
Residential Coordinator*



**SEREETA BRANTLEY**



**ADISHA FRANCOIS**

*Residential Administrative Specialists*



**Hallandale Beach**  
COMMUNITY REDEVELOPMENT AGENCY

# HBCRA Background

The Hallandale Beach Community Redevelopment Agency (HBCRA) is open for business!

Our mission is to enhance the quality of life by eliminating and preventing blighted conditions through facilitating community partnerships, business growth, job creation, and neighborhood revitalization.

A community redevelopment area is a geographic area in which the physical and economic conditions meet the definition of slum or blight according to the Florida Statute Chapter 163. The purpose of establishing the HBCRA and the Redevelopment Trust Fund was to partner with the City, other government entities, and the private sector in addressing the distressed conditions in the redevelopment area. The HBCRA was created as a separate legal entity by the Hallandale Beach City Commission by Ordinance No. 96-25 and adopted on December 27, 1996. As a result, the Board modified the goals and objectives of the HBCRA by identifying priority projects and programs. The Executive Director is the registered agent. The Board held its most recent Visioning Session in 2019 to discuss the agency's strategic actions. The HBCRA Board of Directors approved the current implementation plan in May 2020.

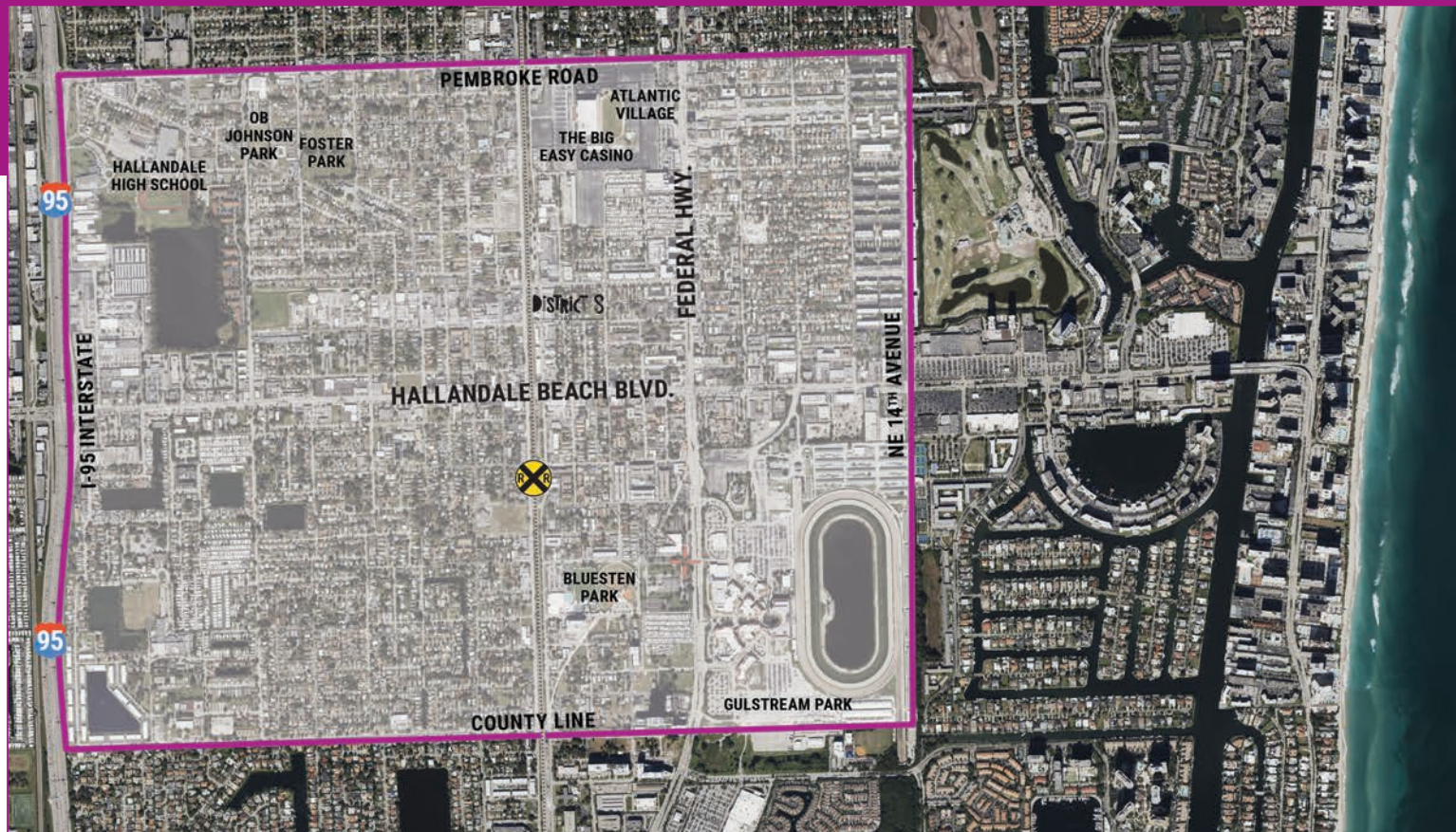
The HBCRA focuses primarily on tangible development, redevelopment, and capital improvements that create cohesive visual appeal by undertaking comprehensive public realm improvements and promoting public/public and public/private partnerships. Furthermore, the HBCRA is promoting projects with large-scale impacts, such as the current In-Fill Housing Phase I and II, City Center, Foster Square, Hallandale Beach Commons, Hallandale Beach ArtSquare, Icebox Café Culinary Arts Center, Mega Developers Condominiums, and District 8.

The City of Hallandale Beach is a vibrant coastal community seen as a prime location for investment opportunities. Numerous residential and commercial projects have recently been completed, and more than \$1 billion of projects are under construction, planned, or approved by the City.



# Redevelopment Area

The HBCRA 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 HBCRA is 1,891 acres in size and represents 76% of the City's total land area.





# Powers



Monies in the Redevelopment Trust Fund may be expended as described in the HBCRA 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 HBCRA Plan;
- The acquisition and disposition of real property in the HBCRA;
- The development of affordable housing within the HBCRA;
- The development of community policing innovations within the HBCRA;
- Professional services including redevelopment planning, surveys, and financial analysis as well as administrative and overhead expenses necessary or incidental to implementation of the HBCRA 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 HBCRA 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.

The taxable value of all real property in the redevelopment area is determined as of a fixed date, also known as the “base-year” value. The base-year value of the Hallandale Beach CRA totals \$378 million. Contributing taxing authorities continue to receive ad valorem tax revenues (a.k.a. property tax revenues) based on the base-year value. 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 HBCRA Trust Fund and dedicated to the redevelopment area. Tax Increment has experienced strong growth over the CRA’s life and totals \$24.8 million in FY 23/24.

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





# Tax-Base

The following table provides a 5-year summary of the historical assessment (taxable) values and increment values for the HBCRA as of January 1<sup>st</sup> of each year.

The HBCRA experienced positive tax base growth in FY 23/24 due to strong appreciation across all market segments including residential (14% growth), industrial (18% growth), and commercial (9% growth).

The HBCRA has experienced growth in its tax-base of 581% since creation in FY 96/97 (from \$378 million to \$2.2 billion in FY 23/24), which equates to an average annual tax-base growth rate of 7% over the HBCRA's life.

		A		B		=A-B
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2019	2020	1,600,760,190	10.8%	377,757,750	1,223,002,440	14.6%
2020	2021	1,696,649,480	6.0%	377,757,750	1,318,891,730	7.8%
2021	2022	1,781,881,470	5.0%	377,757,750	1,404,123,720	6.5%
2022	2023	1,955,516,270	9.7%	377,757,750	1,577,758,520	12.4%
2023	2024	2,196,617,190	12.3%	377,757,750	1,818,859,440	15.3%

\*(Not Audited)



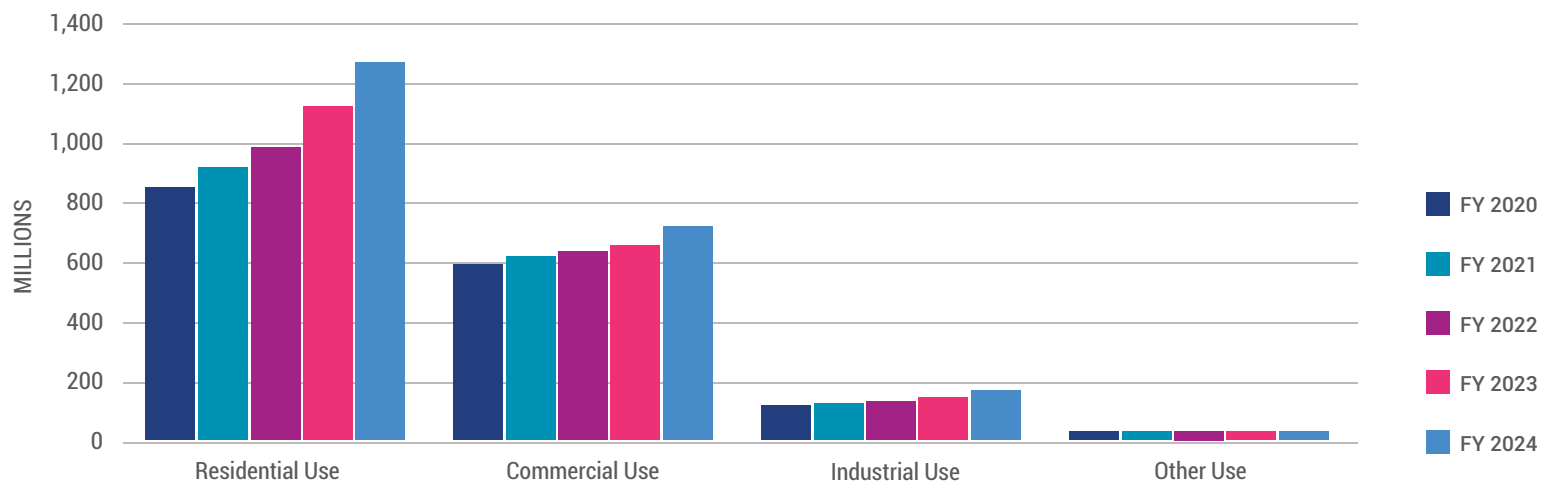
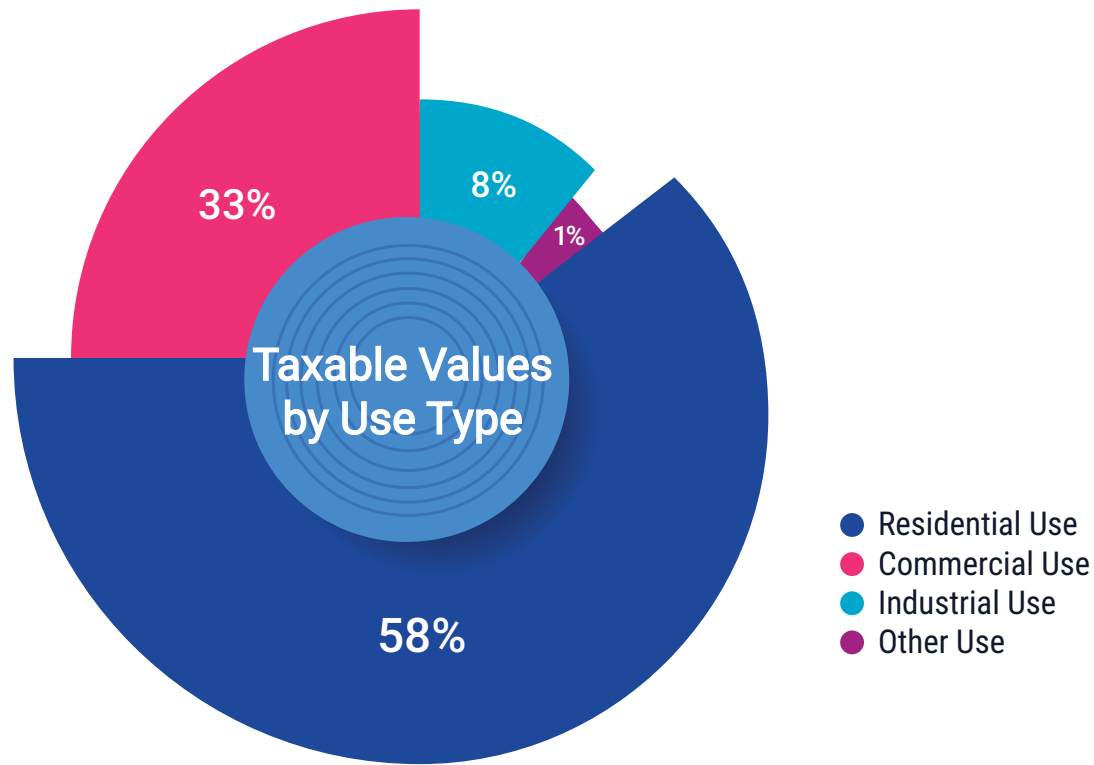
# Taxable Values by Use Type

The segmentation of taxable values within the HBCRA highlights a relatively balanced tax-base with Residential, Commercial, and Industrial properties representing approximately 58%, 33%, and 8% respectively with the balance comprising other uses (e.g., institutional).



A balanced and diversified tax-base helps insulate the HBCRA from value declines occurring in particular market segments. As shown in the taxable value chart on the following page, the relative stability of the Commercial market segment assisted the HBCRA in offsetting the more volatile Residential market segment declines coming off the Great Recession (2007-2009). The diversification has remained relatively stable for the most recent 5-year period except for the Residential segment since FY 19/20 which is experiencing strong new construction and existing value growth.





\*(Not Audited)



# Taxpayer Concentration



An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the Agency. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

TAXPAYER	PROPERTY USE	FY 2024 TAXABLE VALUE	% OF FY 2024 TAXABLE VALUE
GULFSTREAM PARK RACING ASSOCIATES INC	Commercial	184,521,360	8.4%
HALLANDALE LAND VENTURES LLLP	Residential	81,320,810	3.7%
831 FEDERAL HWY PROPERTY LLC	Commercial	31,411,620	1.4%
600 HALLANDALE PARTNERS LLC	Commercial	29,952,330	1.4%
BOUNDARY ANSIN LLC	Commercial	20,727,750	0.9%
HALLANDALE GROUP LTD PTNRSHIP	Commercial	18,415,130	0.8%
HALLANDALE HOLDINGS LLC	Commercial	15,359,080	0.7%
SROA 1000 W PEMBROKE FL LLC	Commercial	15,150,710	0.7%
1250 E HALLANDALE LP	Commercial	14,017,800	0.6%
COMKE INC	Commercial	13,489,780	0.6%
<b>TOTAL</b>		<b>424,366,370</b>	<b>19.3%</b>

\*(Not Audited)



# Millage Rates

The table below provides a 5-year summary of the operating millage rates levied by each Taxing Authority that make payments to the HBCRA Trust Fund.

		A	B	C	D	=A+B+C+D
TAX ROLL YEAR	FISCAL YEAR	CITY OF HALLANDALE BEACH	BROWARD COUNTY	SOUTH BROWARD HOSPITAL DISTRICT	CHILDREN'S SERVICES COUNCIL	TOTAL (ROUNDED)
2019	2020	7.0000	5.4878	0.1260	0.4882	13.1020
2020	2021	7.0000	5.4999	0.1199	0.4882	13.1080
2021	2022	7.0000	5.5134	0.1144	0.4699	13.0977
2022	2023	8.2466	5.5306	0.1010	0.4500	14.3282
2023	2024	8.2466	5.5492	0.0937	0.4500	14.3395

\*(Not Audited)



# Tax-Increment Revenues

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. The following table provides a 5-year summary of historical tax increment revenues for the CRA segmented by Taxing Authority.

		A	B	C	D	=A+B+C+D	
TAX ROLL YEAR	FISCAL YEAR	CITY OF HALLANDALE BEACH	BROWARD COUNTY	SOUTH BROWARD HOSPITAL DISTRICT	CHILDREN’S SERVICES COUNCIL	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2019	2020	\$ 8,132,966	\$ 6,376,158	\$ 200,000	\$ 572,849	\$ 15,281,973	20.7%
2020	2021	\$ 8,770,630	\$ 6,891,084	\$ 200,000	\$ 617,887	\$ 16,479,601	7.8%
2021	2022	\$ 9,337,423	\$ 7,354,421	\$ 200,000	\$ 632,710	\$ 17,524,554	6.3%
2022	2023	\$ 12,360,586	\$ 8,289,654	\$ 200,000	\$ 680,739	\$ 21,530,979	22.9%
2023	2024	\$ 14,249,436	\$ 9,588,554	\$ 200,000	\$ 784,025	\$ 24,822,015	15.3%

\*(Not Audited)





# Financing and Implementation Plan



As the CRA approaches its end-of-life in 2026 (fiscal year 2027 sunset date), it is vital that investment decisions maximize redevelopment potential. Inherent in this process is a strategic view that not only encompasses the next budget year but forecasts financial activity through sunset.

Accordingly, staff created a strategic plan that conservatively forecasts revenue activity (e.g., taxable property valuations, new construction, and associated tax increment) and expenditure activity through sunset (Financing and Implementation Plan – the “Finance Plan”). This Plan is a working document that will evolve, and change based on the direction of the Board, stakeholders, and city staff while also serving as a unifying vision of redevelopment priorities.

- The CRA Board adopted the Annual Budget and Finance Plan (exhibit to the budget) on September 18, 2023 (Fiscal Years “FY” 2024-2027).
- The Finance Plan forecasts investment totaling over \$120 million (excluding operations/debt service) within CRA boundaries thru sunset.





CRA FUNDED PROJECT:  
LAND CONTRIBUTION –  
APPRAISED AT

**\$1.93M**

LOAN

**\$295,000**

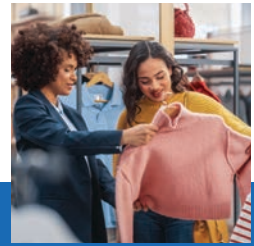
# Economic Development Program Updates

The Hallandale Beach Community Redevelopment Agency (HBCRA) focuses on enhancing the overall quality of life in Hallandale Beach to revitalize the economic integrity of the area.

We continue to work diligently to improve the HBCRA's overall business climate and market Hallandale Beach as an excellent location for shopping, dining and entertainment. Our goal is to position Hallandale Beach for sustainable, long-term economic vitality that enhances the quality of life of residents and strengthens the business environment. Highlights include:

- BE LOCAL
- DISTRICT 8
- FOOD & GROOVE
- FREEBEE
- KAO BAR & GRILL
- UBER + LYFT





The BE LOCAL initiative, crafted by the Hallandale Beach Community Redevelopment Agency (HBCRA), stands as a dynamic campaign strategically designed to champion and invigorate local businesses within the Hallandale Beach area.

Focused on fostering a sense of community pride and support, this comprehensive campaign encompasses a multifaceted approach, leveraging social media promotions, targeted advertisements across various mediums, media pitches, video highlights, email marketing, radio broadcasts, and print advertisements in newspapers and magazines.

Participation in this impactful campaign is extended to local businesses without any associated charges, ensuring inclusivity and broad representation. Engaging with BE LOCAL grants businesses exposure through a range of promotional avenues. Participating restaurants and retail establishments are not only featured in the diverse promotional channels but also receive tangible promotional materials, such as flyers, window decals, and other items, facilitating widespread visibility and community engagement.

The BE LOCAL campaign has seamlessly integrated with the Freebee pilot program, securing free advertising on their platform to local Hallandale Beach businesses. Additionally, it aligns with the upcoming launch of the Pole Banner Program, facilitating shared advertisement space in newspapers and print media. This strategic synergy enhances the campaign's reach and impact across multiple channels.

Hallandale residents are strongly encouraged to explore the list of local businesses, emphasizing the wealth of offerings available within their community. The BE LOCAL campaign serves as a rallying point, highlighting the abundance of opportunities right in the residents' backyards and promoting a thriving local economy.





# District 8

The Hallandale Beach Community Redevelopment Agency (HBCRA) has unveiled a revitalized identity for its Fashion, Art, and Design District (FADD), now proudly named District 8.



This transformation pays homage to Hallandale Beach's historical significance as the 8th municipality incorporated in Broward County. Committed to fostering redevelopment, HBCRA has secured funds to enhance the streetscape, envisioning District 8 as a vibrant corridor boasting restaurants, bars, microbreweries, cafes, galleries, and artist studios. The name reflects a rich historical narrative, emphasizing authenticity in urban culture, aligning with the vision for a dynamic and innovative destination. District 8 aims to be the heart of Hallandale Beach, offering infinite possibilities and becoming a hub for diverse cultural and artistic expressions. The tagline, "The Cultural Heart of Hallandale," reflects its commitment to celebrating diverse art forms, modern innovation, and community engagement via street festivals and themed events in the future. Additionally, District 8 aims to offer a walkable outdoor gallery adorned with murals and unique architecture, complemented by a convenient and free electric mini-cart transportation service, "FreeBee," connecting residents and visitors to the district's highlights from various pick-up points throughout the city.





The Hallandale Beach Community Redevelopment Agency (HBCRA) collaborated with the South Beach Wine & Food Festival (SOBEWFF), The Food Network, and Cooking Channel to successfully organize the 4th annual Food & Groove Festival.

Held from February 24-25, 2023, this event showcased the culinary talents of local restaurants, attracting 1200 patrons. The festival has become a sell-out success each year, contributing significantly to the economic development of the city. In alignment with its commitment to community support, HBCRA allocates funds to local organizations

through this initiative. The Food & Groove Festival stands as a prime example of successful private sector-driven economic development activities within Hallandale Beach.





All local businesses within the Hallandale Beach Community Redevelopment Agency (HBCRA) are set to receive complimentary advertising exposure on the Ride Freebee mobile app, coupled with the exclusive capability to present enticing deals and discounts to attract consumers.



This innovative initiative extends beyond digital outreach, as Freebee offers a unique physical drop-off service, bringing potential patrons directly to the businesses' doorsteps.

FreeBee was established in 2012 and operates a fleet of over 90 vehicles, serving over 20 communities throughout South Florida. Launched as a pilot program in August 2023, catering to residents within the HBCRA boundaries, Freebee is making substantial contributions to the economic development of Hallandale

Beach. Committed to environmentally sustainable practices, Freebee operates a fleet of electric vehicles, ensuring emission-free rides and aligning with the city's green initiatives. More than just a transportation service, Freebee plays a crucial role in community building, fostering growth, and unity by actively promoting and supporting local businesses within the HBCRA district.

Freebee's pilot program spans nine (9) months and features two Tesla vehicles, each operating for a total of forty (40) hours per week. The initial cost is \$15,300

per month, with scalability options to three (3) vehicles, operating for a total of 70 hours per week, at a cost rate of \$29,910 per month. FreeBee and the HBCRA will collaborate on an advertising revenue-sharing program, with a 50% revenue split. The HBCRA retains final decision-making authority regarding advertising clientele and content displayed on the vehicles. The FreeBee Program strategically navigates main areas within the HBCRA boundaries, including Atlantic Village, Gulfstream, and District 8, effectively boosting local traffic.





# KAO BAR & GRILL

KAO Bar & Grill, the pioneering and iconic establishment in Broward County, commenced operations on May 19, 2023, marking a transformative addition to the vibrant Hallandale Beach community.



Located in the innovative District 8, championing avant-garde concepts and businesses, KAO Bar & Grill stands as a symbol of successful redevelopment, representing a significant transformation in the district. With a total investment of approximately \$1,425,000, the project, encompassing a shipping container restaurant and lounge, rejuvenated a vacant parcel of land. Demonstrating a commitment to fostering uniqueness, diversity, and progress, the Hallandale Beach Community Redevelopment Agency (HBCRA) provided \$765,000 in incentive grants.



Situated in the flourishing District 8, KAO Bar & Grill spans 5,000 square feet, featuring a distinctive design curated by artist Falopapas. The restaurant prioritizes accessibility, offering indoor dining with panoramic windows, an outdoor patio, and a 14-seat full bar. Notably, an elevator ensures compliance with ADA standards, creating a welcoming environment for all. The land, initially vacant for fifteen years, had a remarkable journey – owned by the developers who sold it only to repurchase it at a premium. This decision underscores their trust in the HBCRA's vision and the enticing incentives that facilitated innovative concepts in District 8, highlighting the positive influence of HBCRA's incentives in revitalizing long-vacant areas and fostering a vibrant community.

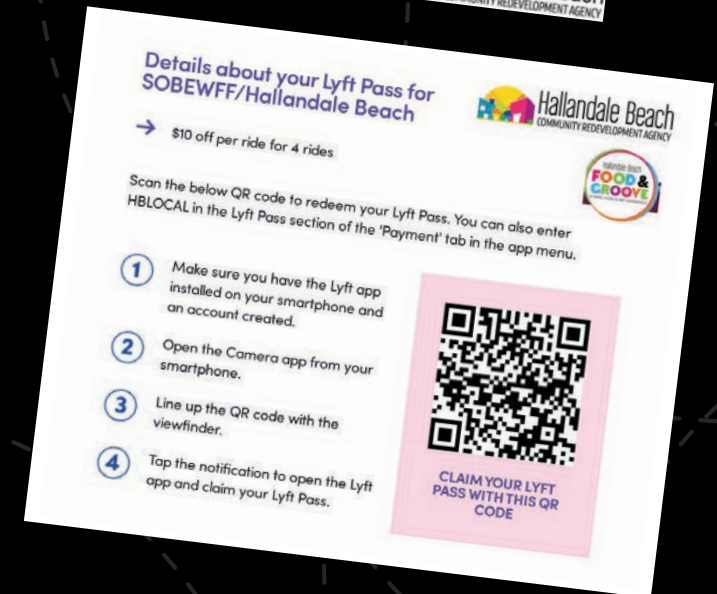




# Uber + Lyft

The City of Hallandale Beach Community Redevelopment Agency launched a comprehensive initiative in February 2023 in collaboration with Uber and Lyft to invigorate the local economy and encourage the reduction of traffic congestion throughout the City.

Through a subsidy program covering rides up to \$20, the initiative directly stimulates economic growth by encouraging increased patronage at local businesses, particularly restaurants. The **D8 Night on Us** program enhanced accessibility by reducing barriers for residents and visitors to reach local establishments and provided financial relief to individuals, making engagement in local commerce more appealing. The rideshare initiative also aimed to attract tourists to Hallandale Beach, specifically to the HBCRA's renamed fashion, art, and design district, District 8, contributing to the growth of the local tourism sector.





**AS2BACK**

*Color Me Mine*

**IMPULSE**

**GULFSTREAM PARK LOCATED  
IN THE HEART OF THE HBCRA.**

# Business Programs & Incentives

The Hallandale Beach Community Redevelopment Agency (HBCRA) is committed to helping businesses succeed and grow.

Our team works to bring a vibrant, innovative, locally competitive economy in the HBCRA Area by creating an environment that promotes the retention, expansion, and attraction of businesses and by incentivizing new commercial and mixed used developments in the area. The City of Hallandale Beach has been ranked as a Platinum Community by the Greater Fort Lauderdale Alliance. We continue to work diligently to improve the HBCRA's overall business climate and market Hallandale Beach as an excellent location for business, shopping, dining, and entertainment. Highlights include:

- ABA SHELI
- BARREL WINE & CHEESE
- DALUKI LLC / CARA PALIDA MICROBREWERY
- PUBLIC IMPROVEMENT PROJECTS / ABOVE GROUND INFRASTRUCTURE PROJECTS
- TREE GIVEAWAY WITH COMMUNITY GREENING





**COMMERCIAL FAÇADE  
IMPROVEMENT GRANT**

**\$397,184**



## ABA Sheli

📍 **LOCATION: 200-220 NE 1<sup>ST</sup> AVENUE**

On March 13, 2023, the HBCRA Board of Directors approved grantee ABA Sheli for \$397,184 through the Commercial Façade Improvement Program (CFIP) to improve the existing deteriorating conditions of the thirteen-bay structure, helping further the redevelopment efforts in District 8, formerly known as the Fashion Arts and Design District. Improvements will include removing outdated façade elements, installing new awnings, repainting, and adding a mural to the structure, furthering the HBCRA public art initiative. This project intends to emphasize improving the viability of healthy retail uses while increasing the “curb appeal” of the business corridors within District 8.





COMMERCIAL INTERIOR  
RENOVATION GRANT

**\$40,000**

TENANT RENT  
SUBSIDY GRANT

**\$15,402**

## Barrel Wine & Cheese

📍 **LOCATION: 200-220 NE 1<sup>ST</sup> AVENUE**

On June 26, 2023, the HBCRA Board of Directors approved grantee Barrel Wine & Cheese LLC for \$55,402 in Commercial Business Incentives to create a kosher wine bar/lounge in ArtSquare, a mix-use living facility incentivized by the HBCRA. Barrel Wine & Cheese will consist of multiple self-service wine dispensing machines with over 48 choices of wines, gourmet accoutrements, and a tapas-style menu. Food service will be dining-in with an intimate space, creating a relaxed lounge atmosphere. The creation of Barrel Wine and Cheese aims to provide an upscale experience with a moderately priced menu of fine wine and gourmet cuisine for lunch and dinner for residents and tourists in the area.



# Daluki LLC / Cara Palida Microbrewery

📍 **LOCATION: 205-209 NE 1<sup>ST</sup> AVENUE**

On October 17, 2022 (FY23), the HBCRA Board of Directors approved grantee Daluki LLC for \$338,000 in commercial incentives to assist in developing the City of Hallandale Beach's first microbrewery. The brewery will incorporate an assortment of up to 20 different brew selections, self-service brewery systems, a tapas-style menu, and a creative dining space with patio seating. This project will complement the area's previous public and private investments by creating an additional eatery and entertainment space within District 8. The property is located in the heart of District 8, surrounded by other eateries and bars, such as KAO Bar & Grill.



**COMMERCIAL INTERIOR  
RENOVATION GRANT**

**\$235,000**

**COMMERCIAL  
KITCHEN GRANT**

**\$103,000**





# Public Improvement Project

📍 **LOCATION: CRA WIDE**

During FY23, the HBCRA kicked off its highly anticipated public improvement projects, designed by Kimley-Horn, and managed by Burkhardt Construction Inc. In FY20, the HBCRA

**PUBLIC IMPROVEMENTS \$20M**

Board of Directors approved \$20,000,000 to finance public improvements throughout the Hallandale Beach CRA. These improvements were recommendations from planning consultant IBI Group and residents through community engagement meetings. Improvements include but are not limited to new

sidewalks, art trails, bikeways, landscaping, canoping planting, crosswalks, bioswales, streetscape projects, and lighting projects. Most recently, Burkhardt Construction began installing sidewalks and trees throughout the Northwest and Northeast quadrants of Hallandale Beach.



954.457.2228 | COHBORA.ORG



A photograph of a man and a young boy planting a tree together. The boy, on the left, is wearing a blue and white striped long-sleeved shirt and blue jeans. He is holding a small sapling with both hands, looking at it with a joyful expression. The man, on the right, is wearing a red and blue plaid shirt and is kneeling down, smiling warmly at the boy. The background is a natural, outdoor setting with trees and a clear sky.

**“We are creating a vibrant tree canopy”**

THE HBCRA IS REGREENING HALLANDALE BEACH WITH MORE TREES, A CRA INITIATIVE TO IMPROVE THE ENVIRONMENT.



# Tree Giveaway with Community Greening

📍 LOCATION: CRA WIDE

During FY23, the HBCRA partnered with Community Greening, a non-profit urban forestry to help increase the tree canopy throughout the City. As part of the tree planting initiative, the agency has hosted tree giveaway events, which allow residents to receive a fruit tree and a native tree at no cost. The collaboration between the HBCRA and Community Greening intends to engage the community while creating sustainable green spaces and a vibrant tree canopy to strengthen the environment, economy, society, and health equitably.

**FRUIT & NATIVE  
TREE GIVEAWAY  
\$295,133**



**HBCRA CONTRIBUTED  
STREET IMPROVEMENTS**

**\$3.3M**

**501**

ART SQUARE

**ART SQUARE, A MIXED USE PROJECT CONSISTING  
OF 268 MULTIFAMILY MID-RISE UNITS.**

# Residential Programs & Incentives

HBCRA Residential Programs foster community involvement and address quality-of-life issues, eliminating and preventing blighted conditions, and revitalizing the economic integrity of the community.

The HBCRA offers multiple residential programs to aide in eliminating slum and blighted conditions in the redevelopment area, thus improving the attractiveness and quality of life for our existing and future residents of the City. Program highlights include:

- FIRST TIME HOME BUYER PROGRAM
- NEIGHBORHOOD IMPROVEMENT PROGRAM
- PAINT PROGRAM
- PAINT THE TOWN PROGRAM
- RENT STABILIZATION PROGRAM
- SENIOR MINI-GRANT PROGRAM
- SENIOR RENTAL-UTILITY ASSISTANCE PROGRAM
- STORM SHUTTER/IMPACT WINDOW REBATE PROGRAM



5 RESIDENTS SERVED;  
ASSISTANCE TOTAL  
**\$456,300**

## First Time Homebuyer Program

This program provides a maximum amount of \$100,000 in down payment assistance for the purchase of a first home in the redevelopment area.

These funds are available to affordable housing buyers (whose income is between 50% and 120% of the Broward County median income guidelines) to be used for gap funding and closing costs. The program also provides an incentive of up to \$10,000 in down payment assistance for workforce housing buyers whose income is above 120%, but not more than 140% of the median income guidelines. An additional \$5,000 incentive is available for first responders, teachers, and nurses.



# Neighborhood Improvement Program

This program is intended to encourage neighborhood beautification and enhanced curb appeal in all areas of the HBCRA.

Our goal is to provide financial assistance for exterior residential facade improvements for the purpose of improving property conditions and value, and aiding in the elimination of slum and blight. Additional goals include fostering sustainable practices in all HBCRA funded improvements that increase energy efficiency. The program offers up to \$50,000 for home improvement for a single-family home or duplex and up to \$75,000 for multi-family dwellings (3 to 6 units).

12 RESIDENTS SERVED;  
ASSISTANCE TOTAL

**\$428,115**



**7 RESIDENTS SERVED;  
ASSISTANCE TOTAL  
\$19,521**

## Paint Program

The program is available to home/property owners who wish to utilize the services of a qualified paint company or contractor.



Homeowners or property owners can receive assistance of up to \$3,000 for single family dwellings with the HBCRA paying 90% of the cost and the applicant paying 10% of the cost and up to \$6,000 for multi-unit dwellings with the HBCRA paying 75% of the cost and the applicant paying 25% of the cost.





# Paint the Town Program



The Enhanced Paint Program Beautification Project officially known as “Paint the Town (PTT)” is the only initiative of its kind in the State of Florida.

Homes in need of painting are selected on various streets throughout the HBCRA, as well as where the agency has constructed and sold an infill or modular home to an affordable housing buyer. The objective is to increase the overall appearance of the community and motivate other homeowners to take pride in maintaining their homes. Since the inception of the program, in May 2019, the HBCRA has painted over 410 residential homes. The HBCRA has expensed nearly one million dollars (\$973,778 started phase 1 of the PTT on the block where the first modular home was installed in the City of Hallandale Beach and completed phase 13 at the end of fiscal year 2023) to beautify homes in the community.

**66 HOMES PAINTED;  
ASSISTANCE TOTAL  
\$214,455**



27 RESIDENTS SERVED;  
ASSISTANCE TOTAL

**\$94,224**



## Rent Stabilization Program

This program provides rental assistance for up to 12 months to residents in the HBCRA area who are unable to pay rent due to a recent rise in their monthly rental amounts of twenty percent (20%) or more.

Only one person per household can apply. Applicants applying for assistance to pay an increase in their existing rent may receive up to five hundred dollars (\$500) a month (for a total of \$6,000 a year).





# Senior Mini-Grant Program

This program assists seniors sixty (60) years and older with financial assistance for exterior residential facade improvements in the HBCRA for the purpose of improving property conditions and value and aiding in the elimination of slum and blight.

**18 RESIDENTS SERVED;  
ASSISTANCE TOTAL  
\$238,445**

The grant can also assist with interior repairs to mitigate life safety issues, including removal of asbestos, mold, home barriers to the disabled and/or elderly, or other life safety issues as determined by the Building or Code Compliance Official. The program offers a grant of up to \$15,000 for homeowners.





4 RESIDENTS SERVED;  
ASSISTANCE TOTAL

**\$8,642**

## Senior Rental-Utility Assistance Program

The program provides up to five hundred dollars (\$500) a month towards rental/utility expenses for eligible applicants for up to six (6) months.

The goal of the Senior Rental-Utility Program is to provide rental or utility assistance to help income-eligible (50% of area median income) senior households ages sixty (60) and over within the HBCRA boundaries, who spend more than thirty percent (30%) of their household income on housing costs.





# Storm Shutter/Impact Window Rebate Program

The program offers assistance up to \$10,000 for the installation of storm shutters or impact glass.

Under the Storm Shutter Rebate Program, the HBCRA offers assistance up to \$10,000 for the installation of storm shutters or impact glass for owner-occupied property, excluding trailer parks, in order to mitigate storm damage.

**128 RESIDENTS SERVED;  
ASSISTANCE TOTAL  
\$1,197,041**



**CRA FUNDED MURAL LOCATED AT  
221 W HALLANDALE BEACH BLVD.**



**PRIVATE PROPERTY  
NO PHOTOS**

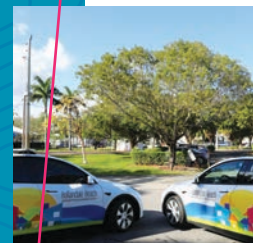
# Environmental Sustainability Initiatives

## SEMI-PERMEABLE PARKING LOT

Adding 42 parking spaces in Hallandale Beach's District 8, formally known as the Fashion Art and Design District (FADD), significantly benefits the community. The additional spaces will increase accessibility to local businesses and amenities while reducing traffic congestion and emissions. This expansion can boost the local economy by attracting more visitors and providing a safer environment for drivers and pedestrians. Incorporating pervious surfaces and bioswales into the parking lot design further enhances these benefits by managing stormwater runoff, improving aesthetics, and promoting environmental sustainability. The parking lot is also connected to an electric source, providing six (6) car charging stations for public use. These initiatives demonstrate the HBCRA's commitment to responsible urban development and offer a glimpse into a more sustainable future for the city.

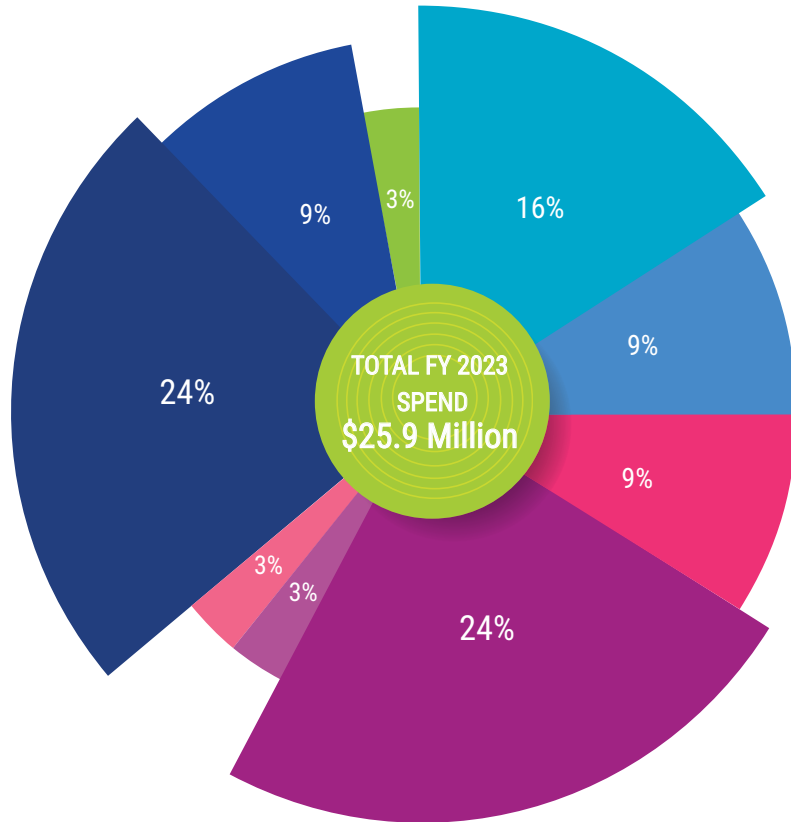
## HBCRA ELECTRIC FLEET VEHICLES

The HBCRA is driving electric now in an effort to stay sustainable. Join us in welcoming the City's and Hallandale Beach CRA's new electric fleet of vehicles. Join us in driving towards zero emissions.



# Finance Snapshot

Fiscal Year Ended September 30, 2023\*



- Redevelopment Agreements
- Interlocal Agreements
- Land Acquisition Affordable Housing
- Capital Projects
- Personnel
- Operations
- Debt Service
- Residential Redevelopment Programs
- Commercial Incentive Programs

**\$ 2,049,272 SPENT ON LOW AND MIDDLE INCOME HOUSING**

REVENUE	GENERAL FUND*	REDEVELOPMENT REVENUE BOND FUND*
Tax Increment		
City of Hallandale Beach	\$ 12,360,586	-
Broward County	\$ 8,289,654	-
Children's Services Council	\$ 680,739	-
South Broward Hospital District	\$ 200,000	-
Investment Income	\$ 1,468,784	\$ 922,864
Other Sources	\$ 294,643	-
<b>Total Revenue (unaudited)</b>	<b>\$ 23,294,406</b>	<b>\$ 922,864</b>

EXPENDITURES		
Personnel	\$ 709,722	-
Operations	\$ 813,846	-
Debt Service	\$ 6,313,526	-
Residential Redevelopment Programs	\$ 2,441,051	-
Commercial Incentive Programs	\$ 717,587	-
Redevelopment Agreements	\$ 4,008,189	-
Interlocal Agreements	\$ 2,246,332	-
Land Acquisition/Affordable Housing	\$ 2,340,520	-
Capital Projects/Reclass	\$ 5,249,364	\$ 1,052,933
<b>Total Expenditures (unaudited)</b>	<b>\$ 24,840,136</b>	<b>\$ 1,052,933</b>

Net Change in Fund Balance (unaudited)	\$ (1,545,730)	\$ (130,070)
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Fund Balance, Beginning of Fiscal Year	\$ 33,952,031	\$ 19,230,953
Fund Balance, Beginning of Fiscal Year	\$ 32,406,301	\$ 19,100,883

\*The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website at: <https://cohbcra.org/about/resources/>

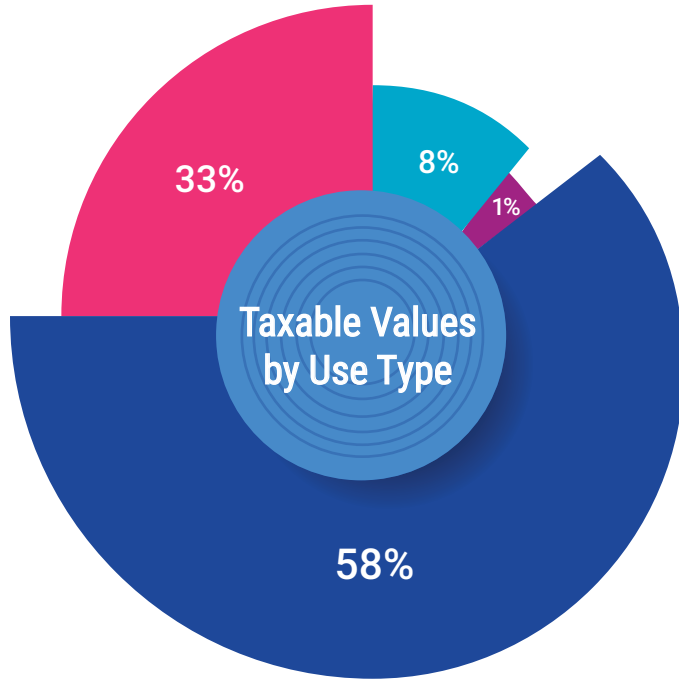
\*(Not Audited)



## TAX BASE STATISTICS

Taxable Value of the HBCRA in FY 1997:  
\$377,757,750 (year of creation)

Taxable Value of the HBCRA in FY 2023: \$1,955,516,270



- Residential Use
- Commercial Use
- Industrial Use
- Other Use

The HBCRA has experienced growth in its tax-base of 518% since creation in FY 1997, which equates to a 7% average annual growth rate.

\*(Not Audited)



# Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2023, has been prepared in accordance with F.S. §163.371 and 163.387(8).

## **F.S. §163.371**

This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

## **F.S. §163.387(8)**

The Financial Statements included herein are sourced from the HBCRA Annual Comprehensive Financial Report (Financial Report) for the fiscal year ending September 30, 2023. The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website at: <https://cohbcra.org/about/resources/>





**BALANCE SHEET***(DRAFT - Year Ended September 30, 2023)*

	General Fund	Redevelopment Revenue Bond Fund	Total Community Redevelopment Agency Funds
<b>Assets</b>			
Cash and cash equivalents	\$ 29,128,881		\$ 29,128,881
Restricted:			
Cash and cash equivalents	-	\$ 19,509,674	\$ 19,509,674
Loan receivables, net of allowances	\$ 689,184	-	\$ 689,184
Due from other funds	\$ 41,453	-	\$ 41,453
Due from City	\$ 50,000		\$ 50,000
Due from other governments	-		-
Tax deeds	\$ 329	-	\$ 329
Assets held for resale	\$ 3,183,749	-	\$ 3,183,749
Prepays	-		
<b>Total assets</b>	<b>\$ 33,093,596</b>	<b>\$ 19,509,674</b>	<b>\$ 52,603,270</b>
<b>Liabilities</b>			
Accounts payable and accrued liabilities	\$ 633,464	\$ 367,338	\$ 1,000,802
Deposits	-		
Due to other funds	-	\$ 41,453	\$ 41,453
Due to City	\$ 6,355	-	\$ 6,355
Unearned revenue	\$ 47,476	-	\$ 47,476
<b>Total liabilities</b>	<b>\$ 687,295</b>	<b>\$ 408,791</b>	<b>\$ 1,096,086</b>
<b>Fund Balances</b>			
Nonspendable:			
Assets held for resale	\$ 3,183,749		\$ 3,183,749
Long-term receivable	\$ 689,184		\$ 689,184
Restricted for:			
Community Redevelopment		\$ 19,100,883	\$ 19,100,883
Committed for:			
Community Redevelopment	\$ 28,533,368		\$ 28,533,368
<b>Total fund balances</b>	<b>\$ 32,406,301</b>	<b>\$ 19,100,883</b>	<b>\$ 51,507,184</b>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 33,093,596</b>	<b>\$ 19,509,674</b>	<b>\$ 52,603,270</b>

\*(Not Audited)



**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN BALANCE FUND**

*(DRAFT - Year Ended September 30, 2023)*

	General Fund	Redevelopment Revenue Bond Fund	Total Community Redevelopment Agency Fund
<b>Revenues</b>			
Tax increment financing - City	\$ 12,360,586	-	\$ 12,360,586
Tax increment financing - intergovernmental	\$ 9,170,393	-	\$ 9,170,393
Charges for services	\$ 17,026	-	\$ 17,026
Investment earnings	\$ 1,479,506	\$ 922,864	\$ 2,402,370
Intergovernmental - grants	-	-	-
Other revenues	\$ 266,895	-	\$ 266,895
<b>Total revenues</b>	<b>\$ 23,294,406</b>	<b>\$ 922,864</b>	<b>\$ 24,217,270</b>
<b>Expenditures</b>			
Current			
Public safety	\$ 1,661,823	-	\$ 1,661,823
Physical environment	-	-	-
Transportation	-	-	-
Economic environment	\$ 9,499,376	-	\$ 9,499,376
Debt service			
Principal	\$ 5,562,000	-	\$ 5,562,000
Interest	\$ 751,526	-	\$ 751,526
Capital outlay	\$ 7,365,411	\$ 1,052,933	\$ 8,418,344
<b>Total expenditures</b>	<b>\$ 24,840,136</b>	<b>\$ 1,052,933</b>	<b>\$ 25,893,069</b>
<b>Deficiency of revenues over expenditures</b>	<b>\$ (1,545,730)</b>	<b>\$ (130,069)</b>	<b>\$ (1,675,799)</b>
<b>Other financing sources (uses)</b>			
Proceeds from bond issuance	-	-	-
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net change in fund balance</b>	<b>\$ (1,545,730)</b>	<b>\$ (130,069)</b>	<b>\$ (1,675,799)</b>
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 33,952,031</b>	<b>\$ 19,230,952</b>	<b>\$ 53,182,983</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 32,406,301</b>	<b>\$ 19,100,883</b>	<b>\$ 51,507,184</b>

*\*(Not Audited)*





**FIRST SHIPPING CONTAINER RESTAURANT OF BROWARD COUNTY –  
KAO BAR & GRILL, LOCATED AT 11 NE 1<sup>ST</sup> STREET.**



400 South Federal Highway,  
Hallandale Beach, FL 33009  
954.457.2228 | [www.cohbcra.org](http://www.cohbcra.org)