

## **V. SECTION FIVE – THE REDEVELOPMENT PROGRAM**

### **A. Community Redevelopment Agency Projects and Programs**

The projects and programs of the Community Redevelopment Agency in the East Community Redevelopment Area are designed to solve underlying problems that have a blighting influence on the redevelopment area, satisfy basic needs of the populace or take advantage of opportunities for economic, social or aesthetic improvement. Overall redevelopment strategies of both the CRA and the City are embodied within these projects and programs undertaken by the CRA.

The following sections provide a description of current and proposed projects and programs for which funding is provided or may be provided for the East CRA Area. For organizational purposes, these projects and programs have been divided into three groups: Group "1": Planning; Group "2": Redevelopment; and Group "3": Community Improvements. This organizational structure is not, however, meant to be mutually exclusive, since many projects contain components that fit into more than one category.

#### **1. Group "1": Planning**

##### **# 1.1: "Community Redevelopment Area Planning"**

###### **Background**

The City of Pompano Beach and the CRA together with many other organizations, businesses and individuals have completed a series of charrettes and studies for areas in the redevelopment area. In 2001 the City conducted, as part of the preparation of writing the area's first CRA Redevelopment Plan, a week-long charrette which was attended by hundreds of residents. In 2008 and 2009 the City conducted another study of the beach area with a great deal of public input, including meaningful participation by the East CRA Advisory Committee, an advisory committee to the CRA Board. A beach master plan resulted which is illustrated in figure 5.1. In 2009 the City and CRA commenced planning the renovation of the Harbor Village public parking lot and the CRA plans to expend funds to redevelop the parking facility, figure 5.2. In 2009 other new planning projects commenced including the development of the City's pier property, which lies between A1A and Pompano Beach Boulevard. Other plans will follow including the Intracoastal Waterway pedestrian walkway and the revitalization of the deteriorated financial district. Other areas are ripe for redevelopment and therefore more planning will be initiated in order to facilitate the redevelopment.

The general planning program discussed below intends to provide the framework for future studies and evaluations of specific issues in the East CRA Area.



*Figure 5.1 – East CRA Beach Master Plan*

### **Project Objectives**

- Update the CRA Redevelopment Plan as necessary to incorporate new information and changed conditions.
- Update any Sub-Area or neighborhood plans as necessary to incorporate new information or changed conditions.
- Continue the planning process to improve long range strategies.
- Support the City's planning and housing efforts.
- Provide a basis for new ideas and research for grants.
- Identify new issues, which may arise which meet the objectives of the East CRA Area.
- Promote the arts and culture of Pompano Beach and especially the East CRA Area.
- Encourage market rate housing in the district.
- Study the opportunities for the creation of public open spaces.
- Study infrastructure needs.
- Encourage the construction of parking, both public and private, to meet the current and future demand.
- Promote historic preservation.
- Increase employment and business opportunities in the area.
- Improve street appearance by beautification.
- Improve building conditions and appearance.
- Improve street conditions and pedestrian activity through traffic calming.
- Provide continued support for the mass transit principals.
- Promote Tourism, including establishing a Visitor Information Center.
- Promote the Scenic A-1-A Corridor.

## **Project Description**

- Study the parking needs, issues, and requirements in each sub-area, including retaining parking consultants.
- Study the feasibility of creating parking assessment districts to improve the parking in a specific area.
- Evaluate automobile and pedestrian traffic patterns and make recommendations for improving roadways and pedestrian walkways.
- Evaluate and implement the way-finding needs of the East CRA Area.
- Study building codes, zoning regulations and land development regulations in order to improve the redevelopment process and implementation, particularly housing, commercial and office.
- Create design guidelines in sub-areas or neighborhoods in order to encourage quality development.
- Identify important structures and properties for acquisition and redevelopment.
- Study the feasibility of establishing assessment districts or business improvement districts within the East CRA Area in order to accelerate improvements.
- Study funding sources for housing, commercial, public infrastructure and office development.
- Study the opportunity and possible need to expand the East CRA District.
- Evaluate foreclosed, tax delinquent and underutilized properties for reuse and redevelopment.
- Create a series of master plans for subareas including the Pier, the City's parking lots on Riverside Drive, large shopping centers, the Publix market block, commercial financial district, City and Chamber of Commerce Block, US 1 commercial area and other opportunity areas.
- Identify infrastructure requirements which will be needed to accommodate the ultimate level of development intensity.
- Increase housing opportunities for market rate housing in the commercial areas.
- Revise the current zoning regulations and Comprehensive Plan to accommodate new development.
- Encourage restaurant development on East Atlantic Boulevard, A1A, along the Intracoastal, at the Pier and at other areas deemed appropriate.
- Study and plan all issues that relate to meeting the objectives of the East CRA Area.
- Study "green" infrastructure for existing and future public and private structures and facilities.
- Encourage hotel development east of the Intracoastal Waterway.
- Encourage tourism services in the beach area, i.e. diving, fishing charters, beach concessions, etc.



*Figure 5.2 – Harbor Village improvements*

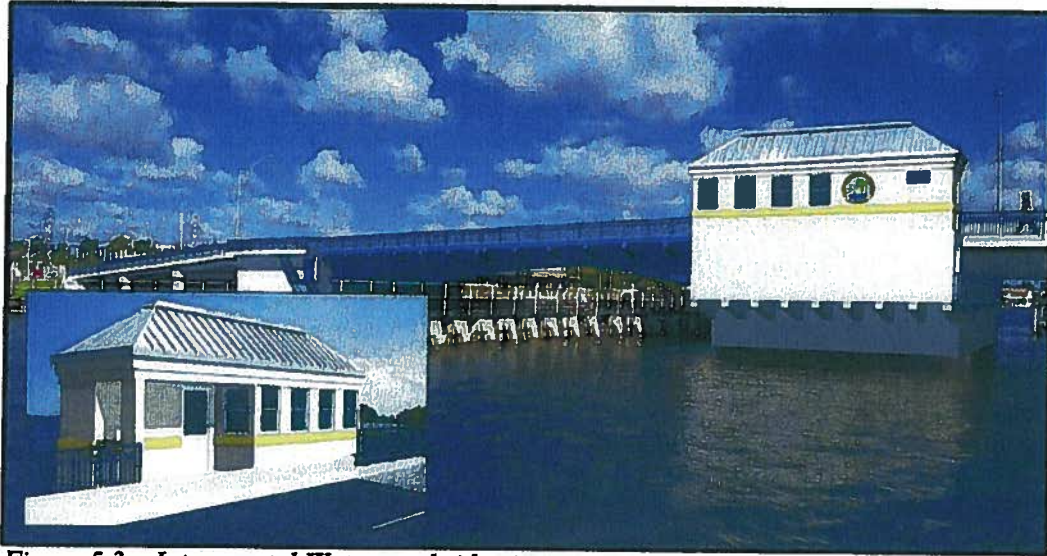
## **2. Group "2": Redevelopment**

### **# 2.1: “East Atlantic Boulevard and Downtown Improvement Program”**

#### **Background**

East Atlantic Boulevard, stretching from SE/NE 18<sup>th</sup> Avenue (the western boundary of the East CRA) to the Atlantic Ocean (the eastern boundary of the East CRA), is the most important commercial roadway in the CRA. It has historically been an economically vibrant commercial area, lined with banks, restaurants, offices and other retailing serving the nearby residents. However, the advent of suburban shopping malls doomed the commercial viability beginning in the 1960's. Recently with the downturn in the market and the collapse of financial institutions, the commercial roadway is suffering.

The City and CRA plan several important public improvements on the Avenue including the beautification of the roadway from approximately US 1 to A1A, a project managed by the Florida Department of Transportation (“FDOT”). The project should be completed in 2011. The vision of the newly constructed roadway is for narrower and fewer automobile lanes, wider sidewalks, underground utilities and landscaping. This project is very important to improve the image of the commercial community. In 2009 FDOT is refurbished the Intracoastal Waterway bridge; the project was completed in 2010, figure 5.3. The CRA wishes to enhance the character of the bridge by adding decorative lighting. Additional planned projects include the rebuilding of a public parking lot at the Harbor Village shopping center (figure 5.2), scheduled to commence in 2011, and the rebuilding of the eastern-most block of Atlantic Boulevard into a pedestrian friendly and sidewalk café oriented roadway. And finally a beach plaza will be constructed past the eastern-most block (terminus), which will include beach parking and a plaza, figure 5.4.



*Figure 5.3 – Intracoastal Waterway bridge improvements*

The public works projects schedule for the Boulevard will transform the area's downtown commercial corridor. It is envisioned that it will stimulate a mix of new uses including retail, office and residential.



*Figure 5.4 – Proposed Atlantic Blvd. (terminus) improvements*

## **Project Objectives**

- Provide economic stimulation and increase investment on the Boulevard.
- Eliminate blighted conditions along the Boulevard.
- Create jobs for area residents.
- Acquire land over a long term in order to aggregate sufficiently large enough sites to encourage redevelopment.
- Development of programs, events, and projects, which attract new consumers to the Boulevard.
- Improve visual appearance of existing structures.
- Improve pedestrian areas.
- Improve parking for consumers and tenants.
- Improve perceptions of nighttime safety for visitors.
- Support a merchant's association together with the Chamber of Commerce.
- Enhance the pedestrian nature of streets leading into the Boulevard.
- Assist in promoting the Boulevard as a neighborhood-friendly shopping destination.
- Recruit businesses to relocate to the area.

## **Project Description**

- Continue the street beautification of the Boulevard from the west to the east. Design the thoroughfare to be more pedestrian friendly and to encourage outdoor cafes. Provide crosswalks, which are important to provide a sense of place for pedestrians crossing Atlantic Boulevard.
- Provide grants and loans for building façade improvements.
- Establish an art in public places program
- Develop a program with a merchant's association.
- Work with the sheriff's department for added security.
- Establish uniform sign and design guidelines for the Boulevard.
- Establish a street banner program.
- Research and implement a business improvement district for the Boulevard if feasible.
- Support cultural events to attract consumers to the Boulevard.
- Provide grants and loans to property owners to correct code deficiencies.
- Provide financial assistance for infill development including parking lots and structured parking, for public and private spaces, demolition, interior improvements, environmental clean-up, architectural design, and other incentives outlined in other programs of the Plan.
- Provide architectural, engineering and planning assistance for infill development as well as for rehabilitating existing structures.
- Provide incentives to small businesses for relocation or creation of a new business located on the Boulevard.
- Redevelopment projects may be joint public/private ventures between the CRA and private developers.

- A major component of the program shall be site acquisition, assembly and resale for redevelopment. The CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas. The parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. Private users located in the surrounding areas may make arrangements to pay the CRA or other public or private entities a fee to lease or purchase enough parking spaces to meet city parking requirements for their use.
- Joint venture with the City on the improvement of city owned parking lots and for use as redevelopment sites.
- CRA may borrow funds from public or private sources to finance parking facilities.

## # 2.2: “Commercial Corridors Improvement Program”

### Background

The East CRA Area contains several important commercial corridors including East Atlantic Boulevard (discussed in a specific program above), US 1 Highway, A1A (North Ocean Boulevard), several smaller side streets with very limited commercial activity that connect to the major streets. This program is designed to build upon previous redevelopment efforts and set the stage for future initiatives to improve the commercial corridors for business, retail and office.



Figure 5.5 – Proposed Pompano Beach Blvd. realignment, 2010

## **Project Objectives**

- Provide economic stimulation and increase investment in the downtown core.
- Increase nighttime activity.
- Improve visual appearance of existing structures.
- Improve pedestrian areas in front of commercial land and buildings.
- Strengthen the relationship between parking areas and destinations for downtown workers and visitors.
- Improve perceptions of nighttime safety for downtown visitors.
- Attract tourists to the East CRA Area.
- Improve and promote the Scenic A-1-A Corridor.

## **Project Description**

- Establish sign programs, including regulations, and design guidelines.
- Continue the improvement of streets, alleys, and other right-of-way improvements.
- Establish a valet parking system, particularly for restaurants and special events.
- Establish a sidewalk vendors program.
- Provide grants and loans for façade improvements and interior improvements to properties.
- Establish a program for “art in public places.”
- Provide grants and loans to property owners to correct code deficiencies in existing structures.
- Provide financial assistance for infill development including parking lots and structured parking, for public and private spaces, demolition, interior improvements, environmental clean-up, architectural design and other incentives outlined in other programs of the Plan.
- Provide incentives for redevelopment for major shopping centers and tenants such as Harbor Village shopping center, Atlantic Square shopping center, Publix, Pier site and others.
- Establish a street banner program.
- Provide architectural and planning assistance to private and public projects.
- Establish a newspaper rack plan including design, location and maintenance, for approval by the Commission.
- Provide funds for events and marketing.
- Assist the merchants and property owners in establishing a merchant’s association.
- Joint venture with the City on the improvement of city owned parking lots and for use as redevelopment sites.
- Redevelopment projects may be joint public/private ventures between the CRA and private developers. A major component of the program shall be site acquisition, assembly and resale for redevelopment. The CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas. The parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. Private users located in the surrounding areas may make arrangements to pay the



CRA or other public or private entity a fee to lease or purchase enough parking spaces to meet City parking requirements for their use.

- Partner with the City on a “sidewalk stroll” along the Scenic A-1-A Corridor.
- Establish trolley service and water taxi service pursuant to the Scenic A-1-A Plan of the Broward Metropolitan Planning Organization.

### **# 2.3: “Main Street Pompano Beach”**

#### **Background**

The Main Street program in Pompano Beach does not exist today. However, in the future the program may be a useful tool to organize the businesses in the East CRA Area to execute the principals of Main Street. These strategies include creating design standards for the new downtown, creating a viable organization to carry forward its programs, promote the downtown through advertising and promotion and be a major catalyst along with the City, CRA, Chamber of Commerce, Economic Development Council and other organizations in restructuring the economics of the core. In other cities Main Street has been a very effective organization. Normally Main Street organizations are strongly devoted to historic preservation as a tool for economic revitalization and the CRA has an opportunity to utilize the principals of Main Street to organize and promote the East CRA Area.

A Main Street organization would operate under a 501(c)(3), non-profit corporation. The CRA’s approach to downtown revitalization will be one of supporting, assisting and funding programs of the organization.

#### **Project Objectives**

- Physical and economic revitalization of the older and new downtown areas.
- Create a strong downtown center that will influence revitalization efforts in the adjoining neighborhoods.
- Improve the exterior appearance of buildings.
- Enhance the pedestrian nature of downtown streets.
- Enhance security and clean up.
- Assist in promoting downtown as a destination.
- Recruit businesses to relocate in the downtown.
- Market the unique qualities of Pompano Beach.
- Provide connectivity between the East and NW CRA districts.

#### **Project Description**

- Support the creation and administration of a Main Street program.
- Provide grants and loans for the marketing of the new downtown including events, advertising and other media.
- Support business recruitment for the downtown.
- Provide grants and loans for downtown cultural organizations and murals and art works.

- Provide matching grants and loans for redevelopment. Provide façade improvement loans and grants.
- Provide incentives for businesses and property owners.
- Provide grants for security and clean up.

#### **# 2.4: “Mixed-Use Commercial and Residential Infill Redevelopment”**

##### **Background**

The City and CRA, as part of their long range strategy for redevelopment, wish to encourage private development on infill sites in all of the sub-areas of the East CRA Redevelopment Area. The CRA and City plan to expend great resources in improving the infrastructure and the appearance of many parts of the East CRA Area. A great deal of groundwork has been established and the private sector appears to be ready to invest their capital in response to the public investment. Infill sites can be as small as a single lot for a small commercial building or as large as a distressed shopping center on Atlantic Boulevard.

##### **Project Objectives**

- Provide economic stimulation and private investment in the sub-areas of the East CRA.
- Encourage mixed-use development.
- Assemble sites sufficiently large for small, medium and large-scale projects.
- Improve marketability and demand of the retail and office uses in East CRA Area.
- Provide additional neighborhood shopping opportunities and services for area residents.
- Increase nighttime activity in the commercial areas.
- Provide housing opportunities, both workforce and market-rate.
- Eliminate blighting influences.
- Create jobs in the East CRA Area.

##### **Project Description**

- Development of mixed-use redevelopment projects, housing projects and commercial revitalization projects.
- The CRA may offer incentives to attract major tenant(s) including but not limited to financial assistance for parking, architectural design, off-site infrastructure, new construction, rehabilitation construction, land subsidy and others. Refer to other incentive programs in the Plan.
- The CRA may offer incentives to encourage mixed-use projects including but not limited to financial assistance for parking, architectural design, off-site infrastructure and payment of utility connection fees, impact fees, land subsidy, and other public and private development costs. Refer to other incentive programs in the Plan for a more detailed description.

- The CRA and City will study building, zoning and other land development regulations for infill buildings and make recommendations to the City Commission for changes to the respective codes in order to encourage infill development.
- The CRA will acquire infill sites for the purpose of reselling to the private sector. The sites may require multiple acquisitions, demolition of structures, environmental clean-up, site planning analysis, market research and other investigation by the CRA in order to enhance the sale of sites.
- Acquire blighted buildings for resale to commercial and retail users.
- Acquire property for public or private parking and construct or reconstruct public and private lots.
- Review parking and other zoning and use standards in the land development regulations and suggest changes to encourage infill redevelopment.

## **# 2.5: “Neighborhood Improvement Program”**

### **Background**

When the East CRA was established in 2001, the neighborhoods of the East appeared tired and out of date. The residential neighborhoods are important for several reasons. The neighborhoods including the high-rise condominiums, which can be considered a neighborhood, represent the first band of urban housing outside of the commercial and they should be preserved, revitalized and enhanced. For this reason the East CRA’s programs will aid in the revitalization process.

### **Project Objectives**

- Elimination of blighting influences.
- Physical and economic revitalization of the neighborhoods.
- Increase resident participation in the revitalization process.
- Maintain the historic character of the neighborhood.
- Encourage a mix of income groups in the residential areas.
- Provide sites for historic houses displaced by redevelopment.
- Improve the appearance of the area.
- Improve safety for residents and their guests.
- Improve visual appearance of existing structures.
- Improve the livability of the neighborhoods.
- Promote home ownership.
- Promote mixed-use development with residential.

### **Project Description**

- Acquire blighted property for redevelopment.
- Partner with the City on neighborhood code enforcement.
- Establish maintenance and clean-up programs to eliminate trash, unsightly structures, and other blighting influences.

- Establish added security for the neighborhoods with the sheriff's department and neighborhood associations.
- Provide grants and loans for correcting code issues in single family and multi-family residences.
- Acquire multi-family structures, such as duplexes, for conversion to uses compatible in a commercial district.
- Provide home improvement grants for correcting code deficiencies and energy efficiency.
- Promote redevelopment around McNab Park. The 2001 CRA Plan suggested townhouses surrounding the park.
- Provide architectural assistance for new construction and rehabilitation of existing structures.
- Provide funds for the upgrading and/or replacement of all infrastructure including water distribution, sanitary sewer collection, storm water collection, road building and resurfacing, sidewalk, street lighting, landscaping and other infrastructure.

## **# 2.6: "Housing"**

### **Background**

The City and the CRA have a goal of improving the East CRA Redevelopment Area and creating a balance between commercial and residential uses. The East CRA Area has many positive attributes including a stock of housing in the eastern section (beach area) that contains older condominiums and aging single family north and south of Atlantic Boulevard. In 2008-2009 a large luxury high rise residential structure, The Oceanside Plaza, was completed. The 186 unit mixed-use building will eventually generate significant tax increment for the CRA once the market settles down and buyers return to the market.

The overall objective is to invigorate the neighborhood with refurbished housing stock and with new urban housing.

### **Project Objectives**

- Provide decent housing for moderate-income level residents.
- Market rate housing may be the most viable from a marketing point of view.
- Stabilize and preserve the neighborhoods through redevelopment and the elimination of slum and blight.
- Encourage fee simple home ownership; however, rental may serve the purpose of attracting tourists for shorter stays.
- Reduce the number of blighted structures in the neighborhood.
- Provide housing, either rental or for-sale for senior residents.
- Provide workforce housing, either rental or for-sale for the residents.
- Work directly with the City's Office of Urban Housing Improvement on individual single family homes, subdivisions, workforce and senior housing.

## **Project Description**

- The target area for establishing workforce housing must consider all of the East CRA Area.
- The details of the program may be set forth in program guidelines adopted by the CRA. Components of the program may include, but are not limited to the following:
  - Home Buyer Assistance (subsidies secured by CRA soft junior mortgages).
  - Credit Enhancement for Builders through loan guarantees for a portion of construction loans for speculative homes.
  - Permanent Loan Assistance with interest subsidies or direct low interest loans
  - Homebuyer's marketing program.
  - Referral of prospective homebuyers to other agencies, which provide education on home ownership and credit repair.
  - Architectural and engineering design assistance to builders, homebuyers, and non-profits at minimal cost.
  - East CRA acquisition of land and vacant residential lots and residences for resale and development or redevelopment.
- Apply for grants and other aid to enhance the program including economic development, credit repair, beautification projects and administration.
- Support and aid local homeowner's associations with management and problem solving.
- Provide grants to homebuyers converting multi-family structures to single-family home ownership.
- Provide additional incentives to historic structures.
- Provide grants to homebuyers and builders for payment of utility connection fees and county impact fees and other governmental fees.
- The CRA may also provide the above services as part of a joint program between other public and private sector participants.
- To supplement the program, the CRA may assist the County Sheriff's Department to improve security in the area through the purchase and rehabilitation or construction of one or more housing units within the target area for use as police substations. When these substations become unnecessary, they will be recycled as affordable housing.
- The CRA may also provide, on a temporary basis, vacant lots leased to the City or to neighborhood associations for use as community gardens, open space, or neighborhood parks.

### **# 2.7: "Cultural District"**

#### **Background**

The East CRA and the City have determined that its downtown, which is sometimes considered as the financial district, and the community as a whole should be a cultural and arts magnet for its residents and surrounding residents in the County. The creation of an arts' district is less a geographical determination but rather a business and marketing plan. The Cultural District would include all the performing and visual arts and culinary arts, which

include dance, singing, theatre, music, painting, sculpture, graphic design, cooking, pottery and many other mediums.

The program described below includes assisting the cultural arts with marketing, subsidies, and education and training.

### **Project Objectives**

- Provide economic stimulation and investment in the downtown and commercial corridors, including Atlantic Blvd., Federal Highway and A-1-A.
- Improve marketability and demand of the retail core.
- Increase nighttime activity in the downtown.
- Provide more parking in the downtown area.
- Create jobs in the downtown area.
- Establish an artists' cooperative and major program for art in public spaces.
- Attract new arts organizations.
- Attract new consumers to the downtown.
- Provide housing for artists.
- Work with Broward County with establishing arts locations in the East CRA.

### **Project Description**

- Development of arts related retail and educational facilities in the downtown, including but not limited to galleries, schools, performance halls, and other.
- Market Pompano Beach's downtown as an arts and educational district.
- Expend funds for events and advertising.
- Expand a revolving and permanent "art in public places" program.
- The CRA may offer incentives to attract major tenant(s), artists, and developers including but not limited to financial assistance for training, leasing, parking, architectural and engineering design, off-site infrastructure, payment of utility and impact fees, and other development costs. Refer to other incentive programs in the Plan.
- Other aspects of the program may include housing for artists and performers. The artists would receive a below market rental rate in housing owned by the CRA or private sector owners.
- A future phase of these programs may include but not be limited to the solicitation of RFP's from private developers, non-profit organizations, selection of project developers, design projects, project economic feasibility studies, advertisement for disposition of property to be acquired by the CRA for the implementation and construction of an arts' project.
- Other phases would include but not be limited to the implementation of project development, including the acquisition and disposition of property required for the project participation and the construction of the project and other matters.
- Provide grants and loans for downtown murals and art works.
- Provide funds for educational facilities.

## # 2.8: "Tourism District"

### Background

The East CRA and the City have determined that the downtown and beachfront should be a tourist district. It is less a geographical determination but more a business and marketing plan. The District would include promoting the assets of the beachfront and the Intracoastal Waterway as well as the boating industry. Recently in 2009 the City commissioned a study that suggested that tourism could be a large economic generator for the city.



*Figure 5.6 – Proposed East CRA beach access improvements*

### Project Objectives

- Provide economic stimulation and investment in the downtown and commercial corridors.
- Advertise to the greater Florida region the assets of the waterfronts of Pompano Beach.
- Improve marketability and demand of the retail core.
- Increase nighttime activity in the downtown area.
- Provide more parking in the downtown area.
- Create jobs in the downtown area.
- Improve infrastructure for the benefit of tourism.
- Attract environmental organizations.
- Attract new consumers to the downtown.
- Work with Broward County with establishing tourism locations in the East CRA.

## **Project Description**

- Development of tourism related facilities in the downtown and waterfronts, including but not limited to, a tourist information center, tourism marketing literature and boutique hotels.
- Market Pompano Beach's waterfronts as a tourism district.
- Expend funds for events and advertising.
- Expend funds for the restoration and maintenance of the waterfronts including the dunes, seawalls, vegetation, walkways, boardwalks, parking and other infrastructure.
- Expand a revolving and permanent exhibition of environmental assets of Pompano Beach.
- The CRA may offer incentives to attract major tenants and developers including but not limited to financial assistance for training, leasing, parking, architectural and engineering design, off-site infrastructure, payment of utility and impact fees, and other development costs. Refer to other incentive programs in the Plan.
- Promote tourism by supporting hotel development. Assist hotel developers with incentives to construct hotel units, including time share.
- A future phase of these programs may include but not be limited to the solicitation of RFP's from private developers, non-profit organizations, selection of project developers, design projects, project economic feasibility studies, advertisement for disposition of property to be acquired by the CRA for the implementation and construction of commercial and residential uses.
- Other phases would include but not be limited to the implementation of project development, including the acquisition and disposition of property required for the project participation and the construction of the project and other matters.
- Provide grants and loans for tourism related activities.
- Promote Cultural, Sports and Ecotourism along the Scenic A-1-A Corridor and throughout the CRA.

### **3. Group "3": Community Improvement Programs**

#### **# 3.1: "Business and Development Lending"**

##### **Background**

The CRA and the City have laid the groundwork through its public investment to attract private investment in the Redevelopment Area. A microenterprise loan program was initiated in 2005 by the City's Office of Housing and Urban Improvement utilizing Community Development Block Grants. In 2008 the CRA stepped in and funded the program, and loans to small entrepreneurs commenced. Currently, the program only serves the Northwest CRA Area. This Program is intended to introduce small business lending to the East CRA. The CRA believes that access to capital and technical expertise will be important for future entrepreneurs. Therefore, this program has been created to assist businesses, even those that have little experience but wish to open a new business. Some of the future tenants of Pompano Beach will be those who reside in the community and have a stake in seeing it improve.



The intent of one part of this program is to develop a pool of money from both the East CRA and one or more local banks, which could be used to provide loans to Community Redevelopment Area businesses for expansion and/or the establishment of a new business. As an incentive and inducement, the CRA may assist borrowers by buying down the interest rate that banks charge and effectively enable the lenders to make low interest loans.

In addition the CRA wishes to accelerate redevelopment by assisting businesses and real estate developers by providing credit enhancement to commercial borrowing. The CRA will provide loan guarantees, debt service guarantees and even direct lending (either senior debt or junior debt) and equity joint ventures consistent with Florida Law.

### **Project Objectives**

- To enhance the physical appearance of the East CRA District.
- To eliminate and prevent the spread of slum and blighted conditions.
- Create incentive for spin-off investment within the area.
- Increase investment within current East CRA projects.
- Stimulate new business activity.
- Educate the new entrepreneurs of the future.
- Attract new retail and office users to the area.
- Create jobs, particularly those residing in the redevelopment area and in the city.

### **Project Description**

- Provide funds for a loan pool for businesses to make permanently fixed interior and exterior improvements, equipment purchases, governmental fees, and other business uses as approved by the CRA; and, to landlords/building owners to make permanently fixed interior and exterior improvements in preparation for lease to business tenants or to make additions to their structures as part of a business expansion.
- The CRA will maintain policy guidelines regarding loan limits, subsidy levels, project eligibility and list of qualified improvements.
- Loans may contain a provision that the CRA will pay for part or all of interest charges by the banks or the CRA.
- Work with non-profit organizations to secure grants for the loan pool.
- Grants to entrepreneurs for business development courses at an approved educational institution.
- The CRA may provide its own funds for a loan program, both micro enterprise and business loans and real estate development loans.
- The CRA may collaborate with banks and other loan funds to create a pool of loan funds.
- The CRA may set aside funds for a loan guarantee program in which banks provide loans and the CRA provides a guarantee for the loans.
- The CRA may provide credit enhancement to business loans and real estate loans by providing debt service guarantees, permanent mortgage "take-outs", and full loan guarantees consistent with Florida Law.

- The CRA may provide equity to real estate developments and enter into participation and joint venture agreements, either as general partners or limited partners consistent with Florida Law.

### **# 3.2: “Site and Building Development Assistance Program”**

#### **Background**

In order to assist private sector redevelopment efforts, the CRA may provide assistance for site development on a case-by case basis for private development and redevelopment projects, including site design and engineering.

#### **Project Objectives**

- Encourage private redevelopment initiatives by providing assistance to overcome technical, administrative and economic obstacles to the site development of selected projects within the Community Redevelopment Area.
- Increase investment within current East CRA projects.
- Provide economic stimulation and increase investment in the Area.

#### **Project Description**

- Use of CRA funds for individual projects shall be solely at the discretion of the CRA, and the Board may set from time to time a series of policies and guidelines for the program.
- Use of loans, grants and direct contracting of work by the CRA for site development purposes.
- The site development grants may be paid to the property owner in annual installments, equal to a percentage of the Tax Increment Revenue received by the CRA due to the increased assessment on the property. The CRA Board will maintain Policy guidelines regarding grant limits, annual payment amounts (based on percentage of TIF revenue), and the period over which a grant is to be paid.
- In order to assist larger redevelopment projects, the East CRA may also provide the following:
  - Grants to developers paid in annual installments, equal to a percentage of the Tax Increment Revenue received by the East CRA due to the increased assessment on the property.
  - Credit enhancement to developers wherein the CRA pledges its increment revenue to the developer's lender for payment of a portion of the loan. The enhancement may be a percentage of the loan amount or may be a pledge to provide adequate debt service coverage.
  - In order to qualify for either the grant or the credit enhancement, a redevelopment project must reinforce the overall CRA redevelopment effort. This may occur by creating jobs, increasing surrounding property values, providing a cultural amenity or by any other means approved by the CRA Board.

- The CRA Board will maintain Policy guidelines regarding grant limits, annual payment amounts (based on percentage of TIF revenue), and the period over which a grant is to be paid.
- The CRA Board will maintain Policy guidelines regarding credit enhancement including the amount, time limitations and other issues.
- Grant and Loan program for the improvement of commercial structures, particularly but not limited to East Atlantic Boulevard, US 1, A1A, Pompano Beach Boulevard and other commercial streets.
- Grant and Loan program for signage on commercial buildings.
- Provide architectural design fees to projects.
- Provide a grant or perform directly for structural analysis, fire code deficiencies, drainage, parking, handicap accessibility issues, and other building code issues and/or repair of items found in the analysis of existing buildings selected by the CRA.
- Provide parking and traffic analysis of selected projects and provide subsidies including financial assistance for construction and maintenance. Part of the criteria for selecting a project for assistance is the ability to jointly share the use of parking by the public on off-peak times.
- Provide grants and loans for utility relocation if the relocation is deemed critical to the economic feasibility of the project and if the relocation results in an enhanced site design.
- Provide grants and loans to businesses to attract them to the East CRA Area and to move existing business because of expansion or because the move results in attracting additional businesses to the East CRA Area.
- Provide water and sewer impact and connection fee assistance for selected projects.
- Provide environmental clean-up assistance for selected projects.
- Provide a job creation incentive program for retail and office businesses based upon the economic impact of the business on the redevelopment area and based upon the level of employee wages.
- In order to preserve the City's historic heritage, the CRA may provide grants for the relocation of historic structures.

### **# 3.3: "Marketing and Events Program"**

#### **Background**

In the past, the CRA has provided only a small amount of funding for community events and marketing. Since the programs and projects of the CRA have a direct impact on the residents and businesses of the district, the CRA expenditures for marketing and events are necessary in order to promote new redevelopment projects and promote existing retail tenants. Events are also a good source for finding new entrepreneurs for existing and future retail and office uses. Finally, events are a way of promoting an area and creating a positive impact on consumers, including tourists and visitors.

### **Program Objectives**

- Market the East CRA area to residents, commercial interests, and the surrounding regional market.
- Attract consumers to the businesses of the East CRA Area.
- Find new entrepreneurs for the East CRA Area.
- Further the goals of the East CRA through participation of community events.
- Improve the image in the eyes of the consumer of the East CRA Area.
- Brand the East CRA Area and its sub-areas in order to attract consumers.

### **Program Description**

- Promote and sponsor community events, projects and programs that will lead to stabilization and expansion of the economic environment within commercial and residential areas.
- Design and implement new marketing tools for the East CRA for the purpose of communicating with residents, consumers, the political community and the business community.
- Marketing tools include branding, logo design, banners, newsletters, web site design and advertising and other marketing tools.
- Promote the East CRA through events.
- Joint venture with the city, Chamber of Commerce, and other public and private entities in the promotion of Pompano Beach East CRA.
- Support the City's efforts for promotion and events.

### **# 3.4: "Downtown Transit System"**

#### **Background**

The City is participating in a transportation study funded by the Department of Transportation and its purpose is to develop a community-wide transportation system that links the eastern seaboard communities and the central Florida communities. The study includes the introduction of Amtrak railroad service and eventually over a long term providing commuter rail on the FEC Railroad tracks.

Pompano Beach has always been an important transportation hub. The FEC Railroad, established by Henry Flagler, built an important facility in the first decade of the 1900's. While freight is the predominant use of the lines, passenger service existed until the 1960's. A return to providing passenger service is an objective of this program. It is hoped that development of a transit system will significantly bolster downtown revitalization efforts. Pompano Beach's rail infrastructure provides a unique connection between the FEC Railroad line and the CSX Railroad line.

Broward County transit is currently constructing a bus transfer station at Dixie Highway and MLK Boulevard, just across the street from the preferred location of the commuter rail station site. On a long term basis, in conjunction with Broward County Transit, the rail

commuter service may be linked to the East CRA Area by other forms of transit. By providing a direct link to the rail station from the East CRA Area, the introduction of buses or trolleys will greatly increase the accessibility of the East CRA downtown to the residents and visitors in the western suburbs.

### **Program Objectives**

- To undertake a non-traditional transportation project that will promote a community/neighborhood approach to urban infrastructure development.
- To improve mobility, intermodal connections and alternative modes of transportation.
- To respond to local transportation needs and priorities.
- Develop an alternative means of transportation between the Amtrak Station and the commercial and residential areas to the east.
- Increase market appeal of the downtown, both to visitors and to new businesses.
- Limit automobile traffic trips within the downtown.

### **Program Description**

The program shall be divided into two phases.

- Phase One shall include the following:
  - The CRA and others shall provide limited trolley service at special events, on a case-by-case basis at the discretion of the CRA Board. The CRA and others may provide, on a limited basis, a tram, which would be the precursor to a full-scale transit program.
  - The County or other appropriate transportation agency shall be the lead agency in development of the full-scale program. The CRA will work with the City to develop this program. Additionally, the CRA will coordinate with the County transit.

### **# 3.5: "Retail and Office Business Development Program"**

#### **Background**

Increasing economic activity within the Community Redevelopment Area is a major objective of the overall Community Redevelopment Program. Investments by the CRA that result in increased business opportunities have positive impacts on employment, the tax base, and the physical environment, all of which are positive steps toward the elimination of slum and blighted conditions. Many other CRA programs are aimed at increasing economic activity within the East CRA District. The purpose of this "Business Development Program" is to provide a means to focus the effort. The primary goal of the program is to facilitate small business development within the Community Redevelopment Area. Types of businesses to be encouraged include arts retail, specialty retail shops, apparel shops, neighborhood retail, restaurants, and other unique businesses that add vitality, attract visitors, and help Pompano Beach to find its niche in the market.

The program will encourage and assist businesses by providing assistance during the crucial first years of operation or expansion. The program will provide additional benefits to the local economy by helping to eliminate some of the vacant commercial space within the area. This not only improves the overall appearance of the area, but also contributes toward the development of a critical mass of activity, whereby individual businesses draw additional customers for each other.

### **Program Objectives**

- Provide economic stimulation to the area.
- Increase business opportunities.
- Increase employment opportunities.
- Decrease unoccupied commercial space within the area.
- Prevent the spread of slum and blighted conditions.

### **Program Description**

- Provide business rental subsidies for the early years of multi-year leases.
- Although at the discretion of the CRA, generally the rental subsidy shall not be given when total rent, including subsidy exceeds the fair market rent for the area.
- Additional items toward which financial support may be given include, but are not limited to, security deposits, last month rental deposit, utility deposits, advertisement, signage, licenses, and legal assistance.
- The CRA Board shall maintain policy guidelines regarding types of assistance, funding limits and eligibility requirements.
- Although the CRA shall make its decision on a case-by-case basis, generally assistance shall not be given for uses that do not reinforce and further the redevelopment strategy and goals for the geographic sub-area in which they are located or are non-conforming with regards to the City's Land Development Regulations.
- Provide small business loans at below market interest rates through a community-lending program.
  - This loan fund will be funded through grant monies obtained from Local, County, State and Federal Agencies, Private Foundations, Corporations and Individuals. The CRA may enter into a local partnership with other governmental agencies, non-profits and financial institutions.
  - The CRA may also form, or assist in forming, a non-profit lending institution called a "Community Development Loan Fund" for the purposes of administering a loan program.
  - The CRA Board, together with any partnership organizations, if applicable, will maintain policy guidelines for the loan program including, but not limited to, loan limits, project eligibility and application requirements. These guidelines will apply to CRA funds.

### **#3.6: Grant Administration Program**

#### **Background**

To facilitate additional investment within the Community Redevelopment Area, the CRA will administer grants, which complement the redevelopment efforts of the East CRA and the goals of the Community Redevelopment Plan. It is anticipated that this additional investment within the East CRA Area will result in increased opportunities for residents and have positive impacts on employment, housing, the tax base, and the physical environment, all of which are positive steps toward the elimination of slum and blighted conditions.

#### **Program Objectives**

- Provide economic stimulation to the area.
- Increase business opportunities.
- Increase employment opportunities.
- Enhance the beauty of the beachfront.
- Increase housing and commercial opportunities.

#### **Program Description**

- The East CRA may apply for, accept, and administer grants from Federal, State, and local governmental entities, charitable foundations and entities, and such other organizations as may offer grant funds for the planning and carrying out of redevelopment efforts in pursuit of the purposes of the Community Redevelopment Plan.
- The CRA may create a non-profit entity to serve as a grant receiving organization for dispersing funds to the East CRA Area or directly to a project.
- Hire grant consultants to assist in securing grants for the redevelopment area.
- Provide matching funds for securing grants.
- Joint venture with the City and County in securing grants.

### **# 3.7: “Public Space and Public Property Improvement Program”**

#### **Background**

The CRA and City have a strong desire to improve the public spaces within the East CRA Area and on public properties. The areas include streets, parks, public building open space, parking lots and garages, and other public property. Of particular priority are the Harbor Village public parking lot, the Atlantic Ocean beachfront, the proposed Plaza at the terminus of East Atlantic Boulevard, the Intracoastal Waterway edge, McNab Park, where the Chamber of Commerce is located, and the City’s Pier properties. This program is designed to enhance the public spaces created on public property but also is designed to encourage private developers to create public spaces on their projects as well, figure 5.7.



Figure 5.7 – Proposed civic improvements

### Project Objectives

- Enlarge the public open space for residents of Pompano Beach
- Improve the quality of life for the residents.
- Provide recreation in open spaces.
- Provide art in public spaces.
- Provide improved public facilities for the residents.

### Project Description

- Provide grants and loans for public space improvement on both public land and private land. These improvements may include but are not limited to design, parking, lighting, landscaping, signage, access road improvements, art in public spaces, utilities, restroom facilities, plazas, bicycle pathways, and park furniture.
- Acquire land for public open space for use as recreation and environmental preserves.
- Enhance communication within public spaces with signage, lighting, markers, and sound systems.
- Assist in installing artistic lighting on the Intracoastal Bridge.
- Assist the City and County with relocation and funding of the beach neighborhood library.
- Enhance communication within public spaces with signage, lighting, markers, and sound systems.
- Assist the City in expanding open space in the East CRA Area from existing facilities.



- Acquire and implement neighborhood gardens as small open space facilities.
- Acquire land for open space.
- Joint venture with the private sector for the creation of open space and parking.

### **# 3.8: “Public Buildings Program”**

#### **Background**

This program is a companion to the preceding program concerning public spaces and encourages the development by public and non-profit entities of small public buildings. These buildings can have a great impact on a neighborhood or commercial area. An important example is the proposed Pier redevelopment to be operated by the City. Included in the proposal is the development of a city owned parking lot west of the Pier for restaurant and retail uses. The Pier project may provide meeting space for residents and businesses in the area and a social setting for residents of all ages. Tourists may also utilize the public buildings and the program could be very beneficial to stimulate this part of Pompano Beach’s economy.

#### **Project Objectives**

- Provide spaces for residents to conduct community business and spaces for social events and educational programs.
- Provide facilities to stimulate the tourist industry.
- Save important historic landmark buildings.
- Promote cultural activities such as museums, libraries, and exhibition space for residents and tourists.
- Provide a venue for public open space
- Provide economic stimulation to the area.
- Increase business opportunities.
- Increase employment opportunities.

#### **Project Description**

- Build and joint venture small public buildings in neighborhoods and commercial areas, including community centers, community theaters, libraries, recreation centers for neighborhood parks, public exhibit space for art and community projects, and others that enhance the quality of life in the community.
- Acquire buildings for reuse as public buildings and a combination of public buildings and private space.
- Assist with the development and funding of public and non-profit cultural buildings.
- Assist the City and County with pre-construction services as well as construction facilities. Included in pre-construction services are market studies, brownfield cleanup among others.

- Assist the City and County with infrastructure needs, particularly if the needs serve both public and private redevelopment in the area and increased economic activity, i.e tourism.

### **#3.9: “Community Policing Program”**

#### **Background**

The CRA has determined that preventing and combating crime is a very important part of the redevelopment process and therefore may fund community policing within the redevelopment area. Reducing crime will encourage private investment, the key to a successful redevelopment process. Currently the East Pompano Civic Association, a non-profit neighborhood organization, works with the Broward County Sheriff’s Office in a community policing program.

#### **Project Objectives**

- Prevent and reduce crime within the redevelopment area.
- Improve police and community relationships.
- Forge community problem solving collaboration.
- Work closely with the County Sheriff’s department in preventing crime within the redevelopment area.
- Work closely with code enforcement to stabilize the area.
- Create confidence in the private sector to make investments in the redevelopments area by providing security.
- Reinforce other redevelopment activities such as infrastructure improvements, beautification, code enforcement, street lighting, parking, pedestrian friendly sidewalks and many others.
- Stabilize the tax base.
- Eliminate the blighting influence of crime.

#### **Project Description**

- Work with the sheriffs’ department to fund a community-policing program that will include new police positions including police officers, crime prevention officers, crime prevention equipment and other administrative support.
- Fund equipment needs for the program including surveillance equipment and monitoring.
- Fund code enforcement as it relates to community policing.
- Fund landscaping and other infrastructure improvements as it relates to community policing and environmental design for public safety.
- Fund training and educational needs for the program.
- Use the program to attract other funding sources.
- Joint venture with other City and County departments as well as state law enforcement agencies.

- Security measures may include private outsourcing.

### **# 3.10: "Retail and Commercial Incentive Programs**

#### **Background**

Incentives to stimulate economic activity are an important tool for the CRA to exercise. This program provides for the creation of incentives that the CRA Board would approve and amend from time to time. The incentives are primarily targeted to retail and office uses but may also be used for mixed-use buildings, particularly when residential is situated within the same building as the commercial uses.

The following is a discussion of current incentives but it is not the intention of this program to limit those listed but only to serve as examples of the kind of incentives that may be developed. The CRA during the process of encouraging new business development will invent new incentives depending upon economic conditions and opportunities.

#### **Program Objectives**

- Provide economic stimulation to the area.
- Increase business opportunities.
- Increase employment opportunities.
- Decrease unoccupied commercial and retail space within the area.
- Prevent the spread of slum and blighted conditions.
- Provide a platform of retail that will attract residential uses in the area.

#### **Program Description**

- Fund job creation incentive program.
- Fund façade loans and grants exterior improvement program including but not limited to signage.
- Fund land acquisition incentives.
- Fund infrastructure improvement and replacement program.
- Provide funds to new development or the expansion of existing space based upon the projected tax increment that will be generated. The amount of grants would be determined by the CRA.
- Fund an interior improvement incentive program.
- Fund an incentive program in which the CRA pays for the interest charged on a bank loan.
- Uses of funds for incentive programs will be decided and approved by the CRA. The CRA Board shall maintain policy guidelines regarding types of assistance, funding limits and eligibility requirements.

**B. Programs of Regulatory Actions**

The following section describes the changes to existing City regulations that will be required to implement the Community Redevelopment Plan.

**1. Comprehensive Plan Amendments**

The City will endeavor to amend its comprehensive plan to reflect the new CRA Redevelopment Plan.

**2. Amendments to the Land Development Regulations**

The City will endeavor to amend its Land Development Regulations to reflect the new CRA Redevelopment Plan.

**C. Sources of Redevelopment Funding and Financing**

The following section provides a general review of potential sources of funding for redevelopment programs, and a description of the funding sources applicable to each of the improvements or projects identified in the plan. In general, a variety of financing options are presently available to the Community Redevelopment Agency and the City of Pompano Beach. Among these are the following:

**1. Tax Increment Revenues**

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is equal to 95% of the difference between the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community Redevelopment Area and the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

*a. The establishment of a redevelopment trust fund as required by FS 163.387 as the repository for increment tax funds, and;*

*b. The provision, by ordinance of the City, for the funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.*

**2. Redevelopment Revenue Bonds**

The provisions of F.S.163.385 allow the City of Pompano Beach Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions, with the security for such

bonds being based on the "anticipated assessed valuation of the completed community redevelopment." In this way, the additional annual taxes generated within the Community Redevelopment Area, the "tax increment", is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

### **3. General Obligation Bonds**

For the purposes of financing redevelopment actions, The City of Pompano Beach may also issue General Obligation Bonds. These bonds are secured by debt service millage on the real property within the City and must receive voter approval.

### **4. Parking Revenue Bonds**

The City of Pompano Beach may issue Parking Revenue Bonds to finance the construction of parking facilities within the East CRA District. Revenue sources to pay the debt bond may be derived from parking fees and fines and parking license or lease agreements with private sector enterprises utilizing public parking facilities.

### **5. Special Assessment Districts**

The City of Pompano Beach could also establish special assessment districts, Municipal Service Benefit Units (MSBU), for the purpose of funding various neighborhood improvements within an area or for the construction of a particular project. Typically the assessment appears on the tax bill of each property owner and it can be amortized over a short or long period of time, a decision that the City would make. In addition the City may consider charging interest on the assessment equal to or less than the cost of funds the City is charged.

### **6. Historic Preservation Grants**

The Department of State (Florida) offers several categories of grants for the restoration and renovation of historic structures. The grants are competitive and they are available to non-profit organizations and to government agencies such as a Community Redevelopment Agency. Also the Department offers planning grants for projects that are in the planning phase or pre-construction phase.

### **7. Florida Recreation Development Assistance Program (FRDAP)**

The annual State of Florida recreation assistance program may be used for recreational land acquisition, park design, and park construction. Active park amenities are normally afforded a higher priority than passive parks. With a \$150,000 award limit, project may be phased over several years. In addition the grants require a local match of 50%.

**8. Florida Inland Navigation District (FIND) Grants**

The FIND grants may be applied to several categories of improvements that relate to the Florida Intracoastal Waterway. Funding from this program does not have an annual limit and projects can be phased over more than one year. FIND grants could be used for improvements to boardwalks, shoreline erosion control, channel dredging and marina development.

**9. Florida Boating Improvement Program (FBIP)**

The FBIP grant is formulated on a pro-rata share of annual proceeds from boater licensing in each county. Funding may be used for shoreline protection, boat ramps, parks and other boating related facilities.

**10. Land and Water Conservation Fund Grant Program**

The annual State of Florida Recreation Assistance Program may be used for recreational land acquisition, park design, and park construction. Active park amenities are normally afforded a higher priority than passive parks. This program also has a \$200,000 award limit; a project may be phased over several years. In addition, grants for \$150,000 require a local match of 50%. Grants from \$50,000 to \$150,000 require a 25% match. Grants are available up to \$50,000 without a match.

**11. Congestion Mitigation Air Quality (CMAQ) Grants**

This is a Department of Transportation grant program for improvements of State and Federal highways that have air quality issues. Typical improvements may include bicycle paths, paving improvements, traffic signal standards, and other improvements. The program is administered by the FDOT.

**12. 319 Non-Source Point Pollution Grant**

This grant program is administered through the US Department of Environmental Protection, and like the TMDL grants can be used to ameliorate the pollution from stormwater runoff. In the case of projects that would benefit the East CRA, industrial waste discharge, sewage disposal, stormwater runoff, or non-point source pollution discharges directly to the lagoon could be considered. These projects would include wet and dry retention systems, pollution control devices, and swale construction which will reduce the quantity and improve the quality of stormwater runoff.

**13. DOT Transportation Enhancement Grant**

The DOT Enhancement Grant is a Department of Transportation grant program for enhancement of State and Federal highways and programs for highway safety and transit. Typical improvements may include bicycle paths, landscaping, pedestrian lighting paving improvements, traffic signal standards, and other aesthetic improvements. The Federal program is administered

through FDOT and the local MPO. Each year the funding level is determined by FDOT and projects are awarded on a competitive basis.

**14. Keep America Beautiful Grant (KAB)**

The KAB grant is an annual landscaping program administered through the State Department of Agriculture. It has a \$200,000 limit and projects may be phased.

**15. Industrial Revenue Bonds (IRB)**

Industrial revenue bonds may be used to finance industrial, and some commercial projects. The primary emphasis on such projects is the creation of jobs, and as a consequence speculative ventures are not normally financed by this means. The County typically issues such bonds, with repayment pledged against the revenues of the private enterprise being funded. IRB's are tax exempt and consequently are typically 3 percentage points below prevailing interest rates. Such financing has been used effectively in Florida.

**16. Land Sales / Leases**

Acquisition of property and its preparation for development are powers available to the Community Redevelopment Agency under provisions of F.S. 163. The resale or leasing of such land to private developers can provide another source of income within the Community Redevelopment Area.

**17. Contributions and Grants**

Voluntary contributions by private companies, foundations and individuals are a potential source of income to the Community Redevelopment Agency. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

**18. Safe Neighborhoods Act - Chapter 163.502 FS**

Neighborhood Improvement Districts created pursuant to the Act may request a planning grant from the state's Safe Neighborhood Trust Fund on a 100% matching basis. The District may also be authorized to levy an ad valorem tax of up to 2 mills annually on real and personal property.

**19. Department of Transportation Transit Grants**

Transit grants can be used for construction of infrastructure in support of mass transit objectives. Some flexibility exists in the guidelines for this grant program, including funds for multi-story parking facilities if the facility is part of a distribution plan for other means of mass transit, such as a rail system.

**20. Economic Development Administration (EDA) of the U. S. Department of Commerce Grants**

The EDA provides funds for economic development in communities. The grant usually requires a governmental sponsor and requires a match. It is a "bricks and mortar" type of grant, since it funds capital projects. The real estate must be secured in order to apply for the grant and matching funds must be appropriated.

**21. Florida Community Trust (FTC) Fund Grant**

The grant program was established for environmental land acquisition. Ten percent of the grant proceeds are distributed from the Preservation 2000 program.

**22. Environmental Protection Agency (EPA)**

EPA's Recreational Trails Program provides funding for the construction of nature trails.

**23. Florida Main Street Program**

Florida Main Street is a technical assistance program of the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, which encourages the revitalization of traditional, historic downtown and neighborhood commercial districts through a community-based comprehensive approach. Florida communities are eligible. Assistance available: Training, technical assistance and a network of participating communities, both statewide and national. A \$10,000 seed-money grant per designated community; dollars are reimbursed based on the same amount spent by the local program over the course of a year. This program is State funded. Applications are due the last Friday in July of each year. No match is required; the applicant must provide guaranteed one-year funding of a Main Street manager and program operating expenses (a multi-year commitment of funding is desired).

**24. National Scenic Byways Grants, in cooperation with the Broward County Scenic Highway Corridor Management Entity/Broward County Metropolitan Planning Organization**

The U.S. Department of Transportation operates the National Scenic Byways Program. The Program is a grassroots, collaborative effort established to help recognize, preserve and enhance selected roads throughout the United States. The A-1-A corridor has been designated a State of Florida Scenic Byway and as such is eligible for funding under this program based on one or more archaeological, cultural, historical, natural, recreational and scenic attributes.

**25. Direct Borrowing from Commercial Lenders**

The East CRA is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project(s) funding requirements, the East CRA may utilize both short and long-term borrowing. Although terms and conditions may have a



direct bearing on use of a particular commercial lending institution, the East CRA will generally attempt to attain the lowest available interest rate.