OPCRA

OAKLAND PARK
COMMUNITY
REDEVELOPMENT
AGENCY

FY 2016 | **ANNUAL REPORT**

ENGAGED • INSPIRED • UNITED
City of
OAKLAND PARK
FLORIDA
A CITY ON THE MOVE

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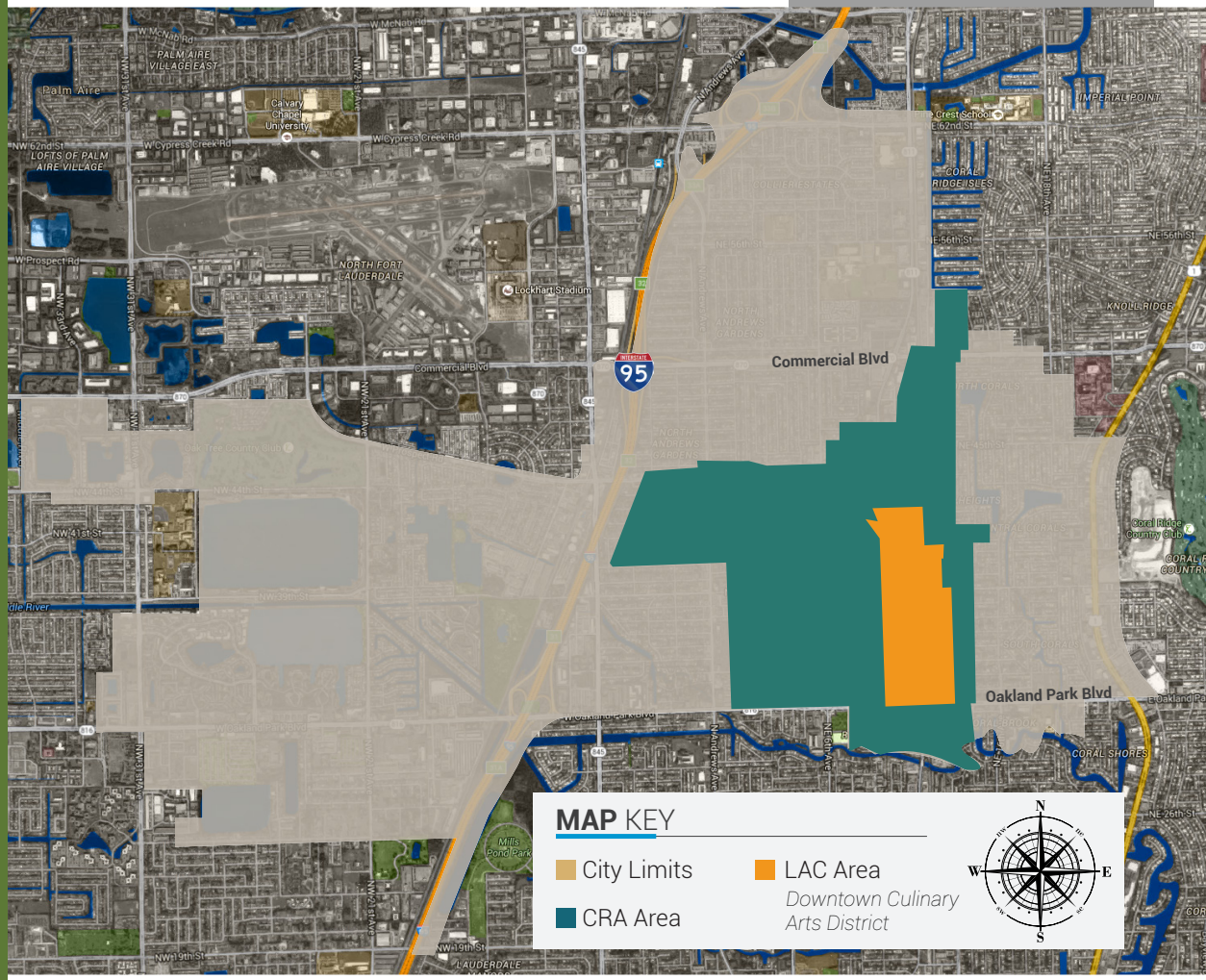
THE IMPORTANCE OF COMMUNITY REDEVELOPMENT

The Community Redevelopment Agency (CRA) was established to encourage reinvestment and growth within a **1,009-acre area** in the City of Oakland Park.

By having a CRA focused on economic development initiatives, the City is able to acquire the following benefits:

- Access to Broward County's Redevelopment Capital Program (RCP), which provides grant funding for economic development and job creation capital projects.
- Increased eligibility for federal and state grants that can be used for infrastructure improvements, business development, and property acquisition.
- A master planning approach and implementation strategy for the CRA.

CRA AREA



City of Oakland Park

CRA FACTS

2001
Slum & Blight
Study

2002
Broward County
conferred authority to create CRA

2004
City and County Comprehensive Plans
amended to designate Local Activity Center (LAC)

2005
CRA Plan
Approved

2007
Agreement
to participate in County's Redevelopment Capital Program (RCP)

2011
Developed 5 Year Strategic Plan
and rebranded LAC area as "Culinary Arts District"

2013
Launched Business Incentives Program
and received $800,000 RCP grant for Oakland Station Plaza and three Main Street fountains.

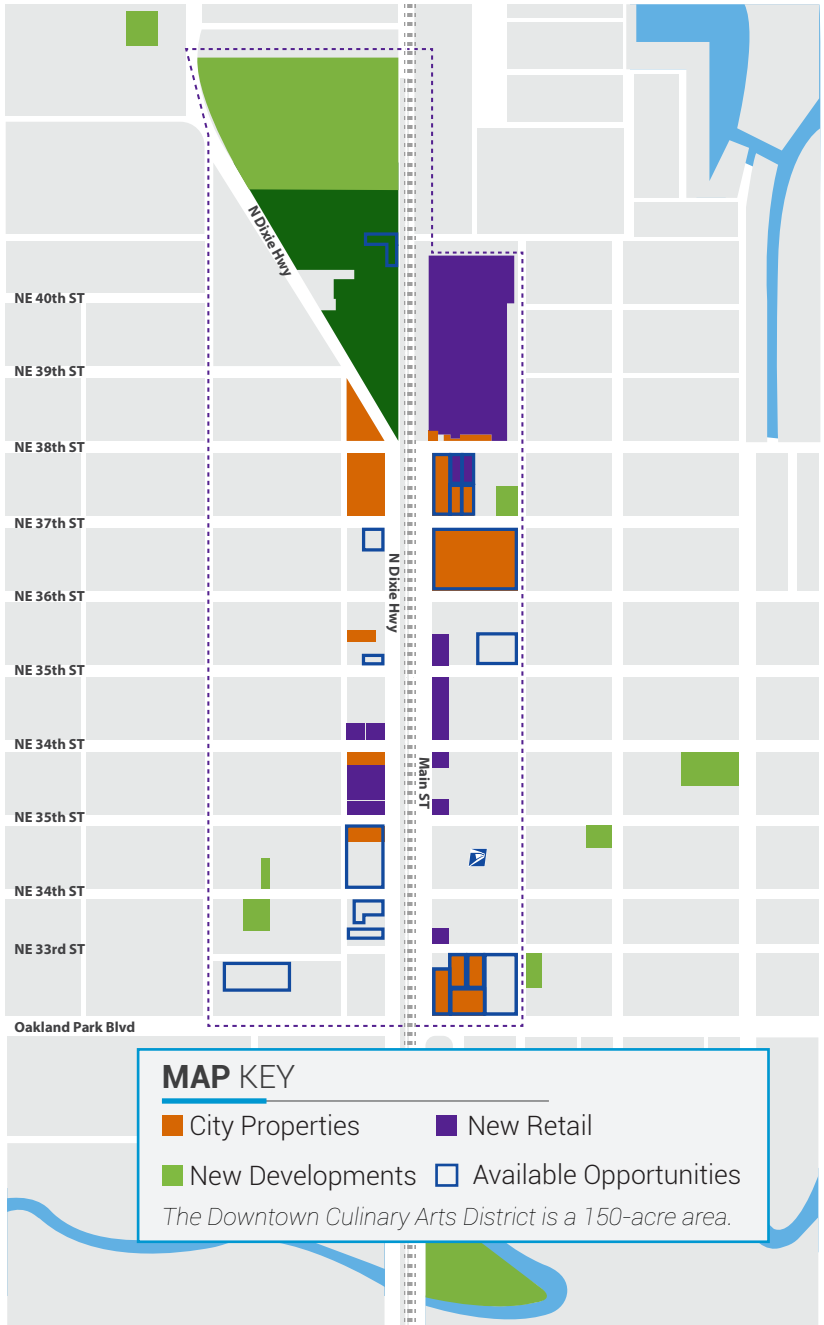
2014
Completed Jaco Pastorius Parking Lot
with $350,000 RCP grant

2015
New banners
Art Park Mural
Start of Music on Main

2016
Prospect Parking Lot
South Archway
Retail Coach

2017
Completed Jaco Grand Plaza

In Progress...
Mobility Plan
CRA Strategic Plan Update
Revisions of Oakland Park Downtown Development District (OP3D)



CRA MARKET VALUE

Since 2012, the total market value of all properties in the CRA has increased approximately $60 MILLION a year.

35%
INCREASE
from 2012 to 2016

2012 CRA Market Value:
$688,299,730 *(Lowest Point)*

2016 CRA Market Value:
$926,094,960 *(Current Value)*

Residential properties in the CRA are affordable.

$158,817 | CRA Single Family Properties Only
Average Market Value per Parcel

$196,395 | Citywide Single Family Properties Only
Average Market Value per Parcel

Source: Broward County Property Appraiser

CRA FINANCIALS* (FY 2016)

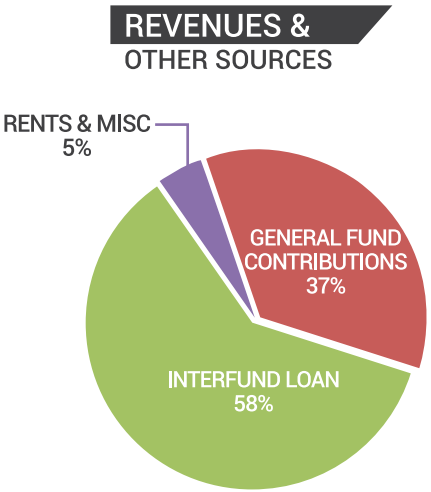
Revenues and Other Sources

Rents & Misc $72,483.81

General Fund Contributions $517,134.00

Interfund Loan** $812,793.62

Total Revenues $1,402,411.43



Expenditures:

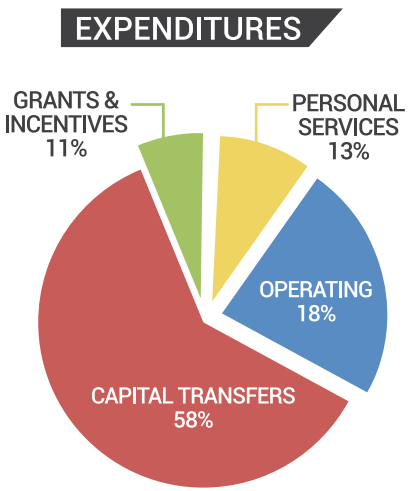
Personal services $184,971.20

Operating $247,747.23

Grants and incentives $158,193.00

Capital Transfers $811,500.00

Total Expenditures $1,402,411.43

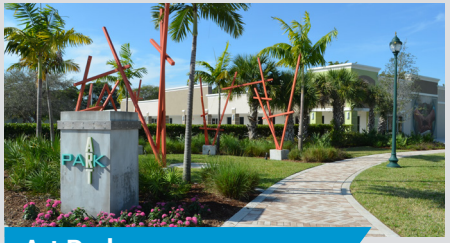


*Non Tax Increment Funding (TIF) CRA
Past audited financials are available at www.oaklandparkfl.gov

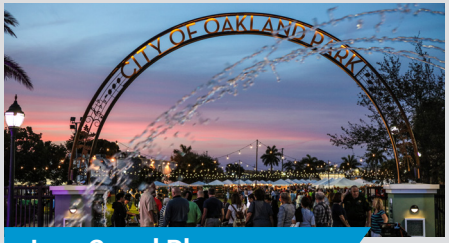
**Loans advanced by General Fund; to be reimbursed by grant funding.

CAPITAL PROJECTS

Community Improvement Projects



Art Park



Jaco Grand Plaza

Mainstreet Entry Archway

Oakland Station Plaza

Prospect Plaza Parking

Street End Plazas

Infrastructure Improvements

- Bid Pack 8 Infrastructure Improvement Project
- Bid Pack 9 Infrastructure Improvement Project
- Bid Pack 10 Infrastructure Improvement Project
- Bid Pack 11 Infrastructure Improvement Project
- LERIX Project
- NE 5th Ave Drainage Improvement
- NE 34 Ct Undergrounding of Service Lines
- NE 34 Ct Roadway Improvement
- Park Lane East Undergrounding of Service Lines
- Park Lane East Roadway Improvement
- Mainstreet Entry Archway
- Jaco Grand Plaza
- Prospect Plaza Parking

Grants Awarded

Broward Redevelopment Program
Downtown Connector
$700,000

State of Florida Cultural Facilities Grant
Main Street Cultural Facility
$500,000

BUSINESS INCENTIVES

The CRA offers new and existing businesses incentives to aid in their growth and development. These incentives foster job creation and Downtown revitalization.

INCENTIVES INCLUDE:

- **Facade Improvement**
- **Relocation Assistance**
- **Strategic Investment**
- **Expedited Permitting**
- **Low Impact Fees**
- **Zoning Waivers**

Comments from Local Businesses

"We had a few options of where to open our coffee roastery. We felt that Oakland Park had a vision for the future that aligned with ours. **The Strategic Investment Incentive** defrayed some of the costs of our buildout. We love being in the Culinary Arts District and look forward to the growth and future plans the CRA has for this city. We're excited to be a part of it."

Miriam Protsman
SwitchBox Coffee Roasters

"We are all winners at the renovated *Plaza at Prospect and Andrews*. **The Facade Improvement Program** helped me facilitate the renovations of my front buildings and create a stronger anchor on the North West End. I look forward to bringing more events to the area and working with city staff. Thanks again to the CRA for giving back to the property owners and businesses. Keep up the good work!"

Roseann Minnet
Oakland Park Property Owner

NEW DEVELOPMENTS

- Green Wheel
- Project Rock
- Eastside Village
- Lucky's Market
- Urbn Village
- Dapur Tapas
- Pointe at Middle River
- Cirque Bakery
- Tatts + Tacos

URBAN FARMING INSTITUTE (UFI)

Community Gardens

Community garden plots are available at UFI where Master Gardeners and professional growers teach gardening best practices. UFI uses 4'x8' raised garden beds to provide year-round gardening opportunities.

Micro Apiary Program

UFI offers classes in urban beekeeping and recently launched the Micro Apiary Program - the first demonstration site and permanently managed apiary in Florida. UFI also has future plans to offer a Bee Keeper Certification Course.

School Partnerships

School gardens help demonstrate how food is grown, produced, and consumed. UFI assists educators in teaching students about the importance of healthy food and currently has garden projects at all Oakland Park elementary and middle schools.

Farm to Table Demos

The UFI Resource Center offers the opportunity to meet the chef and farmer, learn about interesting ingredients, cooking techniques, growing practices and much more.

To learn more, visit www.ufi.us.org.

CULTURAL & COMMUNITY EVENTS

Music on Main

A fun, open-air monthly event with live music from local and national artists. Gourmet food trucks come from all over South Florida to serve tasty bites.

Culinary Arts Showcase

A seasonal event, November through May, where chefs and restauranteurs are given the opportunity to showcase premiere dishes off their menus.

Taste of Oakland Park

An annual Food & Wine Festival that features samples of food, beer and wine from Oakland Park businesses. The family-friendly event also showcases live music, interactive games, and a craft-vendor shopping area.

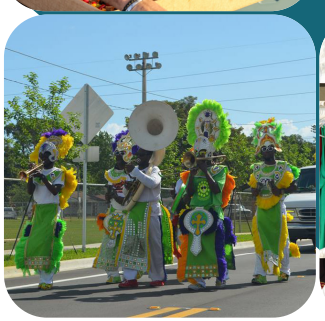
Holiday Village

An annual multi-day event, held in December, where artists, crafters, and culinary artisans create a holiday shopping marketplace. Live performances, games and competitions deliver a family-friendly atmosphere.

Oktoberfest

A multi-day festival with authentic German cuisine, family fun, entertainment, live music, and more! Every year, thousands of people flock to the City's Jaco Pastorius Park for this outdoor event - the largest Oktoberfest in Broward.

For a calendar of events, visit www.oaklandparkfl.gov.



OVER 100 Annual Events & Activities

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