View of new City Hall looking southwest
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CRA Highlights

Vision
To create a vibrant and sustainable Downtown in which Coral Springs’ residents, businesses, and visitors can live, work, shop and entertain.

CRA Board of Directors
The CRA is served by a seven-member Board of Directors that is appointed by the City Commission for four-year staggered terms. The CRA Board has a broad base of representation from the local community with individual expertise in real estate, retail, finance, law, hospitality, education and general management.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Position</th>
<th>Term Expires</th>
<th>Appointment Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>John M. Walsh</td>
<td>Chairman</td>
<td>2018</td>
<td>Finance</td>
</tr>
<tr>
<td>Elissa L. Harvey</td>
<td>Vice Chair</td>
<td>2019</td>
<td>General</td>
</tr>
<tr>
<td>Lorna Brown-Burton</td>
<td>Board Member</td>
<td>2018</td>
<td>General</td>
</tr>
<tr>
<td>Vacant</td>
<td>Board Member</td>
<td>2018</td>
<td>Retail</td>
</tr>
<tr>
<td>Andy Kasten</td>
<td>Board Member</td>
<td>2017</td>
<td>Urban Design</td>
</tr>
<tr>
<td>Allan J. Koch</td>
<td>Board Member</td>
<td>2018</td>
<td>Real Estate</td>
</tr>
<tr>
<td>William Vasquez</td>
<td>Board Member</td>
<td></td>
<td>General</td>
</tr>
</tbody>
</table>
Downtown Coral Springs Facts

- Established and adopted by the City Commission on November 6, 2001, pursuant to Ordinance 2001-128.
- Dependent Special District Pursuant to Ch. 163 and 189, Florida Statutes
- Separate Legal Entity
- Created by Broward County and by the City of Coral Springs
- 136 Acres with 174 Parcels
- Current Taxable Value - $108,804,050
- Funded by tax increment financing (TIF) from:
  - City of Coral Springs
  - Broward County
  - North Broward Hospital District
  - Children's Services Council of Broward County
  - School board, water management districts & other special districts are exempt
- Activities are authorized by adopted Master Redevelopment Plan (updated in 2013)

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>TOTAL USE</th>
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<tr>
<td>Office</td>
<td>2,000,000 Sq. Ft.</td>
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<tr>
<td>Retail</td>
<td>1,200,000 Sq. Ft.</td>
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<tr>
<td>Residential</td>
<td>2,400 DU</td>
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<tr>
<td>Library</td>
<td>existing</td>
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<tr>
<td>School</td>
<td>existing</td>
</tr>
<tr>
<td>Government Office</td>
<td>100,000 Sq. Ft</td>
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<tr>
<td>Hotel</td>
<td>350 rooms</td>
</tr>
<tr>
<td>Theater (Movies)</td>
<td>80,000 Sq. Ft.</td>
</tr>
</tbody>
</table>
Downtown CRA Boundaries
The 12-month period, ending September 30, 2016, showed great improvement in our economic recovery. The Bureau of Economic Analysis reported on January 27, 2017, that the real gross domestic product (GDP) increased 1.6 percent in 2016 (that is, from the 2015 annual level to the 2016 annual level). In the third quarter, real GDP increased 3.5 percent. Florida’s unemployment rate was 4.9 percent in December 2016, which was down 0.2 points from 5.1 percent a year ago. The number of jobs in Florida was 9,456,079 in December 2016, up 225,272 jobs compared to a year ago. More importantly, the City of Coral Springs’ unemployment rate was below the state and national unemployment rate at 4.2 percent. The taxable property value in the Coral Springs Community Redevelopment Agency (CRA) district increased 5.4 percent, another positive indicator over recent years.

Along with the improving local and national economy, the CRA has made progress on several important projects this past year ensuring that future private sector confidence and investment will take place. The City and CRA continue to plan infrastructure improvements that encourage private sector development in the designated Downtown. Additionally, the City and CRA will continue to work with Broward County to ensure all levels of transit needs are met and/or being planned for as the City’s redevelopment plans are implemented.

Many economic indicators continue to point towards a steady recovery, which will continue to make 2017 a year for economic growth for the City and CRA. Diligent efforts have been taken and will continued to attract new private redevelopment. The City is already experiencing new private investment momentum with both commercial and residential projects underway throughout the City and in the designated Downtown Area, such as two residential developments in close proximity to Downtown with a total of 689 new units. Opportunities remain and are being taken to improve public infrastructure which will support and encourage new private development.

The City and CRA’s focused efforts on the following activities are positioning the CRA for future redevelopment opportunities:

1) The construction of the Art Walk and Downtown Pathway improved walkability and connectivity and increased the amount of people enjoying and visiting downtown for the events and to view public art;
2) Commencement of construction of the Municipal Complex development and the 607 space parking garage in the downtown core will encourage mixed use development on the adjacent corners;
3) Created the draft of the proposed downtown zoning mixed-use district that is designed to facilitate redevelopment and increase density and walkability in downtown;
4) Started planning for major infrastructure improvements, including a water and sewer line replacement on Sample Road;
5) Greater concentration in marketing and economic development by promoting downtown at many events and working closely with the Economic Development Office, Chamber of Commerce, Broward College and the new Downtown Coral Springs Merchants Group.
Current Projects Development

Municipal Complex Development

The construction of the new 74,000 square-foot five-story Municipal Complex building started in June 2016. The project is on schedule and is estimated to be completed in October 2017. This project will serve the community, provide and encourage private sector confidence, and drive the necessary private investment in our designated downtown by serving as a catalyst for redevelopment.

The CRA Board enthusiastically embraced the final determinations of three separate consulting entities, The Urban Land Institute (ULI), Angelou Economics and Redevelopment Management Associates (RMA), who in late 2013 and early 2014 recommended that the City’s Municipal Complex should be constructed in the City’s designated downtown for a number of reasons. The separate reports pointed towards not only the necessity of the Municipal Complex, but the importance of the positioning of the Municipal Complex in the southwest corner of Sample Road and University Drive, which would serve the community and also provide and encourage private sector confidence and drive the necessary private investment in our designated downtown.

*See page 2016 CRA Business Plan (page 11)

Parking Garage

The 607-space parking garage is going to be completed with the Municipal Complex. The City Commission decided, with the support of the CRA, to increase the size of the Municipal Complex Parking garage from 300 to 607 spaces. In order to build a larger parking garage, the City of Coral Springs, the CRA, and Amera Corporation (CRA Master Developer) negotiated a tri-party agreement. The garage will support the new Municipal Complex (350 spaces reserved for exclusive use by the City) and the commercial development on the adjacent parcels, known as Phase II and Phase III Parcels (250 spaces for the general public).

The City intends to finance and construct the Parking Garage, currently estimated not to exceed a cost of $9,100,00, as part of the Municipal Complex development, with the CRA providing input (on a non-financial basis). The City intends to convey the Parking Garage site to the CRA upon completion and the CRA will operate and maintain the parking garage.

*See page 2016 CRA Business Plan (page 27)
Improvements on NW 94th Avenue

The City’s construction of a right-turn lane at NW 94th Avenue and Sample Road Eastbound in conjunction with the development of the Municipal Complex will improve and enhance the transportation requirements of the new downtown. Also, the City is installing new water and sewer line pipes on NW 94th Avenue and a sewage lift station that are designed to handle all new development along NW 94th Avenue.
*See page 2016 CRA Business Plan (page 9 & 12)

Commercial Development – Phase II and Phase III Parcels

After requesting proposals, the Municipal Complex Commercial Development (Phase II and Phase III) was awarded to Amera Urban Developers. One of the RFP requirements was that the proposer would have to agree to the terms of the parking garage tri-party agreement (without modifications). The City intends to convey Phase II and III Parcels to the CRA and the CRA will grant Amera the right to develop both parcels if all the deadlines and requirements under the agreement are met.

The CRA desires a commercial development project that will serve as a catalyst for the evolution of the Downtown. The CRA encourages mixed uses, businesses that generate pedestrian traffic, high quality design that will enhance Downtown and projects that are flexible to respond to future market evolution.
*See page 2016 CRA Business Plan (page 11)

Private Development

Village Green
The Village Green project is within the CRA/Downtown area (located in the NE Corner of Sample and University) and will include a Starbucks with a drive-through, Holy Cross Imaging Center and space for future retail (Total Building:16,300 SF). Construction started in FY 2016.

Cornerstone Plaza
The new Cornerstone Plaza is within the CRA/downtown area (located in the SW corner of University Drive and 31st Court) and replaced Denny’s Restaurant. The two buildings (Pei Wei and Chase Bank) have a total of 7000 sq in a 1.05 acre land area. The total capital investment is approximately $8 million. The project was completed in the summer of 2016.
Current Projects

Planning

Downtown Mixed-Use Zoning District (DT-MU)

Form-Based Code
Changing the CRA zoning from primarily a B-2 (Community Business) to a mixed-use district will help create a more urban feel (in the CRA/Downtown area only) with a lively mix that needs both commercial and residential to provide an intensity that is quite different than traditional suburban living. In addition, the rezoning will help attract new development, increase walkability, and establish identifiable character and economic vitality for the downtown. If approved by the City Commission, the new district will be consistent with the approved Local Activity Center (LAC) Land Use and the Downtown Development of Regional Impact (DRI).

In FY 2016, the CRA worked closely with the City and the consultant to draft the new zoning district and to develop a timeline and outreach strategy. In FY 2017 the City and CRA will focus on implementing the outreach strategy. The downtown rezoning is scheduled to be adopted by the City Commission in September 2017.

*See page 2016 CRA Business Plan (page 11)

Shared Parking
The results of the 2015 parking inventory/need study for Downtown Coral Springs will be incorporated as part of the Downtown Zoning District regulations which will be brought forth for consideration in 2017. Using information contained in the Urban Land Institute (ULI) Shared Parking document and the Institute of Transportation Engineers (ITE) Parking Generation Manual, the City’s consultant, Traf Tech, analyzed the existing number of spaces and the required number of parking spaces in order to recommend potential new parking requirements for Downtown Coral Springs. Recommendations were included for each quadrant (NE, NW, SE and SW) and for the Sample Road Sections, as outlined in the Community Redevelopment Master Plan.

*See page 2016 CRA Business Plan (page 27)

Façade Grant Improvements - Sample Road (CDBG Funding)
The Storefront Improvement program provides federal grant assistance to small businesses along Sample and Wiles Roads located in the City’s Community Development Block Grant (CDBG) Target Area, focusing on façade improvements, signage and exterior lighting. To date, three properties in the CRA area have utilized the program, resulting in $105,000 in grant funds utilized for these projects. New funds were not allocated for FY 15/16 but remaining funds from FY 14/15 projects will be allocated to 2017 projects.

*See page 2016 CRA Business Plan (page 17)
Old City Hall Property

The City and CRA started discussing the plan and vision for the redevelopment of the Old City Hall parcel into a new mixed-use development. Before the City relocates operations to the new building an RFP will be drafted for the sale or lease of the property.

*See page 2016 CRA Business Plan (page 11)

Sample Road Water and Sewer Line Replacement

In FY 2016 the City started planning for the first phase of the downtown water and sewer line replacement on a portion of Sample Road and on Coral Hills Drive. The construction of this major infrastructure improvement is planned for FY 2017. This project is part of the city’s continuous investment in the downtown area with infrastructure improvements that entail installing large-capacity water and sewer mains to prepare for a growing and revitalized downtown. Meetings were held with the CRA to discuss ideas for outreach strategy that would help mitigate any inconvenience caused by construction to businesses in the CRA.

*See page 2016 CRA Business Plan (page 9)

Transportation

Broward Metropolitan Planning Organization-Neighborhood Transit Center

The City and CRA will continue to work with Broward County Transit and the Broward Metropolitan Planning Organization (MPO) to identify and evaluate the transit needs of Downtown. The City and CRA will work on plans to identify locations within the Downtown that are appropriate and adequate for a Neighborhood Transit Center.

In 2017, the MPO will allocate up to $800,000 for the planning & design of a transportation masterplan for the downtown area. The MPO will coordinate with the CRA and City to develop a scope of work for the use of these funds and will manage the planning effort. After the masterplan has been completed, the MPO will allocate additional capital funds to assist in its implementation.

*See page 2016 CRA Business Plan (page 25)

Sample Road Corridor Coalition

The CRA will collaborate with the City in promoting cooperation amongst cities along the Sample Road corridor to bring attention to the much needed improved east-west connection, specifically between the proposed gateway hubs at University Drive/Sample Road and State Road 7 with the Tri-Rail station in Pompano Beach.

An Education Corridor Transit Study was initiated by the Metropolitan Planning Organization (MPO) in January 2015. This study evaluated existing transit services along the Sample Road, State Road 7, and Coconut Creek Parkway corridors in an effort to improve existing transit service or to add new services that will connect the various educational institutions, job centers, and transportation hubs. The study included a recommendation to pursue funding to initiate a new transit service connecting the Broward College campuses in Coconut Creek and Coral Springs with the new neighborhood transit center in Pompano Beach. Entities that participated in the coalition were the cities of Coconut Creek, Margate, Deerfield Beach, Pompano Beach, and the MPO.

The Sample Road Corridor Coalition will continue to meet in 2017 to develop support and seek funding opportunities to implement the Education Corridor Transit Study recommendations.

*See page 2016 CRA Business Plan (page 26)
Walkability and Connectivity
The Downtown ArtWalk at NW 31st Court

Since its completion in September 2015, the ArtWalk has been widely utilized and enjoyed by residents and visitors. The ArtWalk provides the perfect downtown space with its 1300 linear feet (LF) of lighted handscape, 300 LF of seating wall, 6 art sculpture locations, 52 tent capacity, and beautiful street scaping and landscaping. The goal of constructing the ArtWalk was to create a distinct identity for the Downtown core area of Coral Springs. The Coral Springs Community Redevelopment Agency (CRA) has created the ArtWalk by culverting an open canal and making streetscape improvements to create an attractive, pedestrian-friendly environment that provides a new safe harbor for pedestrians and bicyclist accessing Downtown Coral Springs. The ArtWalk, as a park and event/entertainment space, has its unique flair and provides the opportunity to attract downtown investment which will entice retail and commercial businesses resulting in increased economic vitality for the Downtown. In FY 2016, the CRA added bike racks in two different locations in the ArtWalk.

The new ArtWalk is a premier place for residents to visit and view Public Art. Currently the ArtWalk has three permanent art pieces. The main public art piece is Beyond, by Zachary Knudson, located in the ArtWalk entranceway. Beyond is a 13-foot tall infinity glass sculpture with powder-coated aluminum and LED lights. Due to its size and technical aspects, Coral Springs is the first known piece in the country to have an infinity glass sculpture of this style and magnitude. The other two permanent pieces are HD (Humpty Dumpty), by Kimberly Fiebiger and Union One, by Kevin Barrett. In FY 2016, the Public Art Committee started discussing with the CRA Board the idea of having an interactive art piece and an interactive icon in the ArtWalk.

The Downtown ArtWalk provides the community with a connection from the new Municipal Complex in the designated downtown to the very vibrant commercial property two blocks south - "The Walk", and provides an artistic park and entertainment space for the area. In addition, the ArtWalk ties into the recently completed Downtown Pathway.

*Downtown Pathway*

The Downtown Pathway project was completed in May 2016. The project consists of an 8-foot concrete sidewalk with pedestrian amenities such as lighting, landscaping, benches and trash receptacles. The new pathway provides pedestrian and bicycling connections from Downtown Coral Springs to Broward Health Coral Springs, Mullins Park, the Center for the Arts, and various civic and cultural organizations along Ben Geiger Drive (NW 29th Street) and Coral Hills Drive between Coral Springs Drive and Sample Road. Additional enhancements such as strategically placed public art installments are planned in the future.

*See page 2016 CRA Business Plan (page 9)
Partnership with Economic Development Office (EDO) and the Coral Springs Regional Chamber of Commerce

In 2015, the CRA partnered with the newly established Economic Development Office (EDO). The EDO conducted strategic broker meetings and responded proactively to feedback received from the brokers. Additional economic development resources utilized were exposure and relationships built with companies, real estate agents, and developers at the International Council of Shopping Centers Las Vegas Conference, International Council of Shopping Centers Orlando Conference, and the Florida Economic Development Council Orlando Conference. Finally, the EDO conducted meetings in partnership with the Greater Fort Lauderdale Alliance in order to determine incentives for future expansion, retention and workforce development opportunities that would benefit the City and CRA, as well as Broward College’s workforce development efforts.

The EDO is also working together with the CRA in developing a marketing strategy that will benefit both, the City and the CRA in attracting and retaining new businesses. Some of the EDO’s ongoing marketing projects include: developing a new website that has great tools for site selectors, such as a GIS system that shows available properties. The EDO website promotes Downtown Coral Springs and it links to the CRA’s website. Also, the EDO in partnership with the CRA hosted a Realtor’s Summit, attended by approximately 135 commercial and residential realtors. The goal was to ensure that the Real Estate community has all the information it needs to adequately market the City of Coral Springs.

The EDO Board, the CRA Board and the Chamber Board meet on a quarterly basis to discuss specific economic development initiatives. Also, the CRA is actively involved in the Chamber’s NEXTgen young professionals group. The group’s objective is to keep young professionals in Coral Springs and to provide resources and networking opportunities. Being part of this group provides a great opportunity to share the downtown vision with the leaders of the future.

*See page 2016 CRA Business Plan (page 15 & 19)

Partnership with Broward College

The “Coral Springs Academic Center” is an arm of Broward College’s North Campus in Coconut Creek. Students love the small classes, faculty interaction, convenience and access to quality programs that lead to relevant high-wage and high demand job opportunities. Programs offered at the center include courses within the Associate in Arts (A.A.), International Business Management (A.S.), Global Trade Logistics (A.S.), Business Administration (A.S.), Bachelor of Applied Science in Supervision and Management, and the Teacher Education Bachelor Programs (offering five bachelor’s degrees). In 2015 the Coral Springs Academic Center added its first complete AS program with all classes being offered in Coral Springs for students to obtain an Associate in Science in Health and Technology degree. Other new curriculum added to the center’s offerings this past year are a variety of classes in science, chemistry, biology, and environmental sciences. Students register for conveniently scheduled day, evening and weekend classes.

*See page 2016 CRA Business Plan (page 19)
Community Outreach
The City and CRA continue to provide community outreach to our residents who attend a variety of events designed to draw people to the downtown area. In FY 2016 the CRA sponsored the Coral Springs Festival of the Arts and one Savor the Notes event at the ArtWalk. Also, the CRA had a booth at a number of other City and non-City events to talk to the public about the downtown projects.

The ArtWalk provides flexible spaces to support events. Some of our signature ArtWalk events that are designed to promote a pedestrian-friendly, vibrant urban lifestyle in Downtown includes:

- Downtown in December is a great event for families – with holiday movies playing on a large screen, snow zones, free cookies and cocoa, photo ops, and “ice” skating. 3,500+ attendees
- Unplugged is an evening event aimed at those 21+ with live art, bands, local craft beer, food trucks, and oversized games. 2,500+ attendees
- Savor the Notes is an event, in conjunction with the Coral Springs Farmers’ Market, which features jazz musicians, brunch items from local vendors, mimosas and sangria. 1,000+ attendees

*Downtown Merchants Group*
In June 2016, the CRA formed the Downtown Coral Springs Merchants Pilot Program to increase collaboration between the CRA and small businesses and property owners. The group meets on a quarterly basis to discuss marketing alliances, physical improvements to the area, and other topics. At the end of each meeting, the attendees have the opportunity to have an open dialogue and request topics for future discussion. Forming this group has helped improve communication with the business and property owners in the CRA. The CRA staff hand-delivers meeting invitations to the business owners to help build a relationship and get them engaged.

Crowdfunding Festival - Springboard FL
In FY 2016, the CRA started planning for a new and innovative Downtown Coral Springs Crowdfunding Festival. The CRA hired Crowdly to conduct a feasibility study and design a roadmap and proposed budget for the crowdfunding festival. This event is being planned for the second quarter of FY 2018 and it is going to connect creators, innovators and entrepreneurs from all over South Florida with the resources they need to bring their ideas to life. The goal is to attract entrepreneurs to downtown Coral Springs and help the ones that are already here grow and prosper.

*See page 2016 CRA Business Plan (page 14, 21)
In accordance with Chapter 163.356 of the Florida Statutes, the City established a Redevelopment Trust Fund for the purpose of utilizing and expending future tax increment revenue and other qualified funds in connection with the implementation of the CRA Plan. The CRA Trust Fund witnessed impressive growth during the 2002-2008 period by more than doubling its base value. Nevertheless, the prolonged recession caused taxable values to drop by 7.5% in 2012. Since 2013, the property values have been slowly increasing. As was expected, another increase in property values was reflected in the 2016 tax roll, which was released by the Broward County Property Appraiser’s Office in July 2016. It is expected that an increase in property values will continue to be reflected in the 2017 tax roll, which will be released by the Broward County Property Appraiser’s Office in July 2017.

The Redevelopment Trust Fund is primarily funded by tax increments received from the respecting taxing authorities pursuant to the following parameters:

<table>
<thead>
<tr>
<th>FY 2017 Incremental Value</th>
<th></th>
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<tbody>
<tr>
<td>2016 Aggregate Taxable Value</td>
<td>$108,804,050</td>
</tr>
<tr>
<td>CRA Base Year Total Value (2002)</td>
<td>-$66,321,640</td>
</tr>
<tr>
<td>Incremental Value</td>
<td>$42,482,410</td>
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<table>
<thead>
<tr>
<th>FY 2016 Tax Increments Paid to CRA</th>
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</thead>
<tbody>
<tr>
<td>Tax Increments</td>
<td>Actual</td>
</tr>
<tr>
<td>City of Coral Springs</td>
<td>$193,647</td>
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<tr>
<td>North Broward Hospital District</td>
<td>$54,330</td>
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<tr>
<td>Children Services of Broward County</td>
<td>$19,703</td>
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<tr>
<td>Broward County*</td>
<td>$18,333</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$286,013</td>
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*Pursuant to Broward County’s ruling, the Coral Springs CRA will be paid its share of tax increments beginning in FY2011 with FY2011 as a base year.

Annual Financial Audit

In accordance with Chapter 163.387, F.S., the CRA Fiscal Year 2016 Annual Financial Audit, dated September 30, 2016, is anticipated to be accepted by the CRA Board at its March 27, 2017 meeting. The CRA audit report is prepared by the certified public accounting firm of RSM US LLP.

On September 30, 2016, the unassigned fund balance in the CRA’s governmental fund was $387,986.

At the end of the current fiscal year, the net position of the CRA was $387,986. The current year fund balance of the CRA’s general fund increased by $17,111. There was an increase in tax increment financing revenues received by the CRA in the current year due to an increase in property values within the CRA District and expenses in the current year decreased; this resulted in a net increase in net position. (see further details in the CRA’s Financial Report FY Ended September 30, 2016)
# Base Taxable Value and Projected Annual Growth

<table>
<thead>
<tr>
<th>Tax Roll As of July 1st</th>
<th>Taxable Value</th>
<th>Annual Growth ($)</th>
<th>Annual Change (%)</th>
<th>Incremental Growth ($)</th>
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<tbody>
<tr>
<td>2002</td>
<td>$ 66,321,640</td>
<td>n/a</td>
<td>-</td>
<td>n/a</td>
</tr>
<tr>
<td>2003</td>
<td>$ 70,008,890</td>
<td>$ 3,687,250</td>
<td>5.6%</td>
<td>$ 3,687,250</td>
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<td>2004</td>
<td>$ 72,397,460</td>
<td>$ 2,388,570</td>
<td>3.4%</td>
<td>$ 6,075,820</td>
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<td>2005</td>
<td>$ 84,731,530</td>
<td>$ 12,334,070</td>
<td>17.0%</td>
<td>$ 18,409,890</td>
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<td>2006</td>
<td>$ 96,982,070</td>
<td>$ 12,250,540</td>
<td>14.5%</td>
<td>$ 30,660,430</td>
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<tr>
<td>2007</td>
<td>$ 117,591,000</td>
<td>$ 20,608,930</td>
<td>21.3%</td>
<td>$ 51,269,360</td>
</tr>
<tr>
<td>2008</td>
<td>$ 129,506,298</td>
<td>$ 11,915,298</td>
<td>10.1%</td>
<td>$ 63,184,658</td>
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<tr>
<td>2009</td>
<td>$ 126,348,610</td>
<td>(3,157,688)</td>
<td>-2.4%</td>
<td>$ 60,026,970</td>
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<tr>
<td>2010</td>
<td>$ 115,437,820</td>
<td>(10,910,790)</td>
<td>-8.6%</td>
<td>$ 49,116,180</td>
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<tr>
<td>2011</td>
<td>$ 104,440,300</td>
<td>(10,997,520)</td>
<td>-9.5%</td>
<td>$ 38,118,860</td>
</tr>
<tr>
<td>2012</td>
<td>$ 96,659,160</td>
<td>(7,781,140)</td>
<td>-7.5%</td>
<td>$ 30,337,520</td>
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<tr>
<td>2013</td>
<td>$ 98,389,690</td>
<td>1,730,530</td>
<td>1.8%</td>
<td>$ 32,068,050</td>
</tr>
<tr>
<td>2014</td>
<td>$ 100,368,860</td>
<td>1,979,170</td>
<td>2.0%</td>
<td>$ 34,047,220</td>
</tr>
<tr>
<td>2015</td>
<td>$ 103,265,700</td>
<td>2,896,840</td>
<td>2.9%</td>
<td>$ 36,944,060</td>
</tr>
<tr>
<td>2016</td>
<td>$ 108,804,050</td>
<td>$ 5,538,350</td>
<td>5.4%</td>
<td>$ 42,482,410</td>
</tr>
<tr>
<td>2017</td>
<td>$ 113,156,212</td>
<td>4,352,162</td>
<td>4.0%</td>
<td>$ 46,834,572</td>
</tr>
<tr>
<td>2018</td>
<td>$ 117,682,460</td>
<td>4,526,248</td>
<td>4.0%</td>
<td>$ 51,360,820</td>
</tr>
<tr>
<td>2019</td>
<td>$ 122,389,759</td>
<td>4,707,298</td>
<td>4.0%</td>
<td>$ 56,068,119</td>
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<tr>
<td>2020</td>
<td>$ 127,285,349</td>
<td>4,895,590</td>
<td>4.0%</td>
<td>$ 60,963,709</td>
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<td>2021</td>
<td>$ 132,376,763</td>
<td>5,091,414</td>
<td>4.0%</td>
<td>$ 66,055,123</td>
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<tr>
<td>2022</td>
<td>$ 137,671,834</td>
<td>5,295,071</td>
<td>4.0%</td>
<td>$ 71,350,194</td>
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<tr>
<td>2023</td>
<td>$ 143,178,707</td>
<td>5,506,873</td>
<td>4.0%</td>
<td>$ 76,857,067</td>
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<tr>
<td>2024</td>
<td>$ 148,905,855</td>
<td>5,727,148</td>
<td>4.0%</td>
<td>$ 82,584,215</td>
</tr>
</tbody>
</table>
CRA Information

Auditor
RSM US LLP
100 N.E. Third Avenue Suite 300
Fort Lauderdale, FL 33301
Tel: 954.356.5730 · Fax: 954.462.4607

General Counsel
General Counsel
Susan F. Delegal, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 Las Olas Blvd.
6th Floor, Suntrust Center
Fort Lauderdale, Florida 33301
Tel: 954.764.7150 · Fax: 954.764.7279

Lead Development Partner
Amera Urban Developers, Inc. is the CRA’s Development Partner for the Downtown Coral Springs project.

For additional information, please contact:
Amera Urban Developers, Inc.
2900 University Drive
Coral Springs, FL 33065
Tel: 954.753.9500
www.ameracorporation.com

Staff
CRA Coordinator - Danielle Cohen Lima
City Staff Liaison – Jennifer K. Bramley, Deputy City Manager

Board Meetings and Further Information
The CRA Board of Directors conducts its meetings on the fourth Monday of every month at 6:30 p.m. at Coral Springs City Hall, 9551 West Sample Road, Coral Springs, Florida, 33065.

Please call 954.344.1121 for further information or log onto www.CoralSpringsCRA.com.
Other Notable Accomplishments

2015

Master Storm Study
Conceptual permit approved by South Florida Water Management District to allow for a more simplified storm water process for future development. This submittal will save future developers time and costs due no requirement of individual permits and potential mitigated requirements. The first project that will go under the conceptual permit is the Municipal Complex. (Development Services, $30,000 Grant)

Additional infrastructure projects completed in conjunction with the Art Walk:
1. 31st Court Waterline Project - new 12” inch main tie in at University Dr. and extended west onto Coral Hills Dr; serves as an upgrade to the entire downtown water supply system needed for future development of the southwest quadrant which will save time and money for private development. (Completed 2015, $387,635 City funds)

2. FP&L Electrical Facilities - rerouting of electrical facilities for optimum future utilization of facilities in the southwest quadrant. (Completed 2015, $20,979 RZEDB)

2014

CRA Master Plan Update
The City and CRA moved forward with Redevelopment Management Associates (RMA) a master redevelopment plan consultant end of year 2013. A completed CRA master plan was recommended for approval by the CRA Board and adopted by their governing body the City Commission in June 2014. The plans reviewed and updated the follow 6 areas: 1. Economic Market Review / 2. Land Development Review / 3. Transportation Analysis and Improvement / 4. Downtown Coral Springs CRA Plan Update / 5. Tax Increment Projects/Finance Plan / 6. Capital Improvement Plan. ($105,000.00)

Land Parcel Transfer
ULI’s final determination that the placement of the Municipal Complex should generally be west of NW 94th Avenue generated the need for the City and CRA to proceed with the process of selling and transferring the CRA owned 2.84 Acres of property to the City. The transfer was completed in March 2014. The CRA looks to take the necessary actions that will aggressively encourage the redevelopment of the four corners of Sample Road and University Drive. ($1,435,000 loan forgiveness)

Bus Shelters
Through a partnership with Broward County Transit, the CRA erected two additional Kaleidoscope bus stops at Sample Road and University Drive (SW corner) and Sample Road and Coral Hills Dr. (NE corner). The supplementary benches, trash cans and bicycle racks are a great amenity for our community. (Broward County Funds approximately $25,000 ea.)

2012

Launched Public Safety Pilot Camera Project
Installed Street Indexing Signs
2011

City-County Partnership Investment and TIF
On September 2, 2010, the CRA’s five-year pilot program expired and Coral Springs CRA reverted to traditional tax increment financing (TIF) for the year 2011 with 2011 becoming the base year and will expire in 2031.

City Plaza Plat
City Plaza, which is comprised of 5.8 acres of land and which include the City Hall South property, a CRA-owned parcel and a canal right-of-way owned by Sunshine Water Control District was platted and recorded on February 3, 2011 following the placement of the exact location of a bus easement at the intersection of Sample Road and University Drive.

Broward College Coral Springs Academic Center
The College opened October 2012. The University and College partnership formed in June 2010, resulted in a Broward College, CRA, and City Interlocal Agreement (ILA) which became effective upon execution of the lease in January of 2011. The established scope was for a 19,000 sq. ft. renovated leased office space. The projected enrollment is for 5,000 students over the next five years. The Coral Springs Academic Center campus offers day and night classes for degree and non-degree programs, including courses in general education, business and information technology. The Coral Springs campus is also seen as a strong anchor for the Northwest Corner, which will stimulate commercial retail vacancy absorption in the area. (June 2010, CRA $400,000 renovation contribution)

Coral Springs Festival of the Arts
In 2011, the CRA became a partner and sponsor of the Annual Festival of the Arts to further its goals of increased marketing and visibility. The Festival is held in The Walk, adjacent to Downtown, and is one of the most well-attended events in Coral Springs.

Agreement with Economic Development Foundation
Facilitated NE Parcel Demolition (Publix) / Interim Green Space

2010

Under the American Recovery and Reinvestment Act (ARRA) of 2009, the City of Coral Springs was allocated $5,913,000 for qualified economic development purposes. The Recovery Zone Economic Development Bonds (RZEDB) The City plans allocated approximately $4.2 million for implementation of the Sample Road and University Drive Infrastructure Master Plan with the balance of the funds going to other governmental projects as determined by the City.

County Incentive Grant Program, 2010-2015 ($752,813)
In June 2010, the City of Coral Springs and the CRA submitted and obtained funding under the County Incentive Grant Program (CIGP) for the funding of sections of the Sample Road and University Drive Infrastructure Master Plan. The City was awarded. However, due to challenges with private easements and right of way acquisition the City, CRA and FDOT met and agreed to that the City and CRA would resubmit the transportations related projects in the future for their review and reallocation of funding.
Master Planning of Infrastructure Improvements, July 2010 / rescoped September 2013 to the Downtown projects. In July 2010, Broward County approved the Sample Road and University Drive Infrastructure Master Plan. Implementation of this plan includes the construction of right turn lanes, power and cable line burial, the installation of new traffic light mast arms, the installation of new school zone flashers, and enhanced pedestrian environment, improved landscaping, the installation of new bus shelters and the construction of public art fountains at the Four Corners.

2008
Implemented Façade Improvements

2007
Completed One Charter Place ($25M) One Charter Place, a 95,000 square-foot, four-story, Class A office building is surrounded by a free-standing bank, parking garage and retail structures in total for a 210,000 sq. property on 3.8 acres.

2006
Purchased 2.8 Acre Parcel (Wachovia Drive-Thru)

2002
Expanded CRA Boundaries
Established Urban & Landscape Design Guidelines

2001
Developed Redevelopment Plan

1999
Selected Phase I (One Charter Place) Master Developer
Designated Development of Regional Impact (DRI)
DOWNTOWN CORAL SPRINGS

Coral Springs Community Redevelopment Agency

Board of Directors:
John M. Walsh, Chairman
Elissa L. Harvey, Vice Chairman
Lorna Brown-Burton
Andy Kasten
Allan J. Koch
William Vasquez