



# DOWNTOWN BOCA

Boca Raton Community Redevelopment Agency  
2020-2021  
Final Budget

September 21, 2020

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September 14, 2020

CRA Chairman & Commissioners  
Boca Raton Community Redevelopment Agency  
201 W. Palmetto Park Road  
Boca Raton, Florida 33432

Dear Chairman & Commissioners:

Attached is the Fiscal Year 2020-21 Boca Raton Community Redevelopment Agency Budget. The Final FY 2020-21 Budget continues to emphasize the on-going implementation of the Downtown marketing and promotional programs, evaluation of downtown parking demands and the continuation of dedicated Downtown Community Policing Services and Code Enforcement Services to ensure dedicated programs to meet the nighttime economy of our vibrant Downtown. In addition, the budget calls for Agency to continue its repayment of expenses advanced on behalf of the Agency by the City.

Fiscal Year 2019-20 had five (5) Individual Development Approvals issued in the downtown for the reporting period the 2019 calendar year. Four (4) projects are under construction and we anticipate that five (5) building permits may be applied for shortly, with additional construction within the year.

A few of the more notable activities and achievements were:

- Completed work with the Business Improvement District (BID) Steering Committee to research and analyze a BID as an alternative funding option for Downtown transportation/downtown connector system options.
- Began the second Phase of the Wayfinding Signage Program that included vehicular signage to desired Downtown destinations; we anticipate completion of Phase 2 by the end of the calendar year, subject to FDOT and Palm Beach County permit approvals.
- Continued coordination on lighting for the Downtown, to ensure pedestrian and vehicular safety.
- Continued public engagement with the addition of a large-scale Chess/Checkers board and set, an oversized Adirondack chair in Mizner Park, as well as festoon lighting and bright colored, branded bistro tables, chairs, and umbrellas in Sanborn Square. Additional tables, chairs and umbrellas will also be coming to Mizner Park upon resuming normal activities.

Over the past 20 years the Agency and the City, in a partnership with the private sector, have created a collection of exciting pedestrian-oriented venues in the Downtown. Despite the impact of the FY2020 coronavirus pandemic and the shutdown by Palm Beach County, the programs initiated in the past year remain ongoing. Downtown continues to be a thriving and vibrant destination as envisioned over 25 years ago.

I wish to thank Linda Davidson, Financial Services Director, Sharon McGuire, Director of the Office of Management and Budget, Ruby Childers, Downtown Manager, and Stephen Timberlake, Special Projects Manager for their efforts, expertise and assistance in preparing this budget.

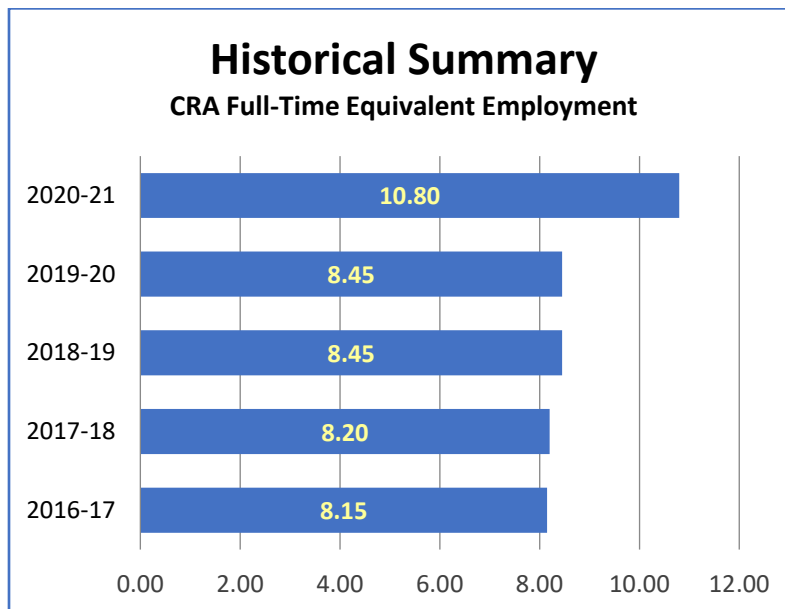
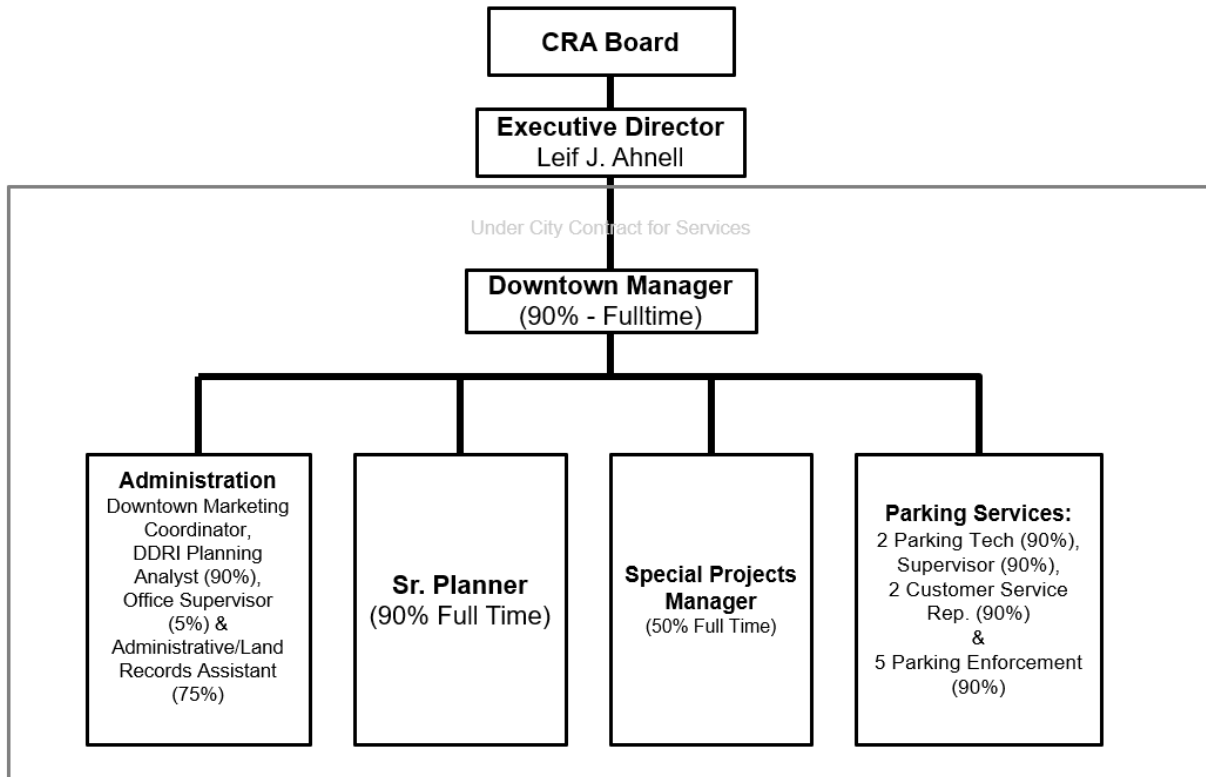
A public hearing will be held on September 21, 2020 for consideration and adoption of the FY 2020-2021 Agency Budget.

Yours truly,



Leif J. Ahnell, C.P.A., C.G.F.O.,  
Executive Director

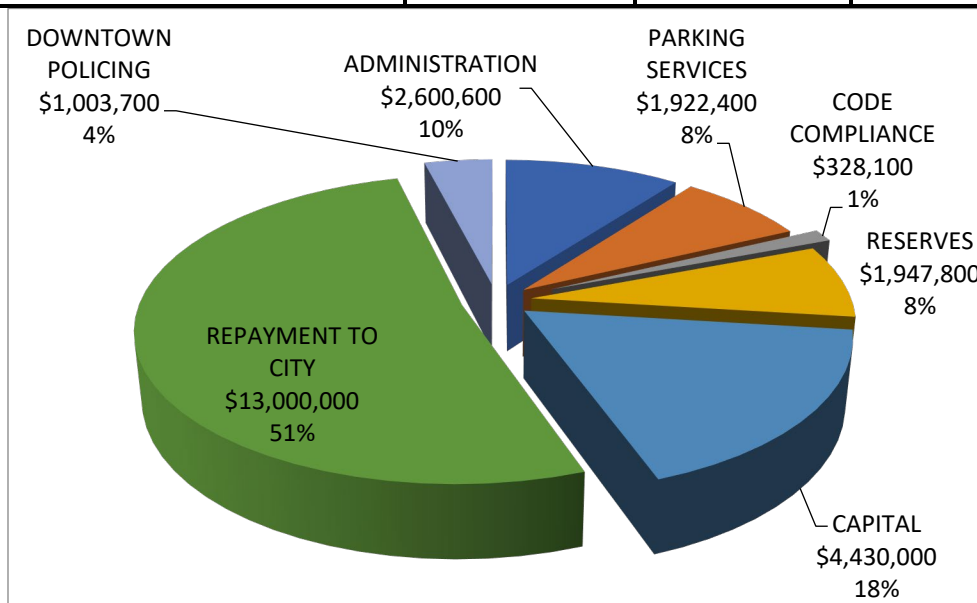
### BRCRA Organization Chart



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## Historical Expenditure & Reserves Summary

CRA Operating Fund	Actual 2018-2019	Estimate 2019-2020	Budget 2020-2021
Administration	\$771,071	\$1,289,300	\$2,600,600
Parking Services	616,883	2,633,100	1,922,400
Code Compliance	382,645	368,200	328,100
Downtown Policing	715,828	1,018,300	1,003,700
Capital Outlay	55,047	2,525,000	4,430,000
Repayment to City	0	12,000,000	13,000,000
Reserves	4,317,166	7,198,000	1,947,800
<b>Total CRA Operating Fund</b>	<b>\$6,858,640</b>	<b>\$27,031,900</b>	<b>\$25,232,600</b>
<b>Mizner Park Revenue Fund</b>			
Repayment to the City	\$10,000,000	\$0	\$0
Transfer to Operating Fund	1,550,000	0	0
Transfer to Sinking Fund	2,190,393	0	0
Reserves	5,694,065	0	0
<b>Total Mizner Park Revenue Fund</b>	<b>\$19,434,458</b>	<b>\$0</b>	<b>\$0</b>
<b>Mizner Park Sinking Fund</b>	<b>\$6,620,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Mizner Park Lease Revenue Fund</b>	<b>\$1,806,561</b>	<b>\$0</b>	<b>\$0</b>
<b>Total</b>	<b>\$34,719,659</b>	<b>\$27,031,900</b>	<b>\$25,232,600</b>



## CRA Operating Fund

The vision of the CRA is a Downtown which is:

- Livable:
  - Sensitively scaled
  - Comfortable
  - Expanded role of residential uses
- Convenient:
  - Full range of services/amenities
  - Ease of access, circulation, parking
- Choice:
  - Multiple modes of transportation
  - Restaurants, shopping
- Connected:
  - Strongly linked to the larger community by Tri-Rail and trolley
  - A strong North/South Linkage with a mid-block location between Federal Highway and Mizner Boulevard encouraged as a private activity
  - Palmetto Park Road – recognized as the major East/West link connecting downtown to Beach/Community
- Unified Theme:
  - Harmonious leadership
  - Consistent message
  - Buildings, streets, public spaces of distinctive quality
  - Each element of the downtown should be of visionary quality
  - All interests and areas in the downtown and the community as a whole should share in the benefits of redevelopment

The mission of the CRA is to advocate, administer the policies, and assist the public, downtown property owners and businesses in order to achieve the CRA Vision of the Downtown.

The organizational values of the CRA are to maximize the benefits of Downtown Redevelopment while minimizing cost through the integration and use of City staff.

Description of Activity:

The CRA Operating Fund provides for the Agency's day-to-day operations, Community Policing, Code Enforcement and Parking Enforcement using City staff from Development Services, Police Services, Code Enforcement, and the Financial Services Departments. This includes the Agency office, all general administration, plan review services, marketing services, parking meter and enforcement services throughout the downtown and the Agency's day-to-day dealings with the public, developers, the City and other governmental agencies. With the repayment of Mizner Park Bonds during the 2018-2019 fiscal year, all revenue and expenditures related to Community Redevelopment Agency are in this fund.

## CRA Operating Budget Goals, Objectives, and Activity Levels

### Goal

To continue to advocate and administer the policies and activities necessary to redevelop the Downtown as provided for in the Downtown Plan and the Downtown Development of Regional Impact.

### Objectives 2020/21

- Continue monitoring of the status and reporting of the DDRI for compliance;
- Issuance of permits and certificates of occupancy for additional major development and Administrative IDAs for minor re-development of buildings that existed prior to the Development Order and minor revisions to previously approved IDAs;
- Continue implementation of pedestrian safety elements, such as enhanced lighting and signage at pedestrian crosswalks;
- Continue efforts with upgraded decorative lighting program for Downtown street and pedestrian lighting and other infrastructure enhancements.
- Continue support to the parking division with the management of public on-street parking spaces and coordination with downtown businesses regarding the implementation of parking meters throughout downtown;
- Support efforts of enhancing pedestrian connectivity from the Downtown Train Station/Parking into Downtown;
- Updates to the Downtown Plan;
- Continue marketing strategic initiatives and business outreach through DowntownBoca.org and social media opportunities, including updating the banner program;
- Continue Forums or provide online updates/information for Downtown businesses;
- Complete Phase 2 (vehicular signs) and commence Phase 3 (gateway entrance signs) of the Downtown Wayfinding Signage Program.
- Continue to implement the Downtown Marketing Plan initiatives based upon available funding.
- Continue to coordinate and partner with City staff for City sponsored events and Mizner Park events to ensure consistency of Downtown Boca branding.
- Assist the City in implementing the Traffic Demand Management Ordinance in the Downtown.
- Complete the Annual Report to Downtown property owners.
- Complete the Annual Review of the Mizner Park Net Operating Income.
- Complete the Annual Report of the CRA under Chapter 163.356(3)(c ) F.S.
- Administer the terms of the Mizner Park Leases.
- Finalize for CRA review, the update to the Amended Downtown Plan for consistency with Agency vision and goals and to ensure compliance with Chapter 163 F.S. and accurate data.

### Achievements 2019/20

- Implemented the Downtown Parking Availability Program to allow property owners to receive revenue by making their underutilized parking available to other property owners, businesses and visitors to the Downtown.

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- Commenced Phase 2 of the Downtown Wayfinding Program – Installation of half of the vehicular signage.
- Continued outreach to new businesses.
- Coordinated with City staff for Amphitheater and City sponsored events, and Mizner Park on events to ensure consistency of Downtown Boca branding.
- Implemented public engagement programs with a re-vamped DowntownBoca.org website and Instagram-ready LED Penguins in the parks, a large-scale chess & checkers set as well as a big Adirondack chair in Mizner Park and festoon lighting in Sanborn Square; and created safety related Welcome Back Downtown Boca Campaign with pavement markers, virtual walking tours and continuous updates on business openings and changes.
- Completed the Annual Report to Downtown property owners.
- Completed the Annual Report of the CRA under Chapter 163.356(3)(c) F.S.
- Administered the terms of the Mizner Park Leases.

Service/Activity Levels	FY 18-19 Actual	FY 19-20 Estimate	FY 20-21 Target
CRA Board Meetings (including Virtual)	19	19	19
Downtown Advisory Committee Meetings*	10	0	4*
*The DAC was sunset 1/23/20; target is based on if new Board established with quarterly meetings.			
Business Improvement District (BID) Steering Committee Meetings*	8	2	0
*BID final presentation made to CRA Nov. 25, 2019; BID was then sunset 1/23/20			
Resolutions Passed	10	7	8
Individuals Development Approvals (IDAs)	8	1	3
Administrative IDAs	0	5	6
Downtown Parking Availability Program	0	1	1
Buildings Under Construction (Sept. 30)	2,120,502 sq. ft.	1,731,654 sq. ft.	2,885,855 sq. ft.
Value of New Construction Placed on Tax Roll	\$63,100,000	\$32,580,000	\$32,580,000
% Increase in Assessed Value	6.9%	5.7%	4.8%



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### CRA Operating Fund Budget Summary

Revenues	Approved 2019-2020	Revised 2019-2020	Estimate 2019-2020	Budget 2020-2021
Fees	\$930,000	\$930,000	\$435,500	\$1,278,600
Parking Meters/Tickets	1,200,000	1,200,000	500,000	400,000
Interfund Transfer/Closure	5,087,000	5,087,000	5,694,100	0
Mizner Park Lease Revenue	1,442,500	1,442,500	1,800,000	1,800,000
Tax Increment Revenue	14,000,000	14,000,000	14,195,000	14,500,000
Interest Earnings	240,300	240,300	90,200	56,000
Fund Balance	2,969,900	2,969,900	4,317,100	7,198,000
<b>Total CRA Operating</b>	<b>\$25,869,700</b>	<b>\$25,869,700</b>	<b>\$27,031,900</b>	<b>\$25,232,600</b>

Expenditures	Approved 2019-2020	Revised 2019-2020	Estimate 2019-2020	Budget 2020-2021
Personal Services	\$2,020,000	\$2,020,000	\$2,146,300	\$2,458,200
Other Operating	1,276,300	1,367,200	1,020,500	1,341,500
Supplies	215,300	258,100	251,600	223,100
Capital Outlay	5,103,000	5,719,500	4,415,500	6,262,000
Repayment of a Portion of Amount Due City for Deficiency Payments	12,000,000	12,000,000	12,000,000	13,000,000
<b>Total Expenditures</b>	<b>\$20,614,600</b>	<b>\$21,364,800</b>	<b>\$19,833,900</b>	<b>\$23,284,800</b>
<b>Reserves</b>	<b>5,255,100</b>	<b>5,255,100</b>	<b>7,198,000</b>	<b>1,947,800</b>
<b>Total CRA Operating</b>	<b>\$25,869,700</b>	<b>\$26,619,900</b>	<b>\$27,031,900</b>	<b>\$25,232,600</b>

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The CRA Operating Budget includes a repayment of a portion of the amount due to the City of Boca Raton for services and expenses advanced on behalf of the Agency. The City and CRA have completed a comprehensive review of outstanding and ongoing expenses advanced by the City on behalf of the CRA. The City's services and expenses advanced to the CRA historically have been grouped under the following categories: Transfer for Operations, Bond Deficiency Payments, Services Provided, Mizner Park Maintenance, and Interest. Beginning in the 2020 fiscal year, expenses advanced by the City on behalf of the CRA will be shown in the following groups:

- Transfer for Operations - Funds advanced from the City to the CRA for day to day operations.
- Bond Deficiency Payments - City funds used to pay CRA bond debt service payments when CRA funds are deficient.
- Services Provided – Expenses in this category will be separated into the following areas:
  - Administrative – General expenses not directly charged including the Cost Allocation
  - Municipal Services – Includes services provided by Municipal Services such as pedestrian improvements, traffic improvements, and sidewalk engineering. In addition, Municipal Service costs associated with special events such as holiday lighting and parades are included.
  - Amphitheater – Operating Costs net of Revenue associated with the Mizner Park Amphitheater are noted in this line.
  - Cultural Sponsorships- This line contains all of the Cultural Sponsorships provided to entities within the CRAs' boundaries. In the past this has included sponsorships or grants for the Festival of the Arts, the Boca Raton Museum of Art, and Old Town Hall among others.
  - Police Services– Police costs associated with special events such as holiday lighting and parades are included in this line. In addition, administrative expenses related to officers assigned to the CRA.
  - Fire Services- Fire costs associated with special events such as holiday lighting and parades are included.
- Recreation Services
  - Mizner Park Maintenance – Expenses related to the maintenance and operations of Mizner Park.
  - Other Recreation Expenses - Includes all Recreation Services functions for operating and maintaining parks within the downtown including the Children's Museum, the Skateboard Park, and Sanborn Square. In addition, Recreation Service costs associated with special events within the downtown such as holiday lighting and parades are included.
- Interest Expenses - interest expense as related to carrying amounts of funds advanced by the City to the CRA.

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Since the inception of the CRA through of the end of the 2019 fiscal year, the City has provided almost \$57M in services to the CRA. The CRA has reimbursed the City a total \$31M through the same time period. For FY2020, the budget calls for \$6.2M in additional expenses on behalf of the CRA and a reimbursement of \$12M. The 2019 - 2020 Budget was approved on September 23, 2019 as required by Section 163.387, Florida Statutes. This will leave more than \$20M outstanding for reimbursement at the end of FYE 2020 fiscal year to be reimbursed in future years.

The Amended Downtown Plan and the identified costs advanced by the City as part of the ILA are consistent with the purposes specified in Section 163.387, Florida Statutes. The budget for the 2020/2021 fiscal year contains \$13M in reimbursement to the City.

	2020		2021	
	Budget	Cumulative Change Y/Y	Budget	Cumulative Change Y/Y
Transfer for Operations	712,200	-	712,200	-
Bond Deficiency	7,729,500	-	7,729,500	-
Services Provided	27,916,118	4,114,175	30,658,201	2,742,083
Administrative	14,099,351	893,274	14,992,625	
Municipal Services	1,006,543	1,006,543	1,900,188	
Amphitheater	9,257,560	1,186,694	9,857,060	
Cultural Sponsorships	3,497,000	972,000	3,797,000	
Police	55,664	55,664	111,328	
Fire	-	-	-	
Recreation Services	21,364,811	2,258,052	23,725,463	2,360,652
Mizner Park Maintenance	19,964,779	952,392	20,773,479	
Other	1,400,032	1,305,660	2,951,984	
Interest related to the above	7,122,978	88,007	7,152,871	29,893
<b>Total</b>	<b>64,845,607</b>	<b>6,460,234</b>	<b>69,978,235</b>	<b>5,132,628</b>
Repayment	(43,000,000)	(12,000,000)	(56,000,000)	(13,000,000)
	21,845,607	(5,539,766)	13,978,235	(7,867,372)