

The Facilities Bond

Strategies to Achieve

Bond Goals



March 7, 2019

The Bond Implementation Goals

Maintain Continuity of City Services

Maximize Value & Utilize Resources Judiciously

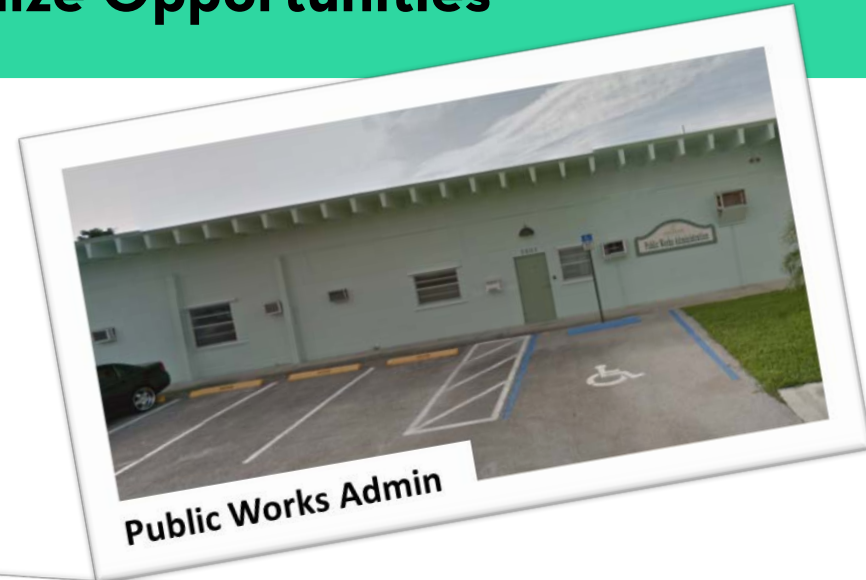
Optimize Opportunities

**Consistent with Strategic Vision and
Image of the City**

Our Mission

Optimize Opportunities

1. Fiscal responsibility
2. Economic development and sustainability
3. Building location to best service community



Our Mission

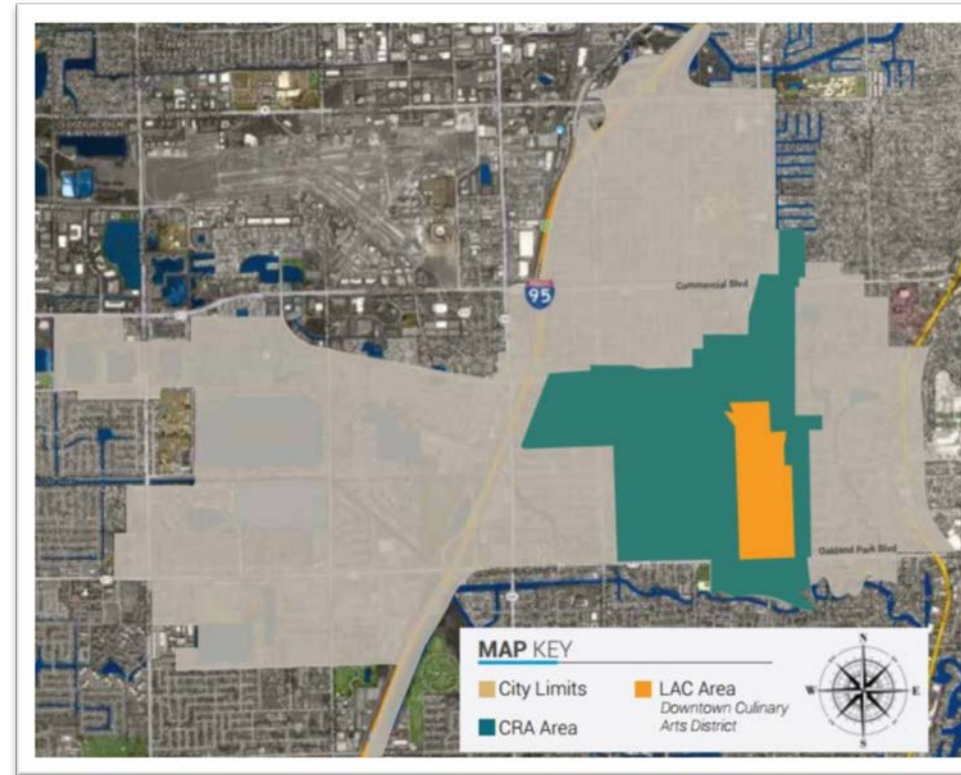
Maximize Value & Utilize Resources Judiciously

- 1. Design to meet current and future needs**
- 2. Realize highest and best use of City property**
- 3. Establish a sound financing strategy to implement bond improvements**



CRA HISTORY

- 2005** CRA Plan approved by the City and County
- 2007** The County Interlocal Agreement, to fund CRA activities using the Redevelopment Capital Program is executed
- 2011** CRA Board adopts the CRA 2012 -2017 Strategic Action Plan, Culinary Arts District brand adopted
- 2015** Redevelopment Planning Team is established to comprehensively implement a multifaceted approach to redevelopment
- 2016** Oakland Park initiates a CRA Planning Year in preparation for the 2017 action plan
- 2017** Commission adopts 2017-2022 Strategic Action Plan
- 2045** CRA will sunset



WHY FOCUS ON DOWNTOWN

REASON 1

SMART GROWTH

Since the inception of the CRA concept in Oakland Park, the downtown has been the “Linchpin” of the redevelopment efforts. This continues to be the recommended way forward for the CRA.

“Start where there is already momentum.”

The Downtown has seen the largest growth in private investment in the CRA. We must leverage that growth to attract the right partners for new impactful mixed use development.

“Be focused, tactical, and strategic.”

A focused and visible improvement in a target area will spur investment in the expanded area, thereby maximizing the CRA return on investment.

Our Downtown is the Catalyst for Oakland Park.



WHY FOCUS ON DOWNTOWN

REASON 2

Downtown needs a customer base

Mixed use development is the trend for millennials who are looking for the urban experience and a sense of community and empty nesters who want to rid themselves of home maintenance and lawn care.

This favorable market brings:

- Interest and investment
- Greater tax base
- Jobs
- Transit oriented development
- Ultimately prosperity



WHY FOCUS ON DOWNTOWN

REASON 3

IDENTITY

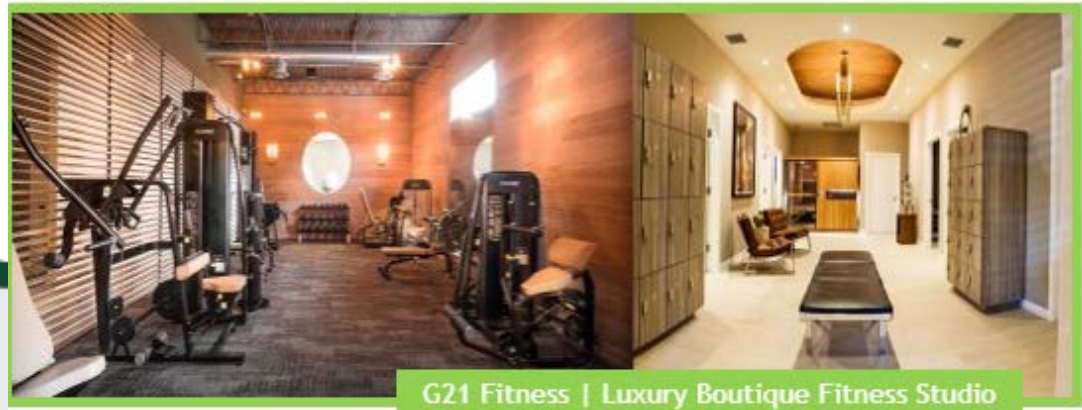
The Culinary Arts District and careful curation of the small town downtown vision creates a sense of place for Oakland Park, that was not well defined in the past.



Funky Buddha Brewery



Switchbox Coffee Roasters



G21 Fitness | Luxury Boutique Fitness Studio

SIZABLE INVESTMENTS IN THE DOWNTOWN



Financing Strategy.

Maximize Value & Utilize Resources Judiciously

Optimize Opportunities

- General Obligation Bond approved funding for **no more than** \$40 million.

Why \$40 million?

2010 Facilities Plan estimated a cost of \$29 million for recommended facility projects

Construction costs since then have risen between 20 -25 % and **projected construction costs** are anticipated to continue to increase 3% annually

Facility conditions have continued to deteriorate which may necessitate project scope adaptations

2018 preliminary bond project plan estimated at **\$40 million** based on current conditions, projects and anticipated costs

Understanding the Costs of the Program

Estimate of Construction Cost (per S.F.) Renovation/New

Fire Stations	\$250 / \$550
Other Facilities	\$225 / \$468

Price per square foot based on 2018 current pricing, includes programming, design, survey, permitting, and construction management.

Facility Name	Estimated Square Feet
Fire Station 9	13,500
Fire Station 20	8,000
Fire Station 87	7,700
North Andrews Gardens Comm. Center	5,230
Collins Community Center	8,000
Spiher Comm. Center	4,386
Library	13,471
Park Place at Jaco	13,470

Estimated Construction Cost Only

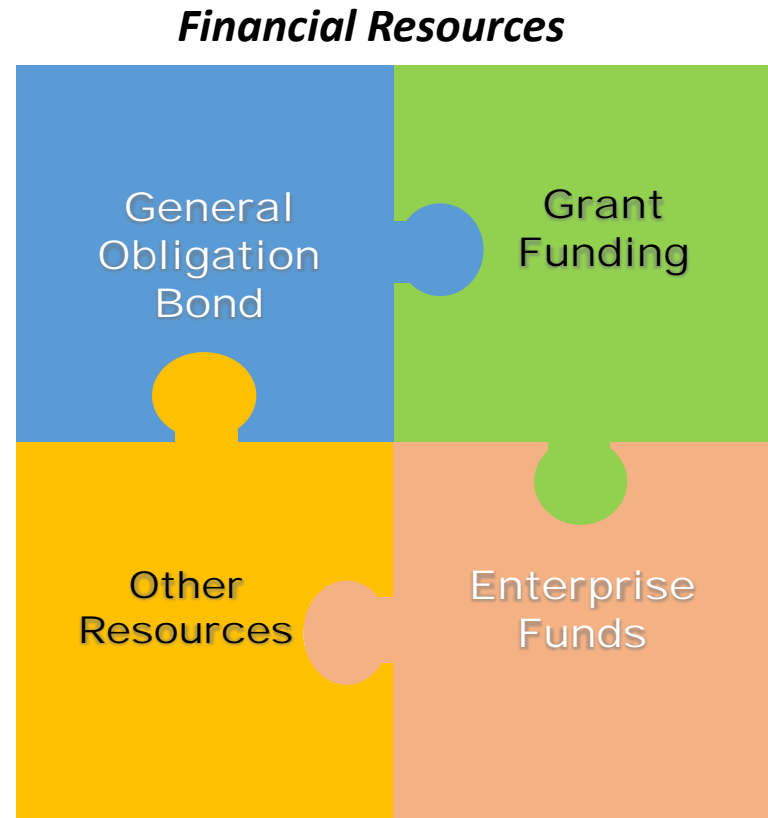
\$37.6 million

Exclusive of other costs

- Project Management (Staffing & Contracting)
- Costs of Bond Issuance
- Potential Land Acquisition

Financial Resources & Opportunities

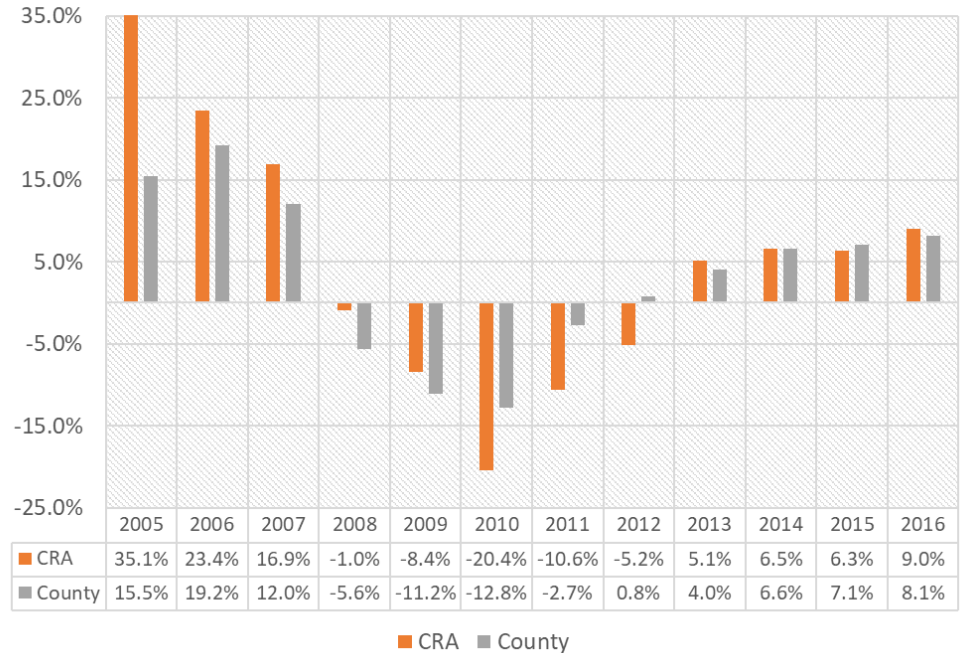
- General Obligation Bond approved funding for **no more than** \$40 million
- Stewardship of bond proceeds paramount
- Other Opportunities to Maximize Value
 - Grant Funding
 - Enterprise Funds
 - Other Resources
 - People
 - Public-Private Partnerships
 - Highest and best use of City land



Building a Prosperous City.

- Building a resilient economy and quality of life are critical to the growth and survival of a city over time.
- The City must optimize the opportunity in the current market.

Tax Base Growth Rate - County and Oakland Park CRA (2005 to 2016)



Building Value.

The City renewed its redevelopment initiatives with a strategic view of economic development and the City assets that could be leveraged to accomplish its goals



Building Value – OP Square.

- ✓ Highest and best use of City Property
- ✓ Mixed-use development
- ✓ Generation of new taxable value
- ✓ Increase property values
- ✓ Enable the development of residential to support businesses
- ✓ Open other opportunities for potential development
- ✓ Conversion of CRA loans to grants
- ✓ Creation of Jobs



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2017-2022 CRA STRATEGIC ACTION PLAN

RFQ for Development of West Dixie Lots

- Hire consultant to conduct massing study and design plan
- Select private partner to develop mixed-use project with retail, residential, and parking



OPCRA

Building Value.

Oakland Park Square represents an estimated \$45,000,000 in private investment in the downtown and the annual property tax revenue is estimated to increase by \$250,000.



- **\$ 2.55 Million Proceeds from sale of land**
- **\$4.4 Million in property tax over 15 year period**
- **\$22 Million in new property tax revenue over 40 year period**


Building Value - highest and best use of City property.

To truly be good stewards of the City's resources the City and the Community must evaluate:

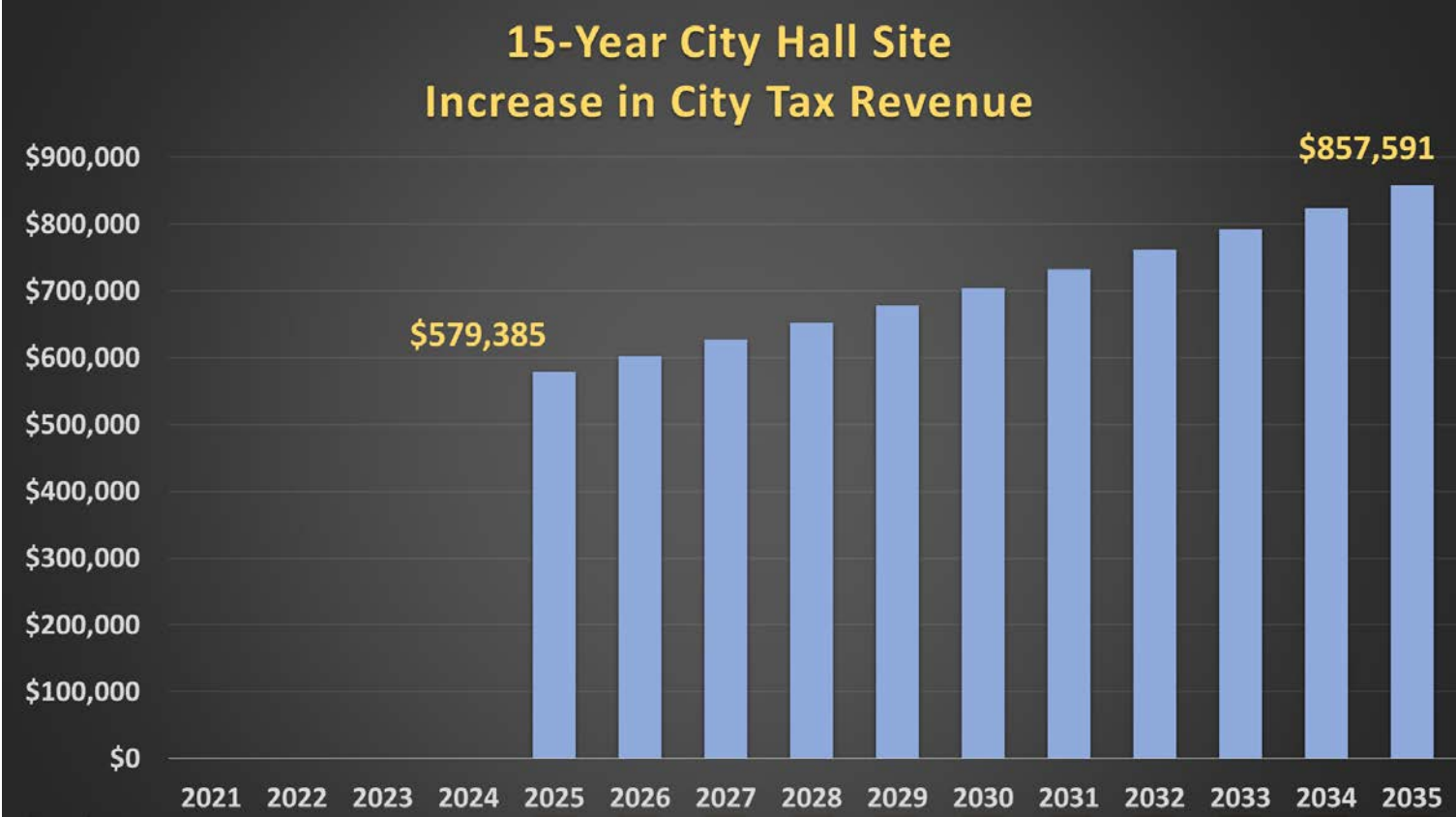
- **The economic potential of each site;**
- **The placement of city facilities and the impact on the future economic development;**
- **The long term financial opportunities gained or lost when deciding *WHEN, WHERE, AND HOW* to build city facilities.**



WHAT WOULD WE GAIN?

- Tax revenue generated
 - Jobs created
 - Residential development to activate the downtown
 - Potential business expansion
 - Support for the existing downtown businesses
 - County loans to grants
- 

Building Value – Example Present City Hall Block .



A potential for \$7 Million in property sale proceeds

\$10.8 Million dollars in new tax revenue over a 15 year period

In summary we should:

- Consider the highest and best use of each site,
- Opportunities for redevelopment are limited and finite; our choices today will impact our potential opportunities for decades;
- Remember that placement of city facilities within a site impacts the economic value of a site;
- Consider the benefit to the entire community when we locate city facilities.
- General Obligation Bond approved funding for **no more than** \$40 million

