

## Memo

To: City Commission  
From: Jeremy Earle, Executive Director  
Date: 12/9/2010  
Re: **City Contribution of Tax Increment Financing to the Community Redevelopment Agency**

---

Greetings Commissioners,

At the City of Dania Beach Budget Workshop on August 28th 2010, you provided unanimous approval that the City of Dania Beach would begin to contribute the City portion of Tax Increment Financing (TIF) to the Dania Beach CRA (DBCRA). Florida Statute 163 Chapter III identifies TIF as one of the funding mechanisms that a CRA is able to use in order to conduct activities related to redevelopment and revitalization. TIF is generally received from the various taxing districts that comprise a community redevelopment area. These taxing districts may include the county, city, schools and hospital districts.

Between 2002 and 2004 Broward County created a program called the Redevelopment Capital Program (RCP) which was designed to end the county's contribution of TIF to future CRA's but allow for a project by project allocation of funds. Dania Beach signed an ILA in 2004 as a part of an agreement with Broward County to create the DBCRA. The CRA retained all of the rights and powers of a CRA under FS. 163 Chapter III but would not have any ongoing financial contribution from the county, hospital or school districts. The RCP was initially to be funded by Broward County on an ongoing basis but both Broward County Staff and the Commissioners have stated publicly that they do not know when the program will ever be funded again. This would leave Dania Beach and the three remaining TIFless CRA's in an even greater bind if they have projects that require typical CRA assistance in order to attract the business to the community, create jobs and increase the tax base.

A CRA typically uses TIF as leverage in order to issue bonds or letters of credits from a bank in order to redevelop a community. If for example the TIF is \$1 million dollars, then a CRA is able to leverage that amount of money into approximately \$5-10 Million dollars. These funds are then used for business incentives, façade improvements, neighborhood improvements, streetscape projects, marketing, economic develop, infrastructure improvements, matches for grants etc. If a CRA does not have a dedicated stream of income such as city and county TIF then it is not able to leverage any of its existing funds and thereby get the additional funding that it needs in order to fulfill its goal of improving a community and increasing the tax base. The end result of everything that happens with the leverage created by TIF is that a city's tax base must be increased over time so that the city can continue to provide those services necessary to maintain and improve the quality of life for all of its residents.



100 W. Dania Beach Blvd.  
Dania Beach, Florida 33004

tel (954) 924-6801  
fax (954) 921-2604  
[www.DaniaBeachCRA.org](http://www.DaniaBeachCRA.org)

Your contribution of City TIF to the DBCRA is a critical step in ensuring that the CRA can continue its mission of the redeveloping and revitalizing our residential neighborhoods, commercial areas and downtown core. Your contributions to the DBCRA ensure that the City of Dania Beach will continue to improve the quality of life for all of its residents in the months and years ahead.

Best,

A handwritten signature in blue ink, appearing to read 'Jeremy Earle', is written over a horizontal line.

Jeremy Earle, ASLA, AICP  
Executive Director  
Dania Beach Community Redevelopment Agency

Cc: Mark Bates, Finance Director  
Ton Ansbro, City Attorney  
Jamie Cole, Weiss Serota Helfman Pastoriza Cole & Boniske, P.L. CRA, Special Counsel