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City Clerk
Jennifer M. Johnson

City of Margate, Florida

March 17, 2025

Ms. Monica Cepero
County Administrator
Broward County
115 S. Andrews Ave, Room 409
Fort Lauderdale, FL 33301

RE: City of Margate Community Redevelopment Agency – Extension of Sunset Date

Dear Ms. Cepero:

I hope my letter finds you well. As you are aware, the City of Margate Community Redevelopment Agency ("MCRA") provides much needed resources and assistance to the residents and businesses within the MCRA Community Redevelopment Area. The MCRA continues to work successfully toward the elimination of slum and blight, enhancing property values, and improving living conditions for residents of the City of Margate.

Over the history of the MCRA, the MCRA has acquired over 42 acres of land on the State Road 7 corridor that is master planned for a mixed-use development project that will include residential units, retail, restaurants, entertainment, and activated public spaces as part of its "City Center" project. In order to fulfill the MCRA's mission, and in light of the status of the development of the MCRA's "City Center" project, the MCRA Board and the City Commission find that it is appropriate at this time to request that the Broward County Commission consider an extension to the MCRA's sunset date.

The MCRA has selected Brookfield Properties as their developer partner and is actively negotiating a public-private partnership development agreement to fulfill the City's and MCRA's vision of a unique and vibrant City Center within the City of Margate. Pursuant to the prior authorizations by Broward County, the MCRA is scheduled to sunset in August of 2026; however, the MCRA still has much work to do.

The City of Margate, pursuant to the authority granted to the City by Broward County Resolution 96-0697, will consider the extension of the MCRA sunset date, with the continuation of the statutorily authorized tax increment financing ("TIF"). Pursuant to current Florida law, the latest year that the MCRA could be extended would be to 2057, which is 60 years from the date in 1997, when the MCRA was established and

when the MCRA's Community Redevelopment Plan was adopted. The last amendment to the MCRA's Community Redevelopment Plan was adopted in 2017. Based on current Florida law, the MCRA is statutorily eligible to extend the MCRA to 2047, which is 30 years after the date the governing board amended the plan.

The extension of the MCRA's sunset date will allow the MCRA to continue its mission as identified in the Finding of Necessity and the MCRA Redevelopment Plan. The MCRA's mission continues to be the creation and development of a mixed-use City Center that brings in new business, creates new living opportunities, and supports our local community. We are aware of the County's recent decision regarding extending the Town of Davie's CRA and are hopeful that the County will look upon the City of Margate with similar favor.

I would appreciate setting a time to discuss this further and layout the next steps. I can be reached at 954-422-4574. Thank you for your consideration, and I look forward to speaking with you.

Regards,

A handwritten signature in blue ink, appearing to read "Cale Curtis", followed by a long, flowing horizontal line.

Cale Curtis
City Manager/MCRA Executive Director

cc: Members of the Margate City Commission
David N. Tolces, City Attorney
Ralph Stone, Director Housing Finance Division