



**CRA Advisory Board Meeting
Thursday, August 2, 2018 - 6:30 PM
City Commission Chambers
100 E. Boynton Beach Blvd. Boynton Beach, FL 33435
561-737-3256**

ADVISORY BOARD AGENDA

- 1. Call to Order**
- 2. Invocation**
- 3. Roll Call**
- 4. Agenda Approval**
 - A. Additions, Deletions, Corrections to the Agenda
 - B. Adoption of Agenda
- 5. Information Only**
 - A. Financial Report Period Ending for June and July, 2018 **Revised**
- 6. Public Comment**
- 7. Consent**
 - A. CRA Advisory Board Meeting Minutes - June 07, 2018
- 8. Assignments**
 - A. Pending Assignments
 - B. Reports on Pending Assignments
 - C. New Assignments
 1. Consideration and Discussion of Fiscal Year 2018/2019 Budget
- 9. CRA Board Items for CRA Advisory Board Review and Recommendations**
 - A. **Old Business**
 - B. **New Business**
 1. Consideration and Discussion of the Letter Submitted by the Community Caring Center Boynton Beach, Inc. (CCC), for their property located at 145 NE 4th Ave, Boynton Beach, Florida
 2. Consideration of Registration and Travel Expenses to Attend the Florida Redevelopment Association 2018 Annual Conference on October 24-26, 2018 in Fort Myers, Florida

3. Consideration of Purchase of the Property Located at 106 NE 3rd Avenue

Revised

10. Future Agenda Items

11. Adjournment

Notice

THE CRA SHALL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD AN INDIVIDUAL WITH A DISABILITY AN EQUAL OPPORTUNITY TO PARTICIPATE IN AND ENJOY THE BENEFITS OF A SERVICE, PROGRAM OR ACTIVITY CONDUCTED BY THE CRA. PLEASE CONTACT THE CRA, (561) 737-3256, AT LEAST 48 HOURS PRIOR TO THE PROGRAM OR ACTIVITY IN ORDER FOR THE CRA TO REASONABLY ACCOMMODATE YOUR REQUEST.

ADDITIONAL AGENDA ITEMS MAY BE ADDED SUBSEQUENT TO THE PUBLICATION OF THE AGENDA ON THE CRA'S WEBSITE. INFORMATION REGARDING ITEMS ADDED TO THE AGENDA AFTER IT IS PUBLISHED ON THE CRA'S WEBSITE CAN BE OBTAINED FROM THE CRA OFFICE.



ADVISORY BOARD ITEM 5.A.

INFORMATION ONLY

SUBJECT:

Financial Report Period Ending for June and July, 2018

SUMMARY:

Attached is the monthly budget report representing the revenues and expenses for June 2018 (Attachment I).

There is a new and improved financial analysis beginning with July 2018. Statement of Revenues, Expenditures and Changes in Fund Balance Report (Attachment II); Budget Comparison Schedule - General Fund (Attachment III); and Monthly Budget Report to the CRA Board representing the revenues and expenses for the preceding month (Attachment IV).

An In Kind analysis report has been prepared to identify activities related to the facilities of the Boynton Beach Congregational Community Church and Historic Woman's Club of Boynton Beach. A fair market value analysis as related to rentals, reflects potential rental income that will be provided as in-kind services. The analysis reflects over the term of the agreed usage periods (Attachment V).

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan and FY 2017-2018 CRA Budget

CRA BOARD OPTIONS:

Approve the CRA's Financial Report Period Ending June 30, 2018 and July 31, 2018.

ATTACHMENTS:

Description

- ▢ **Attachment I - June 2018 Financial Report**
- ▢ **Attachment II - Statement of Revenues, Expenditures and Changes in Fund Balance Report**
- ▢ **Attachment III - Budget Comparison Schedule**
- ▢ **Attachment IV - July 2018 Financial Report**
- ▢ **Attachment V - In Kind Analysis July 2018**

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
 FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
T.I.F.INCOME	11,461,518	11,461,518	(10,249.00)	11,776,328.00	0.00	(314,810.00)	2.75-
MARINA RENT & GRANT INC	1,000,000	1,000,000	159,667.65	893,986.53	0.00	106,013.47	10.60
INVESTMENT INCOME	0	0	1,449.10	24,016.85	0.00	(24,016.85)	0.00
MISCELLANEOUS	0	0	2,753.53	16,265.30	0.00	(16,265.30)	0.00
OTHER FINANCING SOURCES	0	2,980,000	0.00	0.00	0.00	2,980,000.00	100.00
TOTAL REVENUES	12,461,518	15,441,518	153,621.28	12,710,596.68	0.00	2,730,921.32	17.69
EXPENDITURE SUMMARY							
LEGISLATIVE	30,500	30,500	1,911.92	10,387.05	726.65	19,386.30	63.56
ADMINISTRATIVE	445,240	445,240	33,294.97	302,488.83	0.00	142,751.17	32.06
FINANCE	186,060	186,060	13,132.66	126,444.50	0.00	59,615.50	32.04
INSURANCES	172,500	172,500	0.00	111,935.40	0.00	60,564.60	35.11
PROFESSIONAL SERVICES	274,000	274,000	2,416.00	108,277.95	43,033.50	122,688.55	44.78
PLANNING	115,290	115,290	5,785.09	57,852.59	0.00	57,437.41	49.82
BUILDINGS & PROPERTY	592,770	592,770	29,340.33	297,130.16	20,409.05	275,230.79	46.43
MARINA	1,000,000	1,000,000	112,353.36	754,906.50	0.00	245,093.50	24.51
COMMUNICATIONS & TECHNOLO	80,550	80,550	2,762.88	44,323.45	12,874.47	23,352.08	28.99
CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
MARKETING	167,620	167,620	7,414.08	77,911.81	0.00	89,708.19	53.52
SPECIAL EVENTS	86,870	86,870	5,491.27	48,848.85	0.00	38,021.15	43.77
EMPLOYEE BEBEFITS	367,938	367,938	42,604.65	180,225.21	0.00	187,712.79	51.02
DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TRANSFER OUT	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
TOTAL EXPENDITURES	12,461,518	15,441,518	256,507.21	13,942,912.30	77,043.67	1,421,562.03	9.21
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(102,885.93)	(1,232,315.62)	(77,043.67)	1,309,359.29	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
LEGISLATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
01-51010-200 CONTRACTUAL EXPENSE	7,500	7,500	113.00	3,444.30	726.65	3,329.05	44.39
01-51010-216 ADVERTISING & PUBLIC NOTI	6,500	6,500	1,798.92	2,897.80	0.00	3,602.20	55.42
01-51010-225 ASSOC. MEETINGS & SEMINAR	15,000	15,000	0.00	3,685.02	0.00	11,314.98	75.43
01-51010-227 DELIVERY SERVICES	750	750	0.00	309.35	0.00	440.65	58.75
TOTAL PURCHASED/CONTRACT SERV	29,750	29,750	1,911.92	10,336.47	726.65	18,686.88	62.81
SUPPLIES							
01-51010-310 OFFICE SUPPLIES	750	750	0.00	50.58	0.00	699.42	93.26
TOTAL SUPPLIES	750	750	0.00	50.58	0.00	699.42	93.26
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TOTAL LEGISLATIVE	30,500	30,500	1,911.92	10,387.05	726.65	19,386.30	63.56

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
ADMINISTRATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51230-100 PERSONNEL SERVICES	384,900	384,900	31,261.93	278,277.91	0.00	106,622.09	27.70
01-51230-115 CAR ALLOWANCE	5,220	5,220	401.52	3,854.56	0.00	1,365.44	26.16
TOTAL PERSONNEL SERVICES	390,120	390,120	31,663.45	282,132.47	0.00	107,987.53	27.68
PURCHASED/CONTRACT SERV							
01-51230-225 ASSOC. MEETINGS & SEMINAR	16,500	16,500	238.34	5,161.90	0.00	11,338.10	68.72
01-51230-226 MEMBERSHIP DUES	11,385	11,385	0.00	6,110.12	0.00	5,274.88	46.33
01-51230-227 DELIVERY SERVICES	500	500	0.00	155.88	0.00	344.12	68.82
01-51230-229 CAREER DEVELOPMENT	16,500	16,500	0.00	4,193.70	0.00	12,306.30	74.58
TOTAL PURCHASED/CONTRACT SERV	44,885	44,885	238.34	15,621.60	0.00	29,263.40	65.20
SUPPLIES							
01-51230-310 OFFICE SUPPLIES	3,000	3,000	227.23	1,581.29	0.00	1,418.71	47.29
01-51230-315 POSTAGE	2,500	2,500	108.99	918.91	0.00	1,581.09	63.24
01-51230-340 CELLULAR PHONES	2,880	2,880	1,056.96	1,972.06	0.00	907.94	31.53
01-51230-355 SUBSCRIPTIONS	605	605	0.00	262.50	0.00	342.50	56.61
01-51230-360 BOOKS & PUBLICATIONS	250	250	0.00	0.00	0.00	250.00	100.00
TOTAL SUPPLIES	9,235	9,235	1,393.18	4,734.76	0.00	4,500.24	48.73
CAPITAL EXPENDITURES							
01-51230-400 EQUIPMENT COSTS	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL CAPITAL EXPENDITURES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
DEPRECIATION & AMORT							
TOTAL ADMINISTRATIVE	445,240	445,240	33,294.97	302,488.83	0.00	142,751.17	32.06

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
FINANCE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51325-100 PERSONNEL SERVICES	158,000	158,000	12,566.81	120,327.36	0.00	37,672.64	23.84
TOTAL PERSONNEL SERVICES	158,000	158,000	12,566.81	120,327.36	0.00	37,672.64	23.84
PURCHASED/CONTRACT SERV							
01-51325-200 CONTRACTUAL EXPENSE	250	250	0.00	175.00	0.00	75.00	30.00
01-51325-201 BANK FEES	3,000	3,000	233.60	1,319.53	0.00	1,680.47	56.02
01-51325-225 ASSOC. MEETINGS & SEMINAR	10,450	10,450	120.00	570.35	0.00	9,879.65	94.54
01-51325-226 MEMBERSHIP DUES	820	820	0.00	359.00	0.00	461.00	56.22
01-51325-227 DELIVERY COSTS	500	500	0.00	259.87	0.00	240.13	48.03
01-51325-229 CAREER DEVELOPMENT	5,000	5,000	0.00	300.00	0.00	4,700.00	94.00
TOTAL PURCHASED/CONTRACT SERV	20,020	20,020	353.60	2,983.75	0.00	17,036.25	85.10
SUPPLIES							
01-51325-310 OFFICE SUPPLIES	2,500	2,500	109.79	1,089.56	0.00	1,410.44	56.42
01-51325-340 CELLULAR PHONES	1,440	1,440	102.46	877.29	0.00	562.71	39.08
01-51325-355 SUBSCRIPTIONS	1,300	1,300	0.00	1,099.00	0.00	201.00	15.46
01-51325-360 BOOKS & PUBLICATIONS	700	700	0.00	0.00	0.00	700.00	100.00
01-51325-365 OFFICE PRINTING COSTS	600	600	0.00	67.54	0.00	532.46	88.74
TOTAL SUPPLIES	6,540	6,540	212.25	3,133.39	0.00	3,406.61	52.09
CAPITAL EXPENDITURES							
01-51325-400 EQUIPMENT COSTS	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
TOTAL CAPITAL EXPENDITURES	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
DEPRECIATION & AMORT							
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TOTAL FINANCE	186,060	186,060	13,132.66	126,444.50	0.00	59,615.50	32.04

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
 INSURANCES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
01-51410-213 GENERAL PROPERTY COVERAGE	172,500	172,500	0.00	111,935.40	0.00	60,564.60	35.11
TOTAL PURCHASED/CONTRACT SERV	172,500	172,500	0.00	111,935.40	0.00	60,564.60	35.11
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TOTAL INSURANCES	172,500	172,500	0.00	111,935.40	0.00	60,564.60	35.11

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
 PROFESSIONAL SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
01-51420-200 CONTRACTUAL EXPENSE	152,000	152,000	2,245.00	63,773.12	4,252.50	83,974.38	55.25
01-51420-201 CONTRACT LEGAL	100,000	100,000	0.00	42,614.83	26,000.00	31,385.17	31.39
01-51420-204 CITY STAFF COSTS	22,000	22,000	171.00	1,890.00	12,781.00	7,329.00	33.31
TOTAL PURCHASED/CONTRACT SERV	274,000	274,000	2,416.00	108,277.95	43,033.50	122,688.55	44.78
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TOTAL PROFESSIONAL SERVICES	274,000	274,000	2,416.00	108,277.95	43,033.50	122,688.55	44.78

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
PLANNING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51440-100 PERSONNEL SERVICES	75,000	75,000	5,896.20	55,151.27	0.00	19,848.73	26.46
TOTAL PERSONNEL SERVICES	75,000	75,000	5,896.20	55,151.27	0.00	19,848.73	26.46
PURCHASED/CONTRACT SERV							
01-51440-225 ASSOC. MEETINGS & SEMINAR	29,820	29,820	0.00	342.63	0.00	29,477.37	98.85
01-51440-226 MEMBERSHIP DUES	350	350	0.00	0.00	0.00	350.00	100.00
01-51440-227 DELIVERY SERVICES	300	300	0.00	179.54	0.00	120.46	40.15
01-51440-229 CAREER DEVELOPMENT	4,300	4,300	0.00	0.00	0.00	4,300.00	100.00
TOTAL PURCHASED/CONTRACT SERV	34,770	34,770	0.00	522.17	0.00	34,247.83	98.50
SUPPLIES							
01-51440-310 OFFICE SUPPLIES	1,500	1,500	109.80	903.30	0.00	596.70	39.78
01-51440-340 CELLULAR PHONES	720	720 (	321.11)	405.00	0.00	315.00	43.75
01-51440-355 SUBSCRIPTIONS	1,500	1,500	100.20	715.85	0.00	784.15	52.28
01-51440-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
01-51440-365 OFFICE PRINTING COSTS	1,500	1,500	0.00	155.00	0.00	1,345.00	89.67
TOTAL SUPPLIES	5,520	5,520 (	111.11)	2,179.15	0.00	3,340.85	60.52
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL PLANNING	115,290	115,290	5,785.09	57,852.59	0.00	57,437.41	49.82

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
BUILDINGS & PROPERTY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
01-51620-200 CONTRACTUAL EXPENSE	3,045	3,045	0.00	2,054.73	0.00	990.27	32.52
01-51620-201 PROPERTY TAXES & ASSOC. D	75,000	75,000	4,630.57	19,671.32	0.00	55,328.68	73.77
01-51620-205 RENTAL OF OFFICES	100,725	100,725	7,842.88	78,181.92	0.00	22,543.08	22.38
01-51620-208 EQUIPMENT LEASES	20,000	20,000	361.78	16,949.93	3,050.07	0.00	0.00
01-51620-209 PROPERTY MAINTENENCE COST	355,000	355,000	14,547.15	159,241.87	17,358.98	178,399.15	50.25
01-51620-224 SIGNAGE	15,000	15,000	0.00	3,961.50	0.00	11,038.50	73.59
TOTAL PURCHASED/CONTRACT SERV	568,770	568,770	27,382.38	280,061.27	20,409.05	268,299.68	47.17
SUPPLIES							
01-51620-325 ELECTRICITY COSTS	12,000	12,000	1,392.39	9,288.39	0.00	2,711.61	22.60
01-51620-326 WATER CHARGES	12,000	12,000	565.56	7,780.50	0.00	4,219.50	35.16
TOTAL SUPPLIES	24,000	24,000	1,957.95	17,068.89	0.00	6,931.11	28.88
CAPITAL EXPENDITURES							
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DEPRECIATION & AMORT							
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TOTAL BUILDINGS & PROPERTY	592,770	592,770	29,340.33	297,130.16	20,409.05	275,230.79	46.43

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
MARINA

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51630-200 CONTRACTUAL	500	500	0.00	450.00	0.00	50.00	10.00
01-51630-209 PROPERTY MAINTENENCE	25,000	25,000	1,535.15	11,721.35	0.00	13,278.65	53.11
01-51630-241 MARINA FUEL MANAGEMENT	181,435	181,435	15,119.60	136,076.40	0.00	45,358.60	25.00
01-51630-242 MARINE FUEL STATION OVERH	29,500	29,500	1,880.06	18,543.65	0.00	10,956.35	37.14
TOTAL PURCHASED/CONTRACT SERV	236,435	236,435	18,534.81	166,791.40	0.00	69,643.60	29.46
SUPPLIES							
01-51630-310 OFFICE SUPPLIES	1,000	1,000	69.64	921.02	0.00	78.98	7.90
01-51630-325 ELECTRIC COSTS	8,100	8,100	575.28	4,197.32	0.00	3,902.68	48.18
01-51630-326 WATER COSTS	15,000	15,000	610.24	5,854.50	0.00	9,145.50	60.97
01-51630-327 GASOLINE & DEISEL FUEL PU	727,465	727,465	91,410.79	567,925.07	0.00	159,539.93	21.93
01-51630-328 MARINA DIESEL SALES TAX	12,000	12,000	1,152.60	9,217.19	0.00	2,782.81	23.19
TOTAL SUPPLIES	763,565	763,565	93,818.55	588,115.10	0.00	175,449.90	22.98
CAPITAL EXPENDITURES							
TOTAL MARINA	1,000,000	1,000,000	112,353.36	754,906.50	0.00	245,093.50	24.51

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
COMMUNICATIONS & TECHNOLO

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
01-51650-200 CONTRACTUAL EXPENSE	3,000	3,000	0.00	0.00	0.00	3,000.00	100.00
01-51650-210 CITY IT SUPPORT	27,000	27,000	0.00	12,541.20	12,874.47	1,584.33	5.87
01-51650-211 COMPUTER SOFTWARE & LICEN	4,550	4,550	0.00	667.11	0.00	3,882.89	85.34
01-51650-212 FINANCIAL SOFTWARE MAINTE	29,000	29,000	1,000.00	19,476.43	0.00	9,523.57	32.84
TOTAL PURCHASED/CONTRACT SERV	63,550	63,550	1,000.00	32,684.74	12,874.47	17,990.79	28.31
SUPPLIES							
01-51650-330 TELEPHONE LINES	8,000	8,000	489.91	5,690.49	0.00	2,309.51	28.87
TOTAL SUPPLIES	8,000	8,000	489.91	5,690.49	0.00	2,309.51	28.87
CAPITAL EXPENDITURES							
01-51650-400 EQUIPMENT COSTS	9,000	9,000	1,272.97	5,948.22	0.00	3,051.78	33.91
TOTAL CAPITAL EXPENDITURES	9,000	9,000	1,272.97	5,948.22	0.00	3,051.78	33.91
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TOTAL COMMUNICATIONS & TECHNOLO	80,550	80,550	2,762.88	44,323.45	12,874.47	23,352.08	28.99

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
 CONTINGENCY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51990-200 CONTRACTUAL EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
TOTAL PURCHASED/CONTRACT SERV	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
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TOTAL CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
MARKETING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-57400-100 PERSONNEL SERVICES	61,035	61,035	4,824.00	46,561.68	0.00	14,473.32	23.71
TOTAL PERSONNEL SERVICES	61,035	61,035	4,824.00	46,561.68	0.00	14,473.32	23.71
PURCHASED/CONTRACT SERV							
01-57400-216 ADVERTISING & PUBLIC NOTI	58,540	58,540	2,822.00	16,133.90	0.00	42,406.10	72.44
01-57400-218 ANNUAL REPORT & BROCHURES	5,000	5,000	0.00	354.96	0.00	4,645.04	92.90
01-57400-225 ASSOC. MEETINGS & SEMINAR	5,900	5,900	0.00	712.02	0.00	5,187.98	87.93
01-57400-226 MEMBERSHIP DUES	5,800	5,800	0.00	2,930.00	0.00	2,870.00	49.48
01-57400-227 DELIVERY SERVICES	4,000	4,000	0.00	0.00	0.00	4,000.00	100.00
01-57400-229 CAREER DEVELOPMENT	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-57400-236 PHOTOGRAPHY / VIDEOS	15,000	15,000	0.00	8,778.95	0.00	6,221.05	41.47
TOTAL PURCHASED/CONTRACT SERV	96,740	96,740	2,822.00	28,909.83	0.00	67,830.17	70.12
SUPPLIES							
01-57400-310 OFFICE SUPPLIES	1,500	1,500	146.45	955.01	0.00	544.99	36.33
01-57400-340 CELLULAR PHONES	720	720 (	378.37)	372.00	0.00	348.00	48.33
01-57400-355 SUBSCRIPTIONS	1,425	1,425	0.00	1,113.29	0.00	311.71	21.87
01-57400-360 BOOKS & PUBLICATIONS	200	200	0.00	0.00	0.00	200.00	100.00
01-57400-365 OFFICE PRINTING COSTS	6,000	6,000	0.00	0.00	0.00	6,000.00	100.00
TOTAL SUPPLIES	9,845	9,845 (231.92)	2,440.30	0.00	7,404.70	75.21
DEPRECIATION & AMORT							
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TOTAL MARKETING	167,620	167,620	7,414.08	77,911.81	0.00	89,708.19	53.52

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
SPECIAL EVENTS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-57500-100 PERSONNEL SERVICES	55,000	55,000	4,336.60	41,965.82	0.00	13,034.18	23.70
TOTAL PERSONNEL SERVICES	55,000	55,000	4,336.60	41,965.82	0.00	13,034.18	23.70
PURCHASED/CONTRACT SERV							
01-57500-225 ASSOC. MEETINGS & SEMINAR	6,100	6,100	0.00	170.42	0.00	5,929.58	97.21
01-57500-226 MEMBERSHIP DUES	500	500	0.00	0.00	0.00	500.00	100.00
01-57500-229 CAREER DEVELOPMENT	2,500	2,500	0.00	321.15	0.00	2,178.85	87.15
TOTAL PURCHASED/CONTRACT SERV	9,100	9,100	0.00	491.57	0.00	8,608.43	94.60
SUPPLIES							
01-57500-310 OFFICE SUPPLIES	1,500	1,500	115.34	1,030.39	0.00	469.61	31.31
01-57500-340 CELLULAR PHONES	720	720	45.00	357.00	0.00	363.00	50.42
01-57500-355 SUBSCRIPTIONS	250	250	0.00	0.00	0.00	250.00	100.00
01-57500-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
TOTAL SUPPLIES	2,770	2,770	160.34	1,387.39	0.00	1,382.61	49.91
CAPITAL EXPENDITURES							
01-57500-400 EQUIPMENT & EVENTS SUPPOR	20,000	20,000	994.33	5,004.07	0.00	14,995.93	74.98
TOTAL CAPITAL EXPENDITURES	20,000	20,000	994.33	5,004.07	0.00	14,995.93	74.98
DEPRECIATION & AMORT							
TOTAL SPECIAL EVENTS	86,870	86,870	5,491.27	48,848.85	0.00	38,021.15	43.77

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
EMPLOYEE BEBENITS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-59000-151 F.I.C.A.	46,558	46,558	3,623.83	33,244.93	0.00	13,313.07	28.59
01-59000-152 MEDICARE	10,889	10,889	847.49	7,784.30	0.00	3,104.70	28.51
01-59000-153 RETIREMENT PLAN 401(a)	142,907	142,907	35,294.00	111,252.00	0.00	31,655.00	22.15
01-59000-154 WORKERS COMP INSURANCE	2,500	2,500	0.00	1,791.46	0.00	708.54	28.34
01-59000-155 HEALTH INSURANCE	99,000	99,000	1,952.14	20,096.46	0.00	78,903.54	79.70
01-59000-156 DENTAL INSURANCE	4,050	4,050	377.56	2,457.88	0.00	1,592.12	39.31
01-59000-157 LIFE INSURANCE	1,350	1,350	150.00	1,245.00	0.00	105.00	7.78
01-59000-158 SHORT / LONG TERM DISABIL	3,144	3,144	245.68	1,980.83	0.00	1,163.17	37.00
01-59000-159 UNEMPLOYMENT CHARGES	5,000	5,000	0.00	0.00	0.00	5,000.00	100.00
01-59000-160 VISION INSURANCE	540	540	113.95	372.35	0.00	167.65	31.05
01-59000-161 COMPENSATED ABSENSES	52,000	52,000	0.00	0.00	0.00	52,000.00	100.00
TOTAL PERSONNEL SERVICES	367,938	367,938	42,604.65	180,225.21	0.00	187,712.79	51.02
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TOTAL EMPLOYEE BEBENITS	367,938	367,938	42,604.65	180,225.21	0.00	187,712.79	51.02

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
 DEBT SERVICE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
DEBT SERVICE							
OTHER FINANCING USES							
01-59800-990 TRANS OUT TO DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
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TOTAL DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

01 -GENERAL FUND
 TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
01-59999-990 INTERFUND TRANSFERS OUT	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
TOTAL TRANSFER OUT	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>12,461,518</u>	<u>15,441,518</u>	<u>256,507.21</u>	<u>13,942,912.30</u>	<u>77,043.67</u>	<u>1,421,562.03</u>	<u>9.21</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	(102,885.93)	(1,232,315.62)	(77,043.67)	1,309,359.29	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

02 -PROJECTS FUND
 FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
FESTIVALS & EVENT INCOME	0	0	0.00	56,888.43	0.00	(56,888.43)	0.00
INVESTMENT INCOME	0	0	10,227.86	67,844.11	0.00	(67,844.11)	0.00
MISCELLANEOUS	0	0	22,500.00	1,065,970.26	0.00	(1,065,970.26)	0.00
OTHER FINANCING SOURCES	10,006,620	12,986,620	0.00	9,681,225.00	0.00	3,305,395.00	25.45
TOTAL REVENUES	10,006,620	12,986,620	32,727.86	10,871,927.80	0.00	2,114,692.20	16.28
EXPENDITURE SUMMARY							
OPERATING EXPENSES	564,400	443,188	22,101.65	135,285.11	49,998.35	257,904.54	58.19
CAPITAL OUTLAY	6,447,062	9,598,274	(7,800.00)	3,286,603.14	3,102,595.56	3,209,075.30	33.43
AFFORDABLE HOUSING	50,000	0	0.00	0.00	0.00	0.00	0.00
ECONOMIC DEVELOPMENT	1,870,158	1,870,158	16,003.84	1,230,572.33	441,818.06	197,767.61	10.57
PROJECTS AND PROGRAMS	1,075,000	1,075,000	2,269.67	713,160.77	293,316.99	68,522.24	6.37
TOTAL EXPENDITURES	10,006,620	12,986,620	32,575.16	5,365,621.35	3,887,728.96	3,733,269.69	28.75
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	152.70	5,506,306.45	(3,887,728.96)	(1,618,577.49)	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2018

02 -PROJECTS FUND
OPERATING EXPENSES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
02-58100-202 CONTINGENCY EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
02-58100-203 CONTRACTUAL EXPENSE	325,000	203,788	22,101.65	50,960.11	41,598.35	111,229.54	54.58
02-58100-207 RENT EXPENSE	14,400	14,400	0.00	6,000.00	8,400.00	0.00	0.00
02-58100-213 LEGAL FEES	125,000	125,000	0.00	78,325.00	0.00	46,675.00	37.34
TOTAL PURCHASED/CONTRACT SERV	564,400	443,188	22,101.65	135,285.11	49,998.35	257,904.54	58.19
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TOTAL OPERATING EXPENSES	564,400	443,188	22,101.65	135,285.11	49,998.35	257,904.54	58.19

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

02 -PROJECTS FUND
 CAPITAL OUTLAY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							
02-58200-401 BUILDINGS	766,435	3,654,935 (	10,000.00)	3,311,842.09	2,183.56	340,909.35	9.33
02-58200-404 CONSTRUCTION IN PROGRESS	200,000	270,000	0.00 (	36,431.37)	0.00	306,431.37	113.49
02-58200-405 SITE WORK AND DEMOLITION	73,957	73,957	1,450.00 (	1,165.92)	4,758.00	70,364.92	95.14
02-58200-406 INFRASTRUCTURE AND STREET	5,406,670	5,599,382	750.00	12,358.34	3,095,654.00	2,491,369.66	44.49
TOTAL CAPITAL EXPENDITURES	6,447,062	9,598,274 (	7,800.00)	3,286,603.14	3,102,595.56	3,209,075.30	33.43
TOTAL CAPITAL OUTLAY	6,447,062	9,598,274 (	7,800.00)	3,286,603.14	3,102,595.56	3,209,075.30	33.43

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

02 -PROJECTS FUND
 AFFORDABLE HOUSING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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CAPITAL EXPENDITURES							
02-58300-420 RESIDENTIAL IMPROVEMENT P	50,000	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	50,000	0	0.00	0.00	0.00	0.00	0.00
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TOTAL AFFORDABLE HOUSING	50,000	0	0.00	0.00	0.00	0.00	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

02 -PROJECTS FUND
 ECONOMIC DEVELOPMENT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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CAPITAL EXPENDITURES							
02-58400-443 DIFA-ECONOMIC DEVELOPMENT	1,230,000	1,230,000	0.00	1,116,739.00	0.00	113,261.00	9.21
02-58400-444 ECONOMIC DEVELOPMENT GRAN	519,158	569,158	12,573.84	59,334.34	441,818.06	68,005.60	11.95
02-58400-445 MARKETING INCENTIVES	121,000	71,000	3,430.00	54,498.99	0.00	16,501.01	23.24
TOTAL CAPITAL EXPENDITURES	1,870,158	1,870,158	16,003.84	1,230,572.33	441,818.06	197,767.61	10.57
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TOTAL ECONOMIC DEVELOPMENT	1,870,158	1,870,158	16,003.84	1,230,572.33	441,818.06	197,767.61	10.57

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

02 -PROJECTS FUND
 PROJECTS AND PROGRAMS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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CAPITAL EXPENDITURES							
02-58500-460 COMMUNITY POLICING INNOVA	372,000	372,000	0.00	203,947.98	168,051.99	0.03	0.00
02-58500-470 COMMUNITY SUPPORT PROJECT	125,000	125,000	0.00	0.00	125,000.00	0.00	0.00
02-58500-480 COMMUNITY SPECIAL EVENTS	578,000	578,000	2,269.67	509,212.79	265.00	68,522.21	11.86
TOTAL CAPITAL EXPENDITURES	1,075,000	1,075,000	2,269.67	713,160.77	293,316.99	68,522.24	6.37
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TOTAL PROJECTS AND PROGRAMS	1,075,000	1,075,000	2,269.67	713,160.77	293,316.99	68,522.24	6.37

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

02 -PROJECTS FUND
 TRANSFER OUT - ASSET TRA

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
TOTAL EXPENDITURES	10,006,620	12,986,620	32,575.16	5,365,621.35	3,887,728.96	3,733,269.69	28.75
REVENUES OVER/(UNDER) EXPENDITURES	0	0	152.70	5,506,306.45	(3,887,728.96)	(1,618,577.49)	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

03 -DEBT SERVICE
 FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
INVESTMENT INCOME	0	0	1,483.44	6,688.28	0.00	(6,688.28)	0.00
OTHER FINANCING SOURCES	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL REVENUES	2,140,955	2,140,955	1,483.44	2,147,643.28	0.00	(6,688.28)	0.31-
EXPENDITURE SUMMARY							
DEBT SERVICES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	1,483.44	1,913,835.01	0.00	(1,913,835.01)	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

03 -DEBT SERVICE
 DEBT SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
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DEBT SERVICE							
03-59800-814 BOND 2012 PRINCIPAL	1,300,000	1,300,000	0.00	0.00	0.00	1,300,000.00	100.00
03-59800-815 BOND 2015 PRINCIPAL	370,000	370,000	0.00	0.00	0.00	370,000.00	100.00
03-59800-824 BOND 2012 INTEREST	328,550	328,550	0.00	163,105.77	0.00	165,444.23	50.36
03-59800-826 BOND 2015 INTEREST	141,405	141,405	0.00	70,702.50	0.00	70,702.50	50.00
03-59800-830 FINANCIAL AGENT FEES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL DEBT SERVICE	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
<hr/>							
OTHER FINANCING USES							
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TOTAL DEBT SERVICES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2018

03 -DEBT SERVICE
 TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
REVENUES OVER/(UNDER) EXPENDITURES	0	0	1,483.44	1,913,835.01	0.00	(1,913,835.01)	0.00

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY

(A Component Unit of the City of Boynton Beach, Florida)

Statement of Revenues, Expenditures and Changes in Fund Balances

Through Year to Date - July 31, 2018

	<u>General Fund</u>	<u>Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
REVENUES				
Tax increment revenue	\$ 11,776,328	\$ -	\$ -	\$ 11,776,328
Marina Rent & Fuel Sales	901,990	-	-	901,990
Contributions and donations	-	-	-	-
Interest and other income	92,338	1,191,103	6,688	1,290,129
Total revenues	<u>12,770,656</u>	<u>1,191,103</u>	<u>6,688</u>	<u>13,968,447</u>
EXPENDITURES				
General government	2,440,901	-	-	2,440,901
Redevelopment projects	-	7,502,708	-	7,502,708
Debt service:				-
Principal	-	-	-	-
Interest and other charges	-	-	233,808	233,808
Total expenditures	<u>2,440,901</u>	<u>7,502,708</u>	<u>233,808</u>	<u>10,177,417</u>
Excess (deficiency) of revenues over expenditures	<u>10,329,755</u>	<u>(6,311,605)</u>	<u>(227,120)</u>	<u>3,791,030</u>
OTHER FINANCING SOURCES (USES)				
Funds Transfers in	-	9,681,225	2,140,955	11,822,180
Funds Transfers out	(11,822,180)	-	-	(11,822,180)
Total other financing sources (uses)	<u>(11,822,180)</u>	<u>9,681,225</u>	<u>2,140,955</u>	<u>-</u>
Net change in fund balances	(1,492,425)	3,369,620	1,913,835	3,791,030
Fund balances - beginning of year	4,249,519	9,286,312	78,291	13,614,122
Fund balances - end of year	<u>\$ 2,757,094</u>	<u>\$ 12,655,932</u>	<u>\$ 1,992,126</u>	<u>\$ 17,405,152</u>

Footnote:

Transfers between funds include monies received from TIF and carryover from general fund fund balance.

The notes to the basic financial statements are an integral part of this statement.

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY

(A Component Unit of the City of Boynton Beach, Florida)

Budgetary Comparison Schedule
General Fund

Through Year to Date - July 31, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>
REVENUES			
Tax increment revenue	\$ 11,461,518	\$ 11,461,518	\$ 11,776,328
Marina Rent & Fuel Sales	1,000,000	1,000,000	901,990
Interest and other income	-	-	92,338
Total revenues	<u>12,461,518</u>	<u>12,461,518</u>	<u>12,770,656</u>
EXPENDITURES			
General government	<u>3,619,338</u>	<u>3,619,338</u>	<u>2,440,901</u>
Total expenditures	<u>3,619,338</u>	<u>3,619,338</u>	<u>2,440,901</u>
Excess of revenues over expenditures	<u>8,842,180</u>	<u>8,842,180</u>	<u>10,329,755</u>
OTHER FINANCING SOURCES (USES)			
Carryover fund balance		2,980,000	-
Transfers out	<u>(8,842,180)</u>	<u>(11,822,180)</u>	<u>(11,822,180)</u>
Total other financing sources (uses)	<u>(8,842,180)</u>	<u>(8,842,180)</u>	<u>(11,822,180)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>(1,492,425)</u>
Fund balances - beginning of year			<u>4,249,519</u>
Fund balances - end of year			<u>\$ 2,757,094</u>

The notes to the basic financial statements are an integral part of this statement.

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND
 FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
T.I.F.INCOME	11,461,518	11,461,518	0.00	11,776,328.00	0.00	(314,810.00)	2.75-
MARINA RENT & GRANT INC	1,000,000	1,000,000	8,003.37	901,989.90	0.00	98,010.10	9.80
INVESTMENT INCOME	0	0	0.00	24,016.85	0.00	(24,016.85)	0.00
CONTRIBUTIONS & DONATION	0	0	51,372.91	51,372.91	0.00	(51,372.91)	0.00
MISCELLANEOUS	0	0	682.97	16,948.27	0.00	(16,948.27)	0.00
OTHER FINANCING SOURCES	0	2,980,000	0.00	0.00	0.00	2,980,000.00	100.00
TOTAL REVENUES	12,461,518	15,441,518	60,059.25	12,770,655.93	0.00	2,670,862.07	17.30
EXPENDITURE SUMMARY							
LEGISLATIVE	30,500	30,500	1,989.30	12,376.35	726.65	17,397.00	57.04
ADMINISTRATIVE	445,240	445,240	40,607.43	343,096.26	0.00	102,143.74	22.94
FINANCE	186,060	186,060	13,936.06	140,380.56	0.00	45,679.44	24.55
INSURANCES	172,500	172,500	1,370.00	113,305.40	0.00	59,194.60	34.32
PROFESSIONAL SERVICES	274,000	274,000	2,798.22	111,076.17	40,912.50	122,011.33	44.53
PLANNING	115,290	115,290	6,185.20	64,037.79	0.00	51,252.21	44.46
BUILDINGS & PROPERTY	592,770	592,770	77,164.09	374,294.25	30,418.64	188,057.11	31.73
MARINA	1,000,000	1,000,000	117,969.01	872,875.51	0.00	127,124.49	12.71
COMMUNICATIONS & TECHNOLO	80,550	80,550	1,698.32	46,021.77	12,874.47	21,653.76	26.88
CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
MARKETING	167,620	167,620	7,314.04	85,225.85	0.00	82,394.15	49.16
SPECIAL EVENTS	86,870	86,870	5,181.55	54,030.40	0.00	32,839.60	37.80
EMPLOYEE BEBEFITS	367,938	367,938	7,662.02	187,887.23	0.00	180,050.77	48.94
DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TRANSFER OUT	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
TOTAL EXPENDITURES	12,461,518	15,441,518	283,875.24	14,226,787.54	84,932.26	1,129,798.20	7.32
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(223,815.99)	(1,456,131.61)	(84,932.26)	1,541,063.87	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
T.I.F. INCOME							
01-41000 T.I.F. COLLECTIONS	11,461,518	11,461,518	0.00	11,776,328.00	0.00 (	314,810.00)	2.75-
TOTAL T.I.F. INCOME	11,461,518	11,461,518	0.00	11,776,328.00	0.00 (	314,810.00)	2.75-
MARINA RENT & GRANT INC							
01-42115 MARINA RENTS	100,000	100,000	8,437.97	93,508.47	0.00	6,491.53	6.49
01-42116 MISCELLANEOUS RENTS FRO PROPE	0	0	3,800.00	16,836.25	0.00 (	16,836.25)	0.00
01-42117 MARINA FUEL SALES	900,000	900,000	0.00	793,183.49	0.00	106,816.51	11.87
01-42118 MARINA MISC INCOME	0	0 (	4,234.60) (	1,538.31)	0.00	1,538.31	0.00
TOTAL MARINA RENT & GRANT INC	1,000,000	1,000,000	8,003.37	901,989.90	0.00	98,010.10	9.80
MARKETING INCOME							
FESTIVALS & EVENT INCOME							
INVESTMENT INCOME							
01-46100 INTEREST INCOME	0	0	0.00	24,016.85	0.00 (	24,016.85)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	24,016.85	0.00 (	24,016.85)	0.00
CONTRIBUTIONS & DONATION							
01-47200 IN KIND REVENUE	0	0	51,372.91	51,372.91	0.00 (	51,372.91)	0.00
TOTAL CONTRIBUTIONS & DONATION	0	0	51,372.91	51,372.91	0.00 (	51,372.91)	0.00
MISCELLANEOUS							
01-48100 MISCELLANEOUS INCOME	0	0	682.97	16,948.27	0.00 (	16,948.27)	0.00
TOTAL MISCELLANEOUS	0	0	682.97	16,948.27	0.00 (	16,948.27)	0.00
OTHER FINANCING SOURCES							
01-49100 OTHER FINANCING SOURCES	0	2,980,000	0.00	0.00	0.00	2,980,000.00	100.00
TOTAL OTHER FINANCING SOURCES	0	2,980,000	0.00	0.00	0.00	2,980,000.00	100.00
TOTAL REVENUES	12,461,518	15,441,518	60,059.25	12,770,655.93	0.00	2,670,862.07	17.30

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
LEGISLATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51010-200 CONTRACTUAL EXPENSE	7,500	7,500	0.00	3,444.30	726.65	3,329.05	44.39
01-51010-216 ADVERTISING & PUBLIC NOTI	6,500	6,500	1,989.30	4,887.10	0.00	1,612.90	24.81
01-51010-225 ASSOC. MEETINGS & SEMINAR	15,000	15,000	0.00	3,685.02	0.00	11,314.98	75.43
01-51010-227 DELIVERY SERVICES	750	750	0.00	309.35	0.00	440.65	58.75
TOTAL PURCHASED/CONTRACT SERV	29,750	29,750	1,989.30	12,325.77	726.65	16,697.58	56.13
SUPPLIES							
01-51010-310 OFFICE SUPPLIES	750	750	0.00	50.58	0.00	699.42	93.26
TOTAL SUPPLIES	750	750	0.00	50.58	0.00	699.42	93.26
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TOTAL LEGISLATIVE	30,500	30,500	1,989.30	12,376.35	726.65	17,397.00	57.04

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
ADMINISTRATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51230-100 PERSONNEL SERVICES	384,900	384,900	38,806.94	317,084.85	0.00	67,815.15	17.62
01-51230-115 CAR ALLOWANCE	5,220	5,220	401.52	4,256.08	0.00	963.92	18.47
TOTAL PERSONNEL SERVICES	390,120	390,120	39,208.46	321,340.93	0.00	68,779.07	17.63
PURCHASED/CONTRACT SERV							
01-51230-225 ASSOC. MEETINGS & SEMINAR	16,500	16,500	868.73	6,030.63	0.00	10,469.37	63.45
01-51230-226 MEMBERSHIP DUES	11,385	11,385	0.00	6,110.12	0.00	5,274.88	46.33
01-51230-227 DELIVERY SERVICES	500	500	0.00	155.88	0.00	344.12	68.82
01-51230-229 CAREER DEVELOPMENT	16,500	16,500	0.00	4,193.70	0.00	12,306.30	74.58
TOTAL PURCHASED/CONTRACT SERV	44,885	44,885	868.73	16,490.33	0.00	28,394.67	63.26
SUPPLIES							
01-51230-310 OFFICE SUPPLIES	3,000	3,000	5.04	1,586.33	0.00	1,413.67	47.12
01-51230-315 POSTAGE	2,500	2,500	0.00	918.91	0.00	1,581.09	63.24
01-51230-340 CELLULAR PHONES	2,880	2,880	267.20	2,239.26	0.00	640.74	22.25
01-51230-355 SUBSCRIPTIONS	605	605	0.00	262.50	0.00	342.50	56.61
01-51230-360 BOOKS & PUBLICATIONS	250	250	0.00	0.00	0.00	250.00	100.00
TOTAL SUPPLIES	9,235	9,235	272.24	5,007.00	0.00	4,228.00	45.78
CAPITAL EXPENDITURES							
01-51230-400 EQUIPMENT COSTS	1,000	1,000	258.00	258.00	0.00	742.00	74.20
TOTAL CAPITAL EXPENDITURES	1,000	1,000	258.00	258.00	0.00	742.00	74.20
DEPRECIATION & AMORT							
TOTAL ADMINISTRATIVE	445,240	445,240	40,607.43	343,096.26	0.00	102,143.74	22.94

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
FINANCE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51325-100 PERSONNEL SERVICES	158,000	158,000	12,566.80	132,894.16	0.00	25,105.84	15.89
TOTAL PERSONNEL SERVICES	158,000	158,000	12,566.80	132,894.16	0.00	25,105.84	15.89
PURCHASED/CONTRACT SERV							
01-51325-200 CONTRACTUAL EXPENSE	250	250	0.00	175.00	0.00	75.00	30.00
01-51325-201 BANK FEES	3,000	3,000	274.84	1,594.37	0.00	1,405.63	46.85
01-51325-225 ASSOC. MEETINGS & SEMINAR	10,450	10,450	716.64	1,286.99	0.00	9,163.01	87.68
01-51325-226 MEMBERSHIP DUES	820	820	195.00	554.00	0.00	266.00	32.44
01-51325-227 DELIVERY COSTS	500	500	18.90	278.77	0.00	221.23	44.25
01-51325-229 CAREER DEVELOPMENT	5,000	5,000	56.45	356.45	0.00	4,643.55	92.87
TOTAL PURCHASED/CONTRACT SERV	20,020	20,020	1,261.83	4,245.58	0.00	15,774.42	78.79
SUPPLIES							
01-51325-310 OFFICE SUPPLIES	2,500	2,500	5.04	1,094.60	0.00	1,405.40	56.22
01-51325-340 CELLULAR PHONES	1,440	1,440	102.39	979.68	0.00	460.32	31.97
01-51325-355 SUBSCRIPTIONS	1,300	1,300	0.00	1,099.00	0.00	201.00	15.46
01-51325-360 BOOKS & PUBLICATIONS	700	700	0.00	0.00	0.00	700.00	100.00
01-51325-365 OFFICE PRINTING COSTS	600	600	0.00	67.54	0.00	532.46	88.74
TOTAL SUPPLIES	6,540	6,540	107.43	3,240.82	0.00	3,299.18	50.45
CAPITAL EXPENDITURES							
01-51325-400 EQUIPMENT COSTS	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
TOTAL CAPITAL EXPENDITURES	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
DEPRECIATION & AMORT							
TOTAL FINANCE	186,060	186,060	13,936.06	140,380.56	0.00	45,679.44	24.55

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND
 INSURANCES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
PURCHASED/CONTRACT SERV							
01-51410-213 GENERAL PROPERTY COVERAGE	172,500	172,500	1,370.00	113,305.40	0.00	59,194.60	34.32
TOTAL PURCHASED/CONTRACT SERV	172,500	172,500	1,370.00	113,305.40	0.00	59,194.60	34.32
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TOTAL INSURANCES	172,500	172,500	1,370.00	113,305.40	0.00	59,194.60	34.32

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND
 PROFESSIONAL SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
01-51420-200 CONTRACTUAL EXPENSE	152,000	152,000	2,627.22	66,400.34	2,302.50	83,297.16	54.80
01-51420-201 CONTRACT LEGAL	100,000	100,000	0.00	42,614.83	26,000.00	31,385.17	31.39
01-51420-204 CITY STAFF COSTS	22,000	22,000	171.00	2,061.00	12,610.00	7,329.00	33.31
TOTAL PURCHASED/CONTRACT SERV	274,000	274,000	2,798.22	111,076.17	40,912.50	122,011.33	44.53
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TOTAL PROFESSIONAL SERVICES	274,000	274,000	2,798.22	111,076.17	40,912.50	122,011.33	44.53

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
PLANNING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51440-100 PERSONNEL SERVICES	75,000	75,000	5,896.20	61,047.47	0.00	13,952.53	18.60
TOTAL PERSONNEL SERVICES	75,000	75,000	5,896.20	61,047.47	0.00	13,952.53	18.60
PURCHASED/CONTRACT SERV							
01-51440-225 ASSOC. MEETINGS & SEMINAR	29,820	29,820	138.76	481.39	0.00	29,338.61	98.39
01-51440-226 MEMBERSHIP DUES	350	350	0.00	0.00	0.00	350.00	100.00
01-51440-227 DELIVERY SERVICES	300	300	0.00	179.54	0.00	120.46	40.15
01-51440-229 CAREER DEVELOPMENT	4,300	4,300	0.00	0.00	0.00	4,300.00	100.00
TOTAL PURCHASED/CONTRACT SERV	34,770	34,770	138.76	660.93	0.00	34,109.07	98.10
SUPPLIES							
01-51440-310 OFFICE SUPPLIES	1,500	1,500	5.04	908.34	0.00	591.66	39.44
01-51440-340 CELLULAR PHONES	720	720	45.00	450.00	0.00	270.00	37.50
01-51440-355 SUBSCRIPTIONS	1,500	1,500	100.20	816.05	0.00	683.95	45.60
01-51440-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
01-51440-365 OFFICE PRINTING COSTS	1,500	1,500	0.00	155.00	0.00	1,345.00	89.67
TOTAL SUPPLIES	5,520	5,520	150.24	2,329.39	0.00	3,190.61	57.80
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL PLANNING	115,290	115,290	6,185.20	64,037.79	0.00	51,252.21	44.46

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND
 BUILDINGS & PROPERTY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51620-200 CONTRACTUAL EXPENSE	3,045	3,045	0.00	2,054.73	0.00	990.27	32.52
01-51620-201 PROPERTY TAXES & ASSOC. D	75,000	75,000	2,253.49	21,924.81	0.00	53,075.19	70.77
01-51620-205 RENTAL OF OFFICES	100,725	100,725	7,842.88	86,024.80	0.00	14,700.20	14.59
01-51620-208 EQUIPMENT LEASES	20,000	20,000	407.04	17,356.97	2,643.03	0.00	0.00
01-51620-209 PROPERTY MAINTENENCE COST	355,000	355,000	12,217.58	171,459.45	27,775.61	155,764.94	43.88
01-51620-210 IN KIND EXPENSE	0	0	51,372.91	51,372.91	0.00	(51,372.91)	0.00
01-51620-224 SIGNAGE	15,000	15,000	704.00	4,665.50	0.00	10,334.50	68.90
TOTAL PURCHASED/CONTRACT SERV	568,770	568,770	74,797.90	354,859.17	30,418.64	183,492.19	32.26
SUPPLIES							
01-51620-325 ELECTRICITY COSTS	12,000	12,000	1,455.47	10,743.86	0.00	1,256.14	10.47
01-51620-326 WATER CHARGES	12,000	12,000	910.72	8,691.22	0.00	3,308.78	27.57
TOTAL SUPPLIES	24,000	24,000	2,366.19	19,435.08	0.00	4,564.92	19.02
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL BUILDINGS & PROPERTY	592,770	592,770	77,164.09	374,294.25	30,418.64	188,057.11	31.73

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
MARINA

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51630-200 CONTRACTUAL	500	500	0.00	450.00	0.00	50.00	10.00
01-51630-209 PROPERTY MAINTENENCE	25,000	25,000	2,316.00	14,037.35	0.00	10,962.65	43.85
01-51630-241 MARINA FUEL MANAGEMENT	181,435	181,435	15,119.60	151,196.00	0.00	30,239.00	16.67
01-51630-242 MARINE FUEL STATION OVERH	29,500	29,500	4,017.99	22,561.64	0.00	6,938.36	23.52
TOTAL PURCHASED/CONTRACT SERV	236,435	236,435	21,453.59	188,244.99	0.00	48,190.01	20.38
SUPPLIES							
01-51630-310 OFFICE SUPPLIES	1,000	1,000	0.00	921.02	0.00	78.98	7.90
01-51630-325 ELECTRIC COSTS	8,100	8,100	574.54	4,771.86	0.00	3,328.14	41.09
01-51630-326 WATER COSTS	15,000	15,000	1,257.61	7,112.11	0.00	7,887.89	52.59
01-51630-327 GASOLINE & DEISEL FUEL PU	727,465	727,465	93,081.30	661,006.37	0.00	66,458.63	9.14
01-51630-328 MARINA DIESEL SALES TAX	12,000	12,000	1,601.97	10,819.16	0.00	1,180.84	9.84
TOTAL SUPPLIES	763,565	763,565	96,515.42	684,630.52	0.00	78,934.48	10.34
CAPITAL EXPENDITURES							
TOTAL MARINA	1,000,000	1,000,000	117,969.01	872,875.51	0.00	127,124.49	12.71

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
COMMUNICATIONS & TECHNOLO

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
01-51650-200 CONTRACTUAL EXPENSE	3,000	3,000	0.00	0.00	0.00	3,000.00	100.00
01-51650-210 CITY IT SUPPORT	27,000	27,000	0.00	12,541.20	12,874.47	1,584.33	5.87
01-51650-211 COMPUTER SOFTWARE & LICEN	4,550	4,550	290.94	958.05	0.00	3,591.95	78.94
01-51650-212 FINANCIAL SOFTWARE MAINTE	29,000	29,000	750.00	20,226.43	0.00	8,773.57	30.25
TOTAL PURCHASED/CONTRACT SERV	63,550	63,550	1,040.94	33,725.68	12,874.47	16,949.85	26.67
SUPPLIES							
01-51650-330 TELEPHONE LINES	8,000	8,000	657.38	6,347.87	0.00	1,652.13	20.65
TOTAL SUPPLIES	8,000	8,000	657.38	6,347.87	0.00	1,652.13	20.65
CAPITAL EXPENDITURES							
01-51650-400 EQUIPMENT COSTS	9,000	9,000	0.00	5,948.22	0.00	3,051.78	33.91
TOTAL CAPITAL EXPENDITURES	9,000	9,000	0.00	5,948.22	0.00	3,051.78	33.91
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TOTAL COMMUNICATIONS & TECHNOLO	80,550	80,550	1,698.32	46,021.77	12,874.47	21,653.76	26.88

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND
 CONTINGENCY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51990-200 CONTRACTUAL EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
TOTAL PURCHASED/CONTRACT SERV	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
TOTAL CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
MARKETING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-57400-100 PERSONNEL SERVICES	61,035	61,035	4,824.00	51,385.68	0.00	9,649.32	15.81
TOTAL PERSONNEL SERVICES	61,035	61,035	4,824.00	51,385.68	0.00	9,649.32	15.81
PURCHASED/CONTRACT SERV							
01-57400-216 ADVERTISING & PUBLIC NOTI	58,540	58,540	945.00	17,078.90	0.00	41,461.10	70.83
01-57400-218 ANNUAL REPORT & BROCHURES	5,000	5,000	0.00	354.96	0.00	4,645.04	92.90
01-57400-225 ASSOC. MEETINGS & SEMINAR	5,900	5,900	0.00	712.02	0.00	5,187.98	87.93
01-57400-226 MEMBERSHIP DUES	5,800	5,800	395.00	3,325.00	0.00	2,475.00	42.67
01-57400-227 DELIVERY SERVICES	4,000	4,000	0.00	0.00	0.00	4,000.00	100.00
01-57400-229 CAREER DEVELOPMENT	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-57400-236 PHOTOGRAPHY / VIDEOS	15,000	15,000	1,100.00	9,878.95	0.00	5,121.05	34.14
TOTAL PURCHASED/CONTRACT SERV	96,740	96,740	2,440.00	31,349.83	0.00	65,390.17	67.59
SUPPLIES							
01-57400-310 OFFICE SUPPLIES	1,500	1,500	5.04	960.05	0.00	539.95	36.00
01-57400-340 CELLULAR PHONES	720	720	45.00	417.00	0.00	303.00	42.08
01-57400-355 SUBSCRIPTIONS	1,425	1,425	0.00	1,113.29	0.00	311.71	21.87
01-57400-360 BOOKS & PUBLICATIONS	200	200	0.00	0.00	0.00	200.00	100.00
01-57400-365 OFFICE PRINTING COSTS	6,000	6,000	0.00	0.00	0.00	6,000.00	100.00
TOTAL SUPPLIES	9,845	9,845	50.04	2,490.34	0.00	7,354.66	74.70
DEPRECIATION & AMORT							
TOTAL MARKETING	167,620	167,620	7,314.04	85,225.85	0.00	82,394.15	49.16

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
SPECIAL EVENTS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-57500-100 PERSONNEL SERVICES	55,000	55,000	4,336.60	46,302.42	0.00	8,697.58	15.81
TOTAL PERSONNEL SERVICES	55,000	55,000	4,336.60	46,302.42	0.00	8,697.58	15.81
PURCHASED/CONTRACT SERV							
01-57500-225 ASSOC. MEETINGS & SEMINAR	6,100	6,100	465.00	635.42	0.00	5,464.58	89.58
01-57500-226 MEMBERSHIP DUES	500	500	0.00	0.00	0.00	500.00	100.00
01-57500-229 CAREER DEVELOPMENT	2,500	2,500	0.00	321.15	0.00	2,178.85	87.15
TOTAL PURCHASED/CONTRACT SERV	9,100	9,100	465.00	956.57	0.00	8,143.43	89.49
SUPPLIES							
01-57500-310 OFFICE SUPPLIES	1,500	1,500	10.51	1,040.90	0.00	459.10	30.61
01-57500-340 CELLULAR PHONES	720	720	45.00	402.00	0.00	318.00	44.17
01-57500-355 SUBSCRIPTIONS	250	250	0.00	0.00	0.00	250.00	100.00
01-57500-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
TOTAL SUPPLIES	2,770	2,770	55.51	1,442.90	0.00	1,327.10	47.91
CAPITAL EXPENDITURES							
01-57500-400 EQUIPMENT & EVENTS SUPPOR	20,000	20,000	324.44	5,328.51	0.00	14,671.49	73.36
TOTAL CAPITAL EXPENDITURES	20,000	20,000	324.44	5,328.51	0.00	14,671.49	73.36
DEPRECIATION & AMORT							
TOTAL SPECIAL EVENTS	86,870	86,870	5,181.55	54,030.40	0.00	32,839.60	37.80

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

01 -GENERAL FUND
EMPLOYEE BEBEBITS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-59000-151 F.I.C.A.	46,558	46,558	4,091.61	37,336.54	0.00	9,221.46	19.81
01-59000-152 MEDICARE	10,889	10,889	956.89	8,741.19	0.00	2,147.81	19.72
01-59000-153 RETIREMENT PLAN 401(a)	142,907	142,907	250.00	111,502.00	0.00	31,405.00	21.98
01-59000-154 WORKERS COMP INSURANCE	2,500	2,500	0.00	1,791.46	0.00	708.54	28.34
01-59000-155 HEALTH INSURANCE	99,000	99,000	1,650.31	21,746.77	0.00	77,253.23	78.03
01-59000-156 DENTAL INSURANCE	4,050	4,050	279.74	2,737.62	0.00	1,312.38	32.40
01-59000-157 LIFE INSURANCE	1,350	1,350	150.00	1,395.00	0.00	(45.00)	3.33-
01-59000-158 SHORT / LONG TERM DISABIL	3,144	3,144	245.68	2,226.51	0.00	917.49	29.18
01-59000-159 UNEMPLOYMENT CHARGES	5,000	5,000	0.00	0.00	0.00	5,000.00	100.00
01-59000-160 VISION INSURANCE	540	540	37.79	410.14	0.00	129.86	24.05
01-59000-161 COMPENSATED ABSENSES	52,000	52,000	0.00	0.00	0.00	52,000.00	100.00
TOTAL PERSONNEL SERVICES	367,938	367,938	7,662.02	187,887.23	0.00	180,050.77	48.94
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TOTAL EMPLOYEE BEBEBITS	367,938	367,938	7,662.02	187,887.23	0.00	180,050.77	48.94

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND
 DEBT SERVICE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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DEBT SERVICE							
OTHER FINANCING USES							
01-59800-990 TRANS OUT TO DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
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TOTAL DEBT SERVICE	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

01 -GENERAL FUND
 TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
<hr/>							
OTHER FINANCING USES							
01-59999-990 INTERFUND TRANSFERS OUT	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
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TOTAL TRANSFER OUT	6,701,225	9,681,225	0.00	9,681,225.00	0.00	0.00	0.00
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TOTAL EXPENDITURES	<u>12,461,518</u>	<u>15,441,518</u>	<u>283,875.24</u>	<u>14,226,787.54</u>	<u>84,932.26</u>	<u>1,129,798.20</u>	<u>7.32</u>
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(223,815.99)	(1,456,131.61)	(84,932.26)	1,541,063.87	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

02 -PROJECTS FUND
 FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
FESTIVALS & EVENT INCOME	0	0	0.00	56,888.43	0.00	(56,888.43)	0.00
INVESTMENT INCOME	0	0	0.00	67,844.11	0.00	(67,844.11)	0.00
MISCELLANEOUS	0	0	400.00	1,066,370.26	0.00	(1,066,370.26)	0.00
OTHER FINANCING SOURCES	10,006,620	12,986,620	0.00	9,681,225.00	0.00	3,305,395.00	25.45
TOTAL REVENUES	10,006,620	12,986,620	400.00	10,872,327.80	0.00	2,114,292.20	16.28
EXPENDITURE SUMMARY							
OPERATING EXPENSES	564,400	443,188	2,300.00	137,585.11	63,567.35	242,035.54	54.61
CAPITAL OUTLAY	6,447,062	9,598,274	2,250.00	3,288,853.14	3,639,026.56	2,670,394.30	27.82
AFFORDABLE HOUSING	50,000	0	0.00	0.00	0.00	0.00	0.00
ECONOMIC DEVELOPMENT	1,870,158	1,870,158	3,521.00	1,234,093.33	441,818.06	194,246.61	10.39
PROJECTS AND PROGRAMS	1,075,000	1,075,000	5,237.78	718,398.55	293,316.99	63,284.46	5.89
TOTAL EXPENDITURES	10,006,620	12,986,620	13,308.78	5,378,930.13	4,437,728.96	3,169,960.91	24.41
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	(12,908.78)	5,493,397.67	(4,437,728.96)	(1,055,668.71)	0.00

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

02 -PROJECTS FUND
OPERATING EXPENSES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
02-58100-202 CONTINGENCY EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
02-58100-203 CONTRACTUAL EXPENSE	325,000	203,788	2,300.00	53,260.11	55,167.35	95,360.54	46.79
02-58100-207 RENT EXPENSE	14,400	14,400	0.00	6,000.00	8,400.00	0.00	0.00
02-58100-213 LEGAL FEES	125,000	125,000	0.00	78,325.00	0.00	46,675.00	37.34
TOTAL PURCHASED/CONTRACT SERV	564,400	443,188	2,300.00	137,585.11	63,567.35	242,035.54	54.61
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TOTAL OPERATING EXPENSES	564,400	443,188	2,300.00	137,585.11	63,567.35	242,035.54	54.61

BOYNTON BEACH CRA
REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

02 -PROJECTS FUND
CAPITAL OUTLAY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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CAPITAL EXPENDITURES							
02-58200-401 BUILDINGS	766,435	3,654,935	0.00	3,311,842.09	2,183.56	340,909.35	9.33
02-58200-404 CONSTRUCTION IN PROGRESS	200,000	270,000	0.00	(36,431.37)	306,431.00	0.37	0.00
02-58200-405 SITE WORK AND DEMOLITION	73,957	73,957	2,250.00	1,084.08	4,758.00	68,114.92	92.10
02-58200-406 INFRASTRUCTURE AND STREET	5,406,670	5,599,382	0.00	12,358.34	3,325,654.00	2,261,369.66	40.39
TOTAL CAPITAL EXPENDITURES	6,447,062	9,598,274	2,250.00	3,288,853.14	3,639,026.56	2,670,394.30	27.82
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TOTAL CAPITAL OUTLAY	6,447,062	9,598,274	2,250.00	3,288,853.14	3,639,026.56	2,670,394.30	27.82

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

02 -PROJECTS FUND
 AFFORDABLE HOUSING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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CAPITAL EXPENDITURES							
02-58300-420 RESIDENTIAL IMPROVEMENT P	50,000	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	50,000	0	0.00	0.00	0.00	0.00	0.00
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TOTAL AFFORDABLE HOUSING	50,000	0	0.00	0.00	0.00	0.00	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

02 -PROJECTS FUND
 ECONOMIC DEVELOPMENT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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CAPITAL EXPENDITURES							
02-58400-443 DIFA-ECONOMIC DEVELOPMENT	1,230,000	1,230,000	0.00	1,116,739.00	0.00	113,261.00	9.21
02-58400-444 ECONOMIC DEVELOPMENT GRAN	519,158	569,158	115.00	59,449.34	441,818.06	67,890.60	11.93
02-58400-445 MARKETING INCENTIVES	121,000	71,000	3,406.00	57,904.99	0.00	13,095.01	18.44
TOTAL CAPITAL EXPENDITURES	1,870,158	1,870,158	3,521.00	1,234,093.33	441,818.06	194,246.61	10.39
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TOTAL ECONOMIC DEVELOPMENT	1,870,158	1,870,158	3,521.00	1,234,093.33	441,818.06	194,246.61	10.39

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

02 -PROJECTS FUND
 PROJECTS AND PROGRAMS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							
02-58500-460 COMMUNITY POLICING INNOVA	372,000	372,000	0.00	203,947.98	168,051.99	0.03	0.00
02-58500-470 COMMUNITY SUPPORT PROJECT	125,000	125,000	0.00	0.00	125,000.00	0.00	0.00
02-58500-480 COMMUNITY SPECIAL EVENTS	578,000	578,000	5,237.78	514,450.57	265.00	63,284.43	10.95
TOTAL CAPITAL EXPENDITURES	1,075,000	1,075,000	5,237.78	718,398.55	293,316.99	63,284.46	5.89
TOTAL PROJECTS AND PROGRAMS	1,075,000	1,075,000	5,237.78	718,398.55	293,316.99	63,284.46	5.89

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

02 -PROJECTS FUND
 TRANSFER OUT - ASSET TRA

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
TOTAL EXPENDITURES	10,006,620	12,986,620	13,308.78	5,378,930.13	4,437,728.96	3,169,960.91	24.41
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(12,908.78)	5,493,397.67	(4,437,728.96)	(1,055,668.71)	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

03 -DEBT SERVICE
 FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
INVESTMENT INCOME	0	0	0.00	6,688.28	0.00	(6,688.28)	0.00
OTHER FINANCING SOURCES	2,140,955	2,140,955	0.00	2,140,955.00	0.00	0.00	0.00
TOTAL REVENUES	2,140,955	2,140,955	0.00	2,147,643.28	0.00	(6,688.28)	0.31-
EXPENDITURE SUMMARY							
DEBT SERVICES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	0.00	1,913,835.01	0.00	(1,913,835.01)	0.00

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

03 -DEBT SERVICE
 DEBT SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
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PURCHASED/CONTRACT SERV							
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DEBT SERVICE							
03-59800-814 BOND 2012 PRINCIPAL	1,300,000	1,300,000	0.00	0.00	0.00	1,300,000.00	100.00
03-59800-815 BOND 2015 PRINCIPAL	370,000	370,000	0.00	0.00	0.00	370,000.00	100.00
03-59800-824 BOND 2012 INTEREST	328,550	328,550	0.00	163,105.77	0.00	165,444.23	50.36
03-59800-826 BOND 2015 INTEREST	141,405	141,405	0.00	70,702.50	0.00	70,702.50	50.00
03-59800-830 FINANCIAL AGENT FEES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL DEBT SERVICE	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
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OTHER FINANCING USES							
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TOTAL DEBT SERVICES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08

BOYNTON BEACH CRA
 REVENUE & EXPENDITURES REPORT (UNAUDITED)
 AS OF: JULY 31ST, 2018

03 -DEBT SERVICE
 TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
TOTAL EXPENDITURES	2,140,955	2,140,955	0.00	233,808.27	0.00	1,907,146.73	89.08
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	0.00	1,913,835.01	0.00	(1,913,835.01)	0.00

In-Kind Analysis

Below is an analysis that will be recorded on a monthly basis in the financial report for the In-kind agreements currently in place. (In-kind donations are defined as “any donations other than cash”). These agreements are either free or below fair market value rentals. These calculations represent the overall in-kind transactions for the Historic Woman's Club of Boynton Beach and the Boynton Beach Congregational Community Church.

Total in-kind impact for the use of the Boynton Beach Congregational Community Church located at 115 N Federal Highway total will be **\$569,736.58.**

- **City of Boynton Beach – Total Lease \$514,571.58**
 - Use of 11,717 sq. ft. at \$17 sq. ft. (below fair market value) for a 31 month lease starting June 2018 through December 2020. During FY 17-18, the in-kind rental impact will equal \$66,396.33. The remainder of the lease impact will be as follows:
 - FY 18-19: \$199,189
 - FY 19-20: \$199,189
 - FY 20-21 - \$49,797.25

- **Boynton Beach Congregational Community Church – Total Lease \$55,165**
 - Use of 1,947 sq. ft. at \$17 sq. ft. (below fair market value) for a 19 month lease starting June 2018 through December 2019. During FY 17-18, in-kind rental impact will equal \$13,791.25. The remainder of the lease impact are as follows:
 - FY 18-19 - \$33,099
 - FY 19-20 - \$8,174.75
 - The overall rental income (cash) that will be received totals \$200.00. The Church lease has a monthly rental of \$10 per month; plus May 2018 prior to lease.

Total in-kind impact for the use of the Historic Woman's Club of Boynton Beach located at 1010 S Federal Highway totals will be **\$25,200.**

- **Boynton Beach Woman's Club** - (rental, will not include cleaning fee)
 - 6 rentals from January through April 2018 - **\$2,700**
 - 14 rentals from October 2018 through April 2019 - **\$6,300**

- **Garden Club** - (rental, will not include cleaning fee)
 - 16 rentals January through May 2018 - **\$7,200**
 - 18 rentals September 2018 through May 2019 - **\$8,100**

- **Community Caring Center** - Two events: October 2018 and February 2019 - **\$900.**
They will pay for cleaning fee.

**Note: Rental of the Historic Woman's Club of Boynton Beach is \$450 for first floor local rental. Cleaning is \$200 for pre and post event.



ADVISORY BOARD ITEM 7.A.

CONSENT

SUBJECT:

CRA Advisory Board Meeting Minutes - June 07, 2018

SUMMARY:

See attached minutes.

CRAAB RECOMMENDATION:

Approve the June 07, 2018 CRA Advisory Board Minutes

ATTACHMENTS:

Description

- ▣ **June 07, 2018 CRA Advisory Board Minutes**



MINUTES OF THE CRA ADVISORY BOARD MEETING
IN CHAMBERS AT CITY HALL
100 E. BOYNTON BEACH BLVD.
BOYNTON BEACH, FLORIDA 33435
HELD ON THURSDAY, JUNE 7, 2018, AT 6:30 P.M.

PRESENT:

Linda Cross, Chair
Robert Pollock, Vice Chair
Thomas Murphy, Jr.
Rick Maharajh
Allen Hendricks (arr. 6:47)

Michael Simon, CRA Executive Director
Thuy Shutt, CRA Assistant Director
Theresa Utterback, CRA Dev. Svcs. Mgr.
Lisa Tayar, Prototype, Inc.

ABSENT:

James DeVoursney
Anthony Barber

1. Call to Order
The meeting was called to order at 6:34 p.m.

2. Invocation

3. Roll Call

Roll was called, and it was determined a quorum was present.

4. Agenda Approval
 - A. Additions, Deletions, Corrections to the Agenda
 - B. Adoption of Agenda

5. Information Only
 - A. Financial Report Period Ending May 31, 2018

6. Public Comment

Ms. Sherry Johnson announced there will be a Culinary Fair on August 2nd from 2:00 to 6:00 pm. She noted that last year they had 30 vendors, but very few attendees. This year there will be more marketing of the event. 25 vendors are expected. Ms. Johnson further provided information regarding a brief background of the culinary industry, current trends, and the future of the industry. Marketing strategy for the Fair will include reaching out to local high schools, the Culinary Academy, the Florida Executive Chef Program, the Palm Beach Career Source Center, and the general community. Local businesses participating include Publix

and Hilton Hotels, among others. Flyers will be available at the next CRA meeting for distribution.

7. Consent

A. Approval of CRA Advisory Board Meeting Minutes - May 03, 2018

Motion made by Mr. Murphy, seconded by Vice Chair Pollock, to approve the minutes of the May 3, 2018 meeting. In a voice vote, the motion passed unanimously (4-0).

8. Assignments

A. Pending Assignments

1. None

B. Reports on Pending Assignments

1. None

C. New Assignments

1. None

9. CRA Board Items for CRA Advisory Board Review and Recommendations

A. Old Business

1. None

B. New Business

1. Consideration of Community Caring Center of Greater Boynton Beach Inc.s' Grant Agreement for the Boynton Beach CRA Nonprofit Organization Grant Program

Motion made by Mr. Maharajh, seconded by Mr. Murphy, to recommend approval of the Community Caring Center of Greater Boynton Beach, Inc.'s Grant Agreement for the Boynton Beach CRA Nonprofit Organization Grant Program in the amount not to exceed \$57,681 over a period of six (6) months. In a voice vote, the motion passed unanimously (4-0).

2. Habitat for Humanity International's (d/b/a Habitat for Humanity South Palm Beach County) Grant Agreement for the Boynton Beach CRA Nonprofit Organization Grant Program

Motion made by Mr. Murphy, seconded by Vice Chair Pollock, to recommend approval of the Habitat for Humanity International's (d/b/a Habitat for Humanity South Palm Beach County) Grant Agreement for the Boynton Beach CRA Nonprofit Organization Grant Program in the amount not to exceed \$40,000 over

a period of twelve (12) months. In a voice vote, the motion passed unanimously (4-0).

10. Future Agenda Items

A. Consideration and Discussion of Fiscal Year 2018/2019 Budget

This item will be discussed at the July CRAAB meeting. There was then brief discussion regarding CRA contributions to the Town Centre in terms of dollar funding, bonding, interim financing, TIF payments, property tax increases, and budget targets all using the same spreadsheet/schedule previously approved in March. The larger number will include public and private sector amounts, excluding the energy plant. CRA portions consisted of \$2.1 million, then \$2.5 million, and then in 2019-2023 will be \$3-3.5 million, dropping back to approximately \$2.5 million thereafter.

Chair Cross expressed her concern that project funding for the rest of the CRA will be ensured, not just for Town Centre.

B. Boynton Beach Boulevard Streetscape Improvement Project Update

C. Consideration of Proposals to the Cottage District Infill Housing Redevelopment Project

Mr. Simon announced that a “get to know the Police Chief candidates” gathering will be held on June 11th, from 6:00 to 7:30 p.m. at Fire Station 5 and is open to the public. He further announced the birth of Bonnie Nicklien’s son, Isaac Walter.

11. Adjournment

Upon motion duly made and seconded, the meeting was adjourned at 7:01 p.m.



ADVISORY BOARD ITEM C.1.

NEW ASSIGNMENTS

SUBJECT:

Consideration and Discussion of Fiscal Year 2018/2019 Budget

SUMMARY:

The Boynton Beach CRA is a quasi-governmental, Special District operating under Title XI, Chapter 163, Part III of the Florida Statutes. The agency's annual financial operations run on a fiscal calendar beginning on October 1st and ending on September 30th of each year. The CRA does not obtain its revenue from charging an additional tax. The CRA receives its annual Tax Increment Revenue (TIR) funding based on the property values within the CRA District as share of the existing ad-valorem property taxes paid to the City of Boynton Beach and Palm Beach County. Based on notification received from the Palm Beach County Property Appraiser's office in May 2018, the estimated TIR for Fiscal Year 2018-2019 will be \$12,421,686 (see Attachment I). This amount would represent an 8% increase in property values and TIR over the previous fiscal year.

The CRA's annual budget is comprised of three accounting funds; **1) the General Fund** which contains the administrative, general operation, insurances, property maintenance and CRA/CRAAB and marina related items; and **2) the Project Fund** which contains all of the capital projects, development projects or initiatives, property acquisitions, local business grant programs or promotional events, as well as eligible innovative policing activities such as the Neighborhood Officer Program; and **3) the Debt Service Fund** which contains the CRA's financial debt obligations and encumbrances such as bond repayments and developer's tax increment funding agreements.

As the CRA district continues to see positive economic growth and the agency itself continues reinvest funding into capital projects that enhance the overall district, prioritizing expenditures and longer range financial planning becomes even more important. The project fund budget discussion will attempt to identify the priority projects for the upcoming fiscal year and assign funding amounts to them in a draft project fund budget exercise using a live accounting spreadsheet (see Attachment II). The financial breakdown will identify current bond debt obligations, existing tax increment revenue funding agreements obligations and available funding for priority projects, programs or funding requests. Included in the review are the preliminary budgets for the Neighborhood Officer Police Program (Attachment III), Special Events (Attachment IV) and Marketing (Attachment V).

During the June 12, 2018 Board meeting, the CRA Board directed staff to send an "active" Excel spreadsheet with figures that will be discussed at July's Board meeting. An email with the requested information was sent to the CRA Board on Friday, June 22, 2018 (Attachment VI). The CRA's annual budget process will continue with funding discussions at the July, August and September meetings of both the CRA and CRA Advisory Boards. Final approval and adoption

of the CRA's annual budget for Fiscal Year 2018-2019 is anticipated to occur at the September 18, 2018 City Commission meeting.

FISCAL IMPACT:

To be determined based on Board discussion and action.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

CRAAB RECOMMENDATION:

Assignment: CRAAB to discuss and review the Fiscal Year 2018-2019 Project Fund allocations made by the CRA Board at their July 10, 2018.

ATTACHMENTS:

Description

- ▢ **Attachment I - Projected General Fund/Debt Service Expenses**
- ▢ **Attachment II - Project Fund Live Spreadsheet**
- ▢ **Attachment III - Neighborhood Police Program**
- ▢ **Attachment IV - Special Events**
- ▢ **Attachment V - Business Marketing Program**
- ▢ **Attachment VI - Email from M Simon to CRA Board 6/22/2018**

CRA FUNDING/USES

Tax Increment Revenue (increased in future years by estimated TIR from 500 Ocean and Ocean One)

	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30
Tax Increment Revenue (increased in future years by estimated TIR from 500 Ocean and Ocean One)	12,421,686	12,285,440	12,950,510	12,995,851	13,564,442	13,628,683	13,694,849	13,763,003	13,833,200	13,905,502	13,924,210	13,943,479
Marina Revenue	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Fund Balance Allocation & Rollovers	-	-	-	-	-	-	-	-	-	-	-	-
Project Fund - Release of Working Capital	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	13,421,686	13,285,440	13,950,510	13,995,851	14,564,442	14,628,683	14,694,849	14,763,003	14,833,200	14,905,502	14,924,210	14,943,479

Debt & Operating Expenses

Debt Service	2,136,465	2,140,852	2,137,822	2,140,528	2,136,830	2,135,817	2,317,425	2,319,093	-	-	-	-
Operating Expenses 3% incr per yr	2,822,918	2,907,606	2,994,834	3,084,679	3,177,219	3,272,536	3,370,712	3,471,833	3,575,988	3,683,268	3,793,766	3,907,579
Marina	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,001	1,000,002
Sub-Total Debt & Operating Expenses	5,959,383	6,048,457	6,132,655	6,225,207	6,314,049	6,408,353	6,688,137	6,790,926	4,575,988	4,683,268	4,793,767	4,907,581

Remaining Developer Payments

Tax Increment Revenue Funding Agreement (TIRFA) Payments - Contractual Obligations

Casa Costa (47.5% 10 Years)	Year 9▶	577,500	606,375	-	-	-	-	-	-	-	-	-	\$ 1,183,875	
Wal-Mart (25% Years 6-10)	Year 7▶	21,000	22,050	23,153	24,310	-	-	-	-	-	-	-	\$ 90,513	
Seabourn Cove-Phase I (50% - 10 Years)	Year 6▶	409,500	429,975	451,474	474,047	497,750	-	-	-	-	-	-	\$ 2,262,746	
Seabourn Cove-Phase II (50% - 10 Years)	Year 5▶	173,250	181,913	191,008	200,559	210,586	221,116	-	-	-	-	-	\$ 1,178,431	
Preserve (75% Yrs 1-5; 25% Yrs 6-10)	Year 4▶	110,250	115,763	40,000	42,000	44,100	46,305	48,620	-	-	-	-	\$ 447,038	
500 Ocean (75% Yrs 1-4; 50% Yrs 5-7; 25% Yrs 8-10)		-	569,946	617,942	636,480	655,575	450,161	463,665	477,576	245,952	253,330	260,930	-	\$ 4,631,557
Ocean One - Phase One (75% Yrs 1-7; 50% Yr. 8)		-	-	480,264	495,176	510,535	526,354	542,649	559,432	576,718	396,349	-	-	\$ 4,087,477
Ocean One - Phase Two (75% Yrs 1-7; 50% Yr. 8)		-	-	-	-	391,417	403,520	415,986	428,827	442,052	455,674	469,705	322,771	\$ 3,329,952
Sub-Total TIRFA Payments		1,291,500	1,926,021	1,803,840	1,872,572	2,309,963	1,647,456	1,470,920	1,465,835	1,264,722	1,105,353	730,635	322,771	\$ 17,211,589

PROJECT FUND ALLOCATION SPREADSHEET

CRA FINANCIAL OPERATIONS: Budget		FY 2018/2019		FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30
Available Balance: FY 18-19 Project Fund Budget Allocation Amount		6,170,803		4,310,962	5,494,278	4,912,984	4,955,789	5,588,693	5,552,086	5,761,813	8,009,776	7,936,512	8,003,459	8,316,778
Available Balance: FY 17-18 Project Fund Budget Allocation Amount		340,909												
Total Available FY 18-19 Project Fund Budget Allocation Amount		6,511,712	\$ 6,511,712											
Projects:	FY 17/18 Unencumbered Rollovers		FY18/19 Staff Recommendations											
Town Square Project Funding	-	3,700,000	\$ 3,700,000	3,700,000	3,700,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	1,500,000	1,500,000	1,500,000
MLK Corridor Redevelopment	-	400,000	\$ 300,000											
Property Acquisition	340,909	400,000	\$ 492,712											
Economic Development Grants	-	400,000	\$ 300,000											
Neighborhood Policing Unit	-	370,000	\$ 370,000											
Special Events	-	519,000	\$ 519,000											
Marketing - Business Assistance	-	80,000	\$ 80,000											
Historic Woman's Club of BB (ext.&int. prep/paint)	-	100,000	\$ 160,000											
Marina Harbor Master Bldg./Slips/ Site Imprv.	-	40,000	\$ 60,000											
Professional Devel. Services (Archt., Eng., Legal)	-	150,000	\$ 150,000											
Community Caring Center Acquisition	-	250,000	\$ 250,000											
Community Caring Center Relocation	-	-	\$ -											
Board Mentioned Potential Projects:	-	-	\$ -											
Additional parking on E BB Blvd (East of Fed Hwy)	-	-	\$ 125,000											
NW 6th Avenue Community Garden	-	-	\$ -											
Nonprofit Grant - Business/Housing	-	92,712	\$ -											
Downtown Area Trolley/Shuttle	-	-	\$ -											
Marina Dive/Tournament Event	-	10,000	\$ -											
	-	-	\$ -											
	-	-	\$ -											
June 22,2018 FY 17-18 Unencumbered Rollover Amount	\$ 340,909	-	\$ -											
Total Amount Allocated ▶		6,511,712	\$ 6,506,712	3,700,000	3,700,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	1,500,000	1,500,000	1,500,000
Work down to zero ▶		-	\$ 5,000	610,962	1,794,278	2,662,984	2,705,789	3,338,693	3,302,086	3,511,813	5,759,776	6,436,512	6,503,459	6,816,778

CRA Neighborhood Policing Program - FY 2018-2019				
Category	Quantity	Actual Cost per Unit	Subtotal	Notes
Personnel				
Sergeant Salary & Incentive(Diehl)	1	\$ 92,763	\$ 92,763	Salary, Education Incentive
Sergeant Benefits-Pension	1	\$ 44,443	\$ 44,443	Pension
Sergeant Benefits	1	\$ 15,625	\$ 15,625	Healthcare, Dental, Vision, Fica
Officer Salary & Incentive(Paramore)	1	\$ 62,781	\$ 62,781	Salary, Education Incentive
Officer Benefits-Pension	1	\$ 30,078	\$ 30,078	Pension
Officer Benefits	1	\$ 13,330	\$ 13,330	Healthcare, Dental, Vision, Fica
Officer Salary & Incentive(NEW)	1	\$ 54,304	\$ 54,304	Salary, Education Incentive
Officer Benefits-Pension	1	\$ 26,017	\$ 26,017	Pension
Officer Benefits	1	\$ 12,680	\$ 12,680	Healthcare, Dental, Vision, Fica
			\$ 352,021	Personnel Costs Total
Equipment				
Radio and Related Equipment	1	\$ 2,000	\$ 2,000	
Bike Rack	1	\$ 250	\$ 250	
Misc. Equipment - As Needed		\$ 2,500	\$ 2,500	
			\$ 4,750	Equipment Costs Total
Office Expenses				
Cell Phones Service Plan	3	\$ 675	\$ 2,025	
Office and Miscellaneous Supplies	1	\$ 2,000	\$ 2,000	Paper, Pens etc. (includes printer/copier)
Office Cleaning	1	\$ 1,500	\$ 1,500	
			\$ 5,525	Office Expenses Total
Total Proposed Program Expenses			\$ 362,296	

Communication and Program Marketing \$ 7,704

Total for FY 18-19 \$ 370,000

NOTE: All amounts provided by Police Department with exception of Contingency and ILA amount for FY 2017-2018 Revised by CRA to include promotional/marketing materials and additional equipment.

**BOYNTON BEACH CRA
FY 2018-2019
SPECIAL EVENTS BUDGET**

EVENTS	DATE	2018/2019 BUDGET
BOYNTON BEACH HAUNTED PIRATE FEST & MERMAID SPLASH E. Ocean Ave. (between Federal Hwy. and NE 3rd St.)	Saturday & Sunday October 27 & 28, 2018	\$310,000
	Event Marketing	\$43,000
	Event Banners	\$8,500
	Total Pirate Fest	\$361,500
ART DISTRICT EVENT 410 W. Industrial Ave.	Date: TBD	
	Total Art District Event	\$5,000
	Event Marketing	\$1,500
	Total Art District	\$6,500
HOLIDAY BOAT PARADE 735 Casa Loma Blvd.	Friday, December 14, 2018	\$11,000
	Event Marketing	\$4,000
	Total Boat Parade	\$15,000
BLARNEY BASH 735 Casa Loma Blvd.	Sunday, March 17, 2019	\$35,000
	Event Marketing	\$9,500
	Total Boat Parade	\$44,500
ROCK THE PLAZA (FALL/WINTER) Plazas: Casa Costa, One Boynton, Yachtsman	Dates: TBD	
		\$18,000
	December 2018, January 2019, February 2019	
	(SPRING/SUMMER)	\$18,000
	Plazas: Boynton Harbor Marina, Yachtsman's Plaza, Ocean Palm Plaza	
	April 2019, June 2019, July 2019	
Event Marketing	\$9,000	
Total Rock the Plaza	\$45,000	
HISTORIC WOMAN'S CLUB OF BOYNTON BEACH 1010 S. Federal Hwy.	Valentine's Heart Ball - February 2019	\$10,000
	80's Prom - May 2019	\$10,000
	Event Marketing	\$5,000
	Total Woman's Club	\$25,000
EQUIPMENT & SUPPORT		\$21,500
	Sub-Total Events	\$447,000
	Sub-Total Events Marketing	\$72,000
	TOTAL COST OF EVENTS ►	\$519,000

FY 17-18 Funded Events:

Public Safety Open House - \$3,000
 Holiday Tree Lighting & Concert - \$70,000
 Holiday Parade - \$12,000
 MLK Celebration of Unity - \$40,000
 Music on the Rocks - \$20,000
 Movies in the Park - \$18,000

Budget Considerations:

Budget based on overtime rate of \$51/hr for BBPD
 versus standard detail rate of \$42/hr
 Taste of Boynton event in June 2019 - \$10,000
 Kinetic Art Event in February 2019 - \$20,000

MARKETING - PROJECT FUND 02-58400-445

BUSINESS DEVELOPMENT

A	Economic Development	Design & print a custom brochure for economic development grants	\$ 2,000
B	Delray Newspaper	(3) Full page color ads to promote the businesses in the CRA district (\$1045 per ad)	\$ 3,135
C	Neighborhood News	(3) Full page color ads to promote the businesses in the CRA District	\$ 2,100
D	Website lottery campaign partnership with SMOP program	of the small businesses in our district do not have a website. This campaign is based on a lottery system budgeting for 2 businesses to receive a free website to help promote their business online. (2) website start ups at \$2500 each	\$ 5,000
E	Gateway Gazette	Full page monthly color ad placement to promote the businesses in the CRA district (\$610 per month)	\$ 7,320
F	Business Development	Boynton Bucks campaign for "Meet your Neighbors" will service businesses offering a discount to attract new customers. This campaign includes design & print of discount cards which will be utilized to track participants.	\$ 4,250
G	Restaurant Club	Boynton Bucks campaign for restaurants which offers a discount to attract new customers. The campaign includes design & print of discount cards which will be utilized to track participants.	\$ 4,250
H	Downtown Banners	Heart of Boynton 30x60 banners (15) banners printed and installed everyother pole and East Ocean Ave. 30x60 Downtown District (18) banners printed and installed.This also includes maintenance.	\$ 13,300
I	BDB ad in Profile	Double page spread ad in the annual Business Development Board Profile magazine we split this with the City	\$ 3,975
J	Chamber & Business Development Events	Merchant, redevelopment marketing, business development & Broker events	\$ 10,000
K	Business Development Video Ad Campaign and photos for Social Media	This campaign includes 2 minute videos for the CRA businesses along with photos. The businesses will donate gift certificates for a drawing on social media which will draw the winners to the establishment.	\$ 23,000
L		Sub-Total Business Development	\$ 78,330
CRA COMPLIANCE			
M	Annual Report	Design and print a 20 page report that will be inserted into the the Sun Sentinel Newspaper and delivered to 3,500 locations within the 33435 zip code	\$ 6,670
Total Marketing - Project Fund			\$ 85,000

Hill, Vicki

From: Simon, Michael
Sent: Friday, June 22, 2018 3:47 PM
To: Grant, Steven; Romelus, Christina; Katz, Justin; McCray, Mack; Casello, Joseph
Cc: Shutt, Thuy; Hill, Vicki
Subject: CRA Brd: FY 18-19 Budget, Project Fund Allocation Wrksht1
Attachments: 06.22.18_Propsd_NOP_FY18-19_Budget.pdf; 06.22.18_Brd_FY18-19
_ProjectFund_Budget_WrkSht1.pdf; 06.22.18_Propsd_FY18-19_MKT_Budget.pdf; 6.22.18
_Propsd_FY18-19_Special Events Budget.pdf; 06.22.18_CRABrd_FY18-19
_Budget_Project_Fund_Allocation wrksht1.xlsx

Good afternoon CRA Board Chair Grant and Board members:

As directed by the CRA board at your June 12, 2018 meeting, attached please find an "active" Excel spreadsheet made up of two worksheet tabs:

These spreadsheets are also attached for you in pdf format.

* Tab 1) FY18-19 TIR-Debt Service-TIRFAs, takes you through the Proposed FY 18-19 Budget beginning with Tax Increment Revenue (TIR) down to General Expenses, Debt Service Expenses and Tax Increment Revenue Funding Agreements (TIRFAs) Expenses, and;

* Tab 2) FY 18-19 Project Fund Brd Wrksht, provides you with the Available Amount in the Project Fund for your allocation exercise. For your reference and consideration, this Tab also provides a column of staff's recommendations for Project allocation amounts.

Additionally, attached please find the staff proposed FY 18-19 Project Fund Budget breakdown sheets for Special Events, Business Marketing and the Neighborhood Policing Program (NOP). These may be useful as you work through your proposed project allocation amounts.

It is my intention to go over the attached information with each you individually during our upcoming one-on-one meetings. This will give us an opportunity to discuss the budget and answer any questions you may have or provide clarification on any funding item.

Thank you again for all of your time and support.

Have a great weekend.

Michael Simon, FRA-RA, CP3P, LRES
Executive Director



ADVISORY BOARD ITEM B.1.

CRA BOARD MEETING OF: August 8, 2017

NEW BUSINESS

CRA BOARD AGENDA ITEM: XIV.B.

SUBJECT:

Consideration and Discussion of the Letter Submitted by the Community Caring Center Boynton Beach, Inc. (CCC), for their property located at 145 NE 4th Ave, Boynton Beach, Florida

SUMMARY:

The Community Caring Center's (CCC) existing property and operation is located within the CRA's Cottage District Project site area and was appraised in April 2017 with a estimated market value of \$171,000 (see Attachment I). While the community outreach functions of the CCC are well received, the commercial nature of the activities provided by the Center create a less than ideal situation for neighboring residential uses. This conflicting, quasi-commercial use has been identified by staff and development professionals, as an obstacle to consumer appeal as a future residential redevelopment project if not relocated.

CRA staff has been working with Sherry Johnson, Executive Director of the CCC over the years to formulate a mutually beneficial acquisition and relocation plan for the CCC. On July 9, 2017, CRA staff received a letter from Ms. Johnson, outlining conceptual terms for the CRA's proposed acquisition of the CCC's existing property and financial conditions necessary for the redevelopment of a new facility. At that time, Ms. Johnson estimated construction costs of approximately \$785,000 to construct. At that time, their offering purchase price to the CRA was \$300,000 with an additional \$100,000 requested in financial assistance toward the construction of their new facility as well as providing the CRA owned relocation site for the sum \$10.00 (see Attachment II).

In January 2017, the CRA purchased the vacant lot located at the corner of NE 3rd Street and NE 9th Avenue, adjacent to two vacant lots owned by the City. According to City Planning and Development staff, combining these three lots would create a parcel large enough for the construction of a new two story, 9,000 square feet building facility and associated parking (see Attachment III). CRA staff and Ms. Johnson met on November 27, 2017 to discuss the status of the proposal and any issues with the site plan or financial terms. During the meeting, Ms. Johnson expressed her desire to explore the possibility of expanding the size of the originally proposed building to accommodate new programs being developed for the future of the CCC.

On June 18, 2018, the CRA's Director and Assistant Director attended the special meeting of the CCC's Board of Directors to discuss new details concerning the proposed construction budget, financial breakdown, size, capacity and timeline for development of the new facility. An email and

costs breakdowns were sent to CRA staff on July 3, 2018 (see Attachment IV). The revised project development budget shows an estimated total cost of construction to be \$2,033,925. The CCC has identified \$875,000 in funding sources and is requesting \$1,158,925 in CRA funding, \$750,000 for acquisition of their current property in FY 2018-2019 and \$408,925 as a site development grant in FY 2019-2020.

FISCAL IMPACT:

To be determined based on CRA board discussion and consideration.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan; Heart of Boynton District

CRAAB RECOMMENDATION:

To be determined based on CRA Advisory Board discussion and consideration.

CRA BOARD OPTIONS:

To be determined based on CRA Board discussion and consideration.

ATTACHMENTS:

Description

- **Attachment IV - July 3, 2018 email from Ms. Sherry Johnson with updated project cost breakdown.**



Community Caring Center of Greater Boynton Beach, Inc.



The Secret Garden Café, A Culinary Incubator Program

<http://www.cccgbb.org>

Board of Directors:

Joyce C. Portnoy, *President*
Everlene Baker, *1st Vice President*
Doreen Robinson, *2nd Vice President*
Josephine Casello
Janet Dadia *Secretary*
Dr. James DeVoursney
Larry Diljohn
Maureen Connolly Shannon
Sharonda McClendon
John E. McGovern, PhD
Arturo Wittman

June 30, 2018

Michael Simon, Executive Director
710 N. Federal Highway
Boynton Beach, FL 33435

RE: Sale of CCC Property Located at 145 NE 4th Ave and Purchase of CRA Property NE 9th Ave & NE 3rd St

Advisory Board

Harold Dom
Meghan Hayes
Dr. Timothy Kehrig
Nate Nichols, PhD
Dr. Mary Eliz Roth
Jane Snell

Staffing

Sherry Johnson, *Executive Director*
Michelle Davis-White, *Senior Care Giving Coordinator*
Tony Miller, *Community Outreach*
Rachel B Waterman, *Grant Writer*

Social Services

Emergency Food, & Shelter
Senior Care Giving
Senior Veggie Mobile
Home Delivered Meals
Chronic Meal Plans

Economic Development

Culinary Business Development &
Job Training Center

Urban Farming Project

Children's Gardening & Nutrition
Education
Nutrition Cooking Classes
Food Preservation Classes

Dear Mr. Simon:

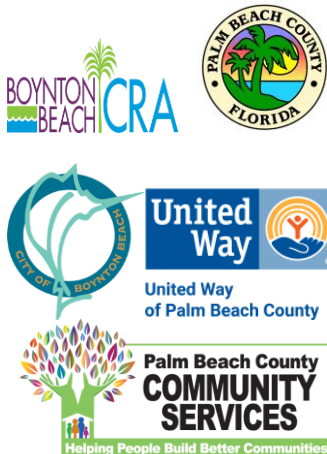
Thank you for allowing us to take some time to really look at this project and for the assistance you've provided helping to resolve our need to create a new campus that allows for CCC to continue to be a valuable resource to the community. To do that, CCC needs to double its current combined spaces of 5,135 sf to 10,270 sf. The project on the NE 9th Ave 3 parcels might be able to accommodate a 2-story, 9,000 sf structure due to required parking constraints. It would cost \$2,033,925. The CCC has identified potential sources of funding totaling \$875,000, leaving a gap of \$1,158,925 for the CRA's consideration. This could be funded through the acquisition of our existing property located at 145 NE 4th Ave, and other CRA site development resources budgeted over the next two fiscal years: FY 2018/19 and 2019/20.

Background

CCC is faced with having out grown both the CCC offices site (1635 sf), as well as, the business development & job training space (3500 sf). Not to mention, our lease for the incubator is going to expire, and the landlord is preparing to start building his project very soon. So, it is imperative that this project be able to solve space issues for both programs.

In the last year, we have obtained grants and contracts for senior meals, chronic meal plans, and job training programs. CCC is now a United Way funded organization with a 3-year chronic meals contract and CCC will be contracting with a major health care agency for a pilot program to provide chronic meals for renal failure patients. ***This one program utilizes both the talent of our incubator chefs and integrates hands on training and experience for our culinary food prep students.*** The program is at its infancy this year and will provide 20,000 meals for this one disease, however, there are plans for additional meal plans for other chronic diseases, like chemotherapy patients.

CCC requires enough space to accommodate 1) the growth of our small businesses and their ability to provide jobs; and 2) the continued expansion of our senior & chronic meals program. This includes the opportunity to incorporate job training classes to provide hands on experience, enhancing student's ability to seek employment.



Social Services: 145 NE 4th Ave, Boynton Beach, FL 33435
M, W, F 9 am to 1 pm
561.364.9501 ext 25

Economic Dev: 410 E. Boynton Beach Blvd., Boynton Beach, FL 33435
Tues thru Friday 11 am to 5 pm
561.752.8598

Construction Stats

Our combined square footage is 5,135 for the incubator and offices. We need to try to double that to allow for future programmatic growth for the agency. We have been working with a site planner, Caulfield and Wheeler, Mr. Allan Hendricks. We believe that we can get the first floor footprint on the 3 lots you are offering on NE 9th to about 5,200 sf and then consider going up to a 2nd floor for another 3,800 sf which might be as large as we can go and provide for all the required parking that will be needed.

Looking at a site development of around 9,000 square feet, we obtained enough proposals to feel that the costs associated with the development this project would be approximately \$2M. I'm attaching a preliminary project proforma to this letter you can refer to.

TABLE: IDENTIFIED SOURCES OF PROJECT FUNDING

Site Development Costs:	\$2,033,925		
Funding Sources:			
CCC Fundraising/Capital Campaign		\$250,000	
1 st Presby Delray		\$100,000	
Lost Tree		\$100,000	
Lattner		\$100,000	
JMoran		\$ 50,000	
Kresge		\$100,000	
NY Comm Bank		\$ 75,000	
Others		\$100,000	
CCC Resources:		\$875,000	
GAP	\$2,033,925 less	\$875,000 =	\$1,158,925
CRA purchase of CCC Property			\$ 750,000
CRA Site Development Grant			\$ 250,000
Additional funding short fall			\$ 258,925

NOTES: Should our fundraising or grant applications not produce desired amounts, CCC has a \$300,000 mortgage capacity.

We are requesting that the CRA look at the \$1,158,925 gap in financing as a multi-year commitment to the development of our new Small Business Development and Job Training Center. This could be budgeted over 2 consecutive years: FY 2018/19 \$750,000 & FY 2019/20 \$508,925. Things to consider would be items in the development of the site that could be paid by you like unification of title, alley abandonment, sidewalks, on street improvements, lighting, soil borings, surveys, and soil reports that we might be required as a developer to provide and possibly site development grants for things like engineering drawings, architecture, permitting costs, FPL fees, etc.

Sincerely,

Sherry Johnson

Sherry Johnson, Executive Director

SITE DEVELOPMENT

Site Development					TOTAL	Notes
Expenses:						2-Story 9,000 sf
Land Acquisition						
Presentation	2,000					
Renderings	2,800					
Legal	2,500					
Accounting	1,800					
Title Company	2,800					
Financing \$300,000 construction cost 18 mo @ 6.75	30,375					
Closing Costs 1.5% of \$300,000	4,500					
Acquisition Cost	\$46,775				46,775	
CAULFIELD & WHEELER FEES						

Unification of Properties	1,750				1,750	
Engineering						
Boundary/Surveys	2,900					
Site Plan Development	2,750					
Landscaping Plan	2,250					
Irrigation Plans	1,350					
Tree Mitigation	800					
Photometric Plan	1,670					
Total Engineering	11,720				11,720	
Civil Engineering - Design Phase						
Polution Prevention Plan	405					
Paving, Grading & Drainage Plans	2,700					
Water Distribution Plan	1,215					

Sanitary Sewer Plans	1,200					
Engineer's Opinion of Costs	350					
Traffic Statement	1,000					
Total Civil Engineering Fees	6,870				6,870	
Preparation of Permits Applications and Approvals Fees						
to the City of Boynton Beach	1,080					
to the City of BB Engineering Dept	1,185					
to PBC Health Dept	945					
Total Permil Application Pkg	3,210				3,210	
TOTAL CAULFIELD & WHEELER FEES	\$23,550				\$23,550	

Building 9000 sf @ \$225					
sf	\$1,700,000			\$1,700,000	
Exterior					
27 parking spaces @ \$1800 ea	48,600				
Lighting	5,000				
Fencing	6,000				
Security	4,000				
Total Exterior	\$63,600			\$63,600	
Total Expenses	\$1,833,925			\$1,833,925	
Site Development					
Equipment					
contingencies	\$200,000			\$200,000	
	\$2,033,925			\$2,033,925	



ADVISORY BOARD ITEM B.2.

NEW BUSINESS

SUBJECT:

Consideration of Registration and Travel Expenses to Attend the Florida Redevelopment Association 2018 Annual Conference on October 24-26, 2018 in Fort Myers, Florida

SUMMARY:

The Florida Redevelopment Association (FRA) annual conference will be held on October 24-26, 2018 at Sanibel Harbour Marriott Resort & Spa in Fort Myers, Florida. The deadline to register is October 9, 2018 (Attachment A).

The FRA is our agency's statewide professional organization under the Florida League of Cities. The conference always provides great information to staff and board members on CRA related issues, best practices, programs and legislative updates (Attachment B).

The CRA Board established a policy during fiscal year 2016-2017 that only two members of the CRAAB are permitted to attend the FRA Annual Conference.

FISCAL IMPACT:

FY 2017–2018 Budget, General Fund, Line Item 01-51010-225

ATTACHMENTS:

Description

- ▣ **Attachment A: FRA Registration Form**
- ▣ **Attachment B: Tentative Program Schedule**



Florida Redevelopment Association
October 24-26, 2018
Sanibel Harbour Marriott
Resort & Spa

We look forward to seeing you! If you are paying by check, you are welcomed to send this completed form to us with the check. However, if you would like to pay by credit card (Visa or MC), you will need to register online, at <http://redevelopment.net/2018-annual-conference/>. Please complete a form for each registrant with all fees payable to **FRA Annual Conference**, P.O. Box 1757, Tallahassee, Florida, 32302-1757. Visa or MasterCard payments are accepted online only. Note: FRA dues must be paid by October 1, 2018 to receive the member rate. Conference registration deadline is October 9, 2017. Cancellations must be made in writing by the close of business on October 15, 2018 to receive a refund and will be subject to a \$50 processing fee.

Full Name: _____ Nickname: _____

Title: _____ Organization: _____

Mailing Address: _____ City: _____ State: _____

Zip: _____ Phone: _____ Email: _____

Guest** (if purchasing): _____ Nickname: _____

REGISTRATION TYPE (see notes page two)	MEMBER	NON - MEMBER	SUB-TOTALS
Full Registration	\$ 395	\$ 480	
Wednesday, Oct. 24 Only	\$ 325	\$ 350	
Thursday, Oct. 25 Only	\$ 345	\$ 375	
Guest/Spouse	\$ 315	\$ 345	
CRA Boot Camp Wednesday, Oct. 24 8:00 a.m. – 11:00 a.m.	\$ 49	\$ 49	
Mobile Tour Wednesday, Oct. 24 8:00 a.m. - 11:00 a.m. Fort Myers CRA Districts (Space available basis)	\$49 each		\$ _____
Fulltime Student (sessions only)	COMP	COMP	COMP
GRAND TOTAL			\$ _____

See next page for payment information



Florida Redevelopment Association
October 24-26, 2018
Sanibel Harbour Marriott
Resort & Spa

Registration Payment Notes

www.redevelopment.net

Members: FRA dues must be paid by 10/1/18 to receive the member discount in advance.

Full and Guest registrations include all workshops and meal functions. Guests are spouses, partners or non-professional relations. Guest registration may not be used for staff or company representatives.

One-day registration: Includes workshops and meal functions scheduled for that day only.

Mobile tour and CRA Boot Camp registrations require an additional \$49 fee.

Student Registration is available to full-time university students. Fee includes access to all workshops, but no meal functions.

Extra Tickets: Email **Samantha Pedrosa** at spedrosa@frcities.com to order additional tickets for ticketed functions.

Special Needs: If you have special physical needs, or a dietary preference, please let us know on this registration form.

Payment Type

- Check payable to FRA Annual Conference - please mail check payment for all registrations to FRA Annual Conference, P. O. Box 1757, Tallahassee, FL 32302

Credit Card payments are available online only (Visa or Master Card)

If paying by check, please be sure to send pages 1 & 2 to Samantha Pedrosa at spedrosa@frcities.com or FAX to Samantha at (850) 222-3806.



**FLORIDA REDEVELOPMENT ASSOCIATION
2018 ANNUAL CONFERENCE**
Tentative Program

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration)
8:00 a.m. – 11:15 a.m.

CRA Boot Camp (separate registration)
8:00 a.m. – 11:15 a.m.

We will be covering what you need to know generally and where to go to learn more about Community Redevelopment Agencies (CRAs) in Florida. Geared towards policy setters, administrators and volunteers, this will be a review and an outline of the top issues with CRAs in Florida. We will share real life examples of how others have dealt with and met the challenges that can come up in any CRA. Space is limited.

Welcome Luncheon in the Exhibit Hall
11:00 a.m. – 12:30 p.m.

Welcome Plenary Session and Keynote Presentation
12:45 p.m. – 2:00 p.m.

The Community Reinvestment Act for Community Redevelopment Agencies
2:15 p.m. – 3:15 p.m.

Learn about the Community Investment Act (CRA) and how city and county CRAs can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding

about how redevelopment areas can use their plan goals and objectives to partner on your projects.

WEDNESDAY, OCTOBER 24, 2018

Speakers: **April A. Atkins**, AICP, Community Affairs Specialist, FDIC; **Lisa Mifflin**, Office of the Comptroller

No Brainer Social Media for Local Small Businesses

2:15 p.m. – 3:15 p.m.

Learn how to sustain your small businesses through education about the fundamentals of marketing and analytics. We will share some valuable strategies necessary to reach new customers and develop brands. These include creative partnerships, measurable results, video testimonials, and other inexpensive but effective deliverables. You can also learn how your city, county, CRA or other program can provide small businesses with a lot of information about simple ideas and tools that help them grow their business in your community.

Speakers: **Michael Corbit**, Director of Business Development for CareerSource Palm Beach County; **Jamil Donith**, Social Media Consultant for the Boynton Beach CRA; and **Theresa Utterback**, Development Services Manager, Boynton Beach CRA

Engaging the Underserved Community

2:15 p.m. – 3:15 p.m.

Emphasis will be on reviewing the PROCESS for getting projects funded, or issue included in the plan, or supporting certain issues before a CRA Board. Our “Diversity Session” later on will dig into any ideas or suggestions on actual actions that has been effective in building trust in a community. In both sessions, you can actively engage in the discussion.

2019 Legislative Outlook for CRAs

3:30 p.m. – 5:00 p.m.

How to Deal with Construction in Support of Businesses

3:30 p.m. – 5:00 p.m.

It does not last forever it just seems that way – street construction in front of your valued and vital businesses. How can you mitigate the effects, in the best and most effective manner? Our panel will tell stories about what works and what didn’t, and why. Don’t miss the opportunity to learn from those that have been there and can still talk about it!

Moderator: **Adam Rosmell**, Burkhardt Construction

WEDNESDAY, OCTOBER 24, 2018

Land Use and Economics

3:30 p.m. – 5:00 p.m.

Learn the latest on land use economics and gain an understanding about how it is an effective tool for managing growth, making smart redevelopment decisions using land value as a guide. Joe Minicozzi, Urban3's principal and innovative planner, will lead the presentation overview and guide participants in the discussion. We will also discuss a case study in Gainesville, Florida, where Urban3 conducted an analysis to put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic visualizations. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts.

Speakers: **Joe Minicozzi**, Urban3, LLC; **Sarah Vidal-Finn**, Director, Gainesville Community Redevelopment Agency.

Reception in the Exhibit Hall

5:30 p.m. – 7:30 p.m.

Meet the private sector supporters of Florida redevelopment and learn what they are doing in various areas around the state. Leave your business cards to be eligible for great give-aways.

THURSDAY – OCTOBER 25, 2018

Revitalizing Communities through Strategy and Infrastructure Initiatives

8:00 a.m. – 9:00 a.m.

This session will share successful strategies to revitalize communities. We will look at case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development.

Moderators: **Cyndi Jantomaso**, President, Haines City Economic Development Council, Inc. and **Adriana Trujillo-Villa**, Public Works Operations Manager, City of Haines City

Speakers: **Addie Javed**, Public Works Director, City of Haines City; **Tom Polk**, Impact Fee Administrator, Sarasota County; and **Kelley Klepper**, Project Manager, Kimley Horn

Analyzing Internal Data with OneNote and GIS

8:00 a.m. – 9:00 a.m.

Learn how to use OneNote and GIS online applications to integrate the myriad of plans for your city and special districts. You can get more out of both government plans and consultant reports, by matching redevelopment goals to the strategies and implementation tools you have available. Any agency with their own files on hand is welcome to contribute them to help us identify what data is important to what redevelopment strategies. We will leave with a good base knowledge on how to analyze internal data using tools readily available and demonstrate exactly how it can be done.

Moderator: **Jeffrey Burton**, CRA Director, City of Palmetto

Speakers: **Wes Benge**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz** - GIS Specialist, City of Palmetto; and **Nicole Tremblay** - Strategic Plan Specialist, City of Palmetto

Murals and Other Ways to Succeed with Public Art in Your Community

8:00 a.m. – 9:00 a.m.

This session will review and discuss the current trends, best practices and critical issues for public art programs in urban settings. Working with transportation groups, private developers and local officials will be discussed. Come see what can be done with artists to create stunning murals. We will talk about it all – join in the conversation and bring your questions!

THURSDAY – OCTOBER 25, 2018

Moderator and Speaker: **Melissa LeBaron Davies**, Project Coordinator for Arts Programs, City of Tampa; **Jorge Camejo**, CRA Director, City of Hollywood CRA

Key Elements of Successful Neighborhood Transformation

9:15 a.m. – 10:15 a.m.

We will present examples of how to successfully transform a neighborhood. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, and walkable, flexible spaces. They were also designed to adapt to changing markets. Don't think it will work for you? Join us!

Speakers: **Felix Deloatch**, Senior Associate, Associate AIA; **Troy McGhee**, Principal, AICP, LEED AP; and **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C

Good Properties Gone Bad - Redevelopment of Environmentally Challenging Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

Speakers: **Frank L. Hearne**, Esquire, Terracon; **Stephanie Seawright**, Project Manager, City of Gainesville CRA; **Mark Milligan** P.G., Environmental Manager, Terracon; and **Brad Tompa** P.G., Environmental Manager, Terracon

Taking it to the (Complete) Streets

9:15 a.m. – 10:15 a.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a “complete street”. The project was completed in May 2017 at \$1.875 million. This case study will overview the public process, including takeaways for proper communication with the public, advisory boards, partners, and agencies. We will hear from these partners about the pitfalls, resources, and opportunities for creative coordination in capital project planning. The experience gained from this project will be passed on to you, including tips on urban design theory for complete street making.

THURSDAY – OCTOBER 25, 2018

Speakers:

Kyle Dudgeon, Economic Development/CRA Manager, City of Winter Park; TBA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

10:30 a.m. – 11:30 a.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

Speakers: **Sharon West McCormick**, Director of Business Attraction & Marketing, RMA and **Claudia McKenna**, Esq., CRA Attorney, Community Redevelopment Legal Services

Meeting Your CRA's Plan through Bank Partnerships

10:30 a.m. – 11:30 a.m.

Our panel of Community Development Financial Institutions (CDFI's) as partners in redevelopment will share what resources they have for a city, county or community seeking loan support and resources. We will discuss community development loans, small business loans and technical assistance of all kinds. Learn how to plug into your financial community as a CRA or governmental entity.

Moderator: **Lisa Mifflin**, Office of the Comptroller

Lunch in the Exhibit Hall

11:30 a.m. – 1:15 p.m.

1:30 p.m. – 2:45 p.m. **Keynote Presentation**

Neda Navab, Associate Director, Urban Systems, at Sidewalk Labs

Supporting Diversity: Gaining and Keeping the Community's Trust

3:00 p.m. – 4:30 p.m.

LDRs and CRAs

3:00 p.m. – 4:30 p.m.

Are there any examples of “relief” given to CRA’s from land development regulations in a municipal or county comprehensive plan. For instance, are there any CRA’s that have separate or different heights, densities, set-backs from the rest of the City to which they belong? In some cities, certain land uses are allowed only in CRA areas. How is this working out?

Moderator: **Joan Oliva**, CRA Director, City of Lake Worth

Speakers: **Elizee Michel**, CRA Director, West Gate Belvedere Palm Beach County; **Karissa Rojas-Norton**, CRA Manager, City of Largo; and Redevelopment Planner regarding top ten things to know.

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager

Awards Dinner

This year we are jazzing up the ceremony to be a celebration that is a lot of fun for all. We will recognize the winners of the 2018 Redevelopment Awards, and graduates of the FRA Academy.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don’t have to appear at this hour, but beverages and a full hot breakfast will be waiting!

Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners’ successes, big and small.

10:30 am Keynote Presentation
Joseph Parilla, Brookings Metropolitan Policy Program

12 noon ADJOURN



ADVISORY BOARD ITEM B.3.

NEW BUSINESS

SUBJECT:

Consideration of Purchase of the Property Located at 106 NE 3rd Avenue

SUMMARY:

In June, 2017 the Grav Inc., as owner, contacted the CRA with respect to selling the property located at 106 NE 3rd Avenue.

Due to the proximity of the property to Town Square and the recommended land use/zoning of mixed-use medium (Attachment I - Location Map) an appraisal was ordered and is provided as Attachment II.

The appraised value of the lots as determined by Vance Real Estate Service is \$80,100. The owner has agreed to a sales price of \$100,000.00.

The property is adjacent to the Express Food & Beverage store located on the corner of E. Boynton Beach Blvd. & Seacrest Ave (Attachment III - Express Food & Beverage). This is a significant corner for redevelopment.

FISCAL IMPACT:

\$100,000.00 plus closing costs from Budget Line Item 02-58200-401

CRA PLAN/PROJECT/PROGRAM:

2016 CRA Redevelopment Plan - Boynton Beach Boulevard District

CRA BOARD OPTIONS:

1. Approve the purchase of the property located at 106 NE 3rd Avenue.
 2. Do not approve the purchase of the property located at 106 NE 3rd Avenue.
 3. Provide alternative direction to CRA staff.
-

ATTACHMENTS:

Description

- ▣ **Attachment I - Location Map**
- ▣ **Attachment II - Appraisal**
- ▣ **Attachment III - Express Food & Beverage**



NW 3rd Ct

106 NE 3rd Avenue NE 3rd Ave

[View Property Record](#)

Owners

GRAV INC

Property detail

Location 106 NE 3RD AVE

Municipality BOYNTON BEACH

Parcel No. 08434521300010110

Subdivision SHEPARD FUNK ADD TO TOWN OF BOYNTON IN

Book 29220

Page 1674

Sale Date JUL-2017

Mailing Address 864 JEFFERY ST
BOCA RATON FL 33487 4105

Use Type 0000 - VACANT

Total Square Feet 0

Sales Information

Sales Date	Price
JUL-2017	10
JAN-2014	19900
SEP-1999	19000
FEB-1997	15000
NOV-1989	8000

12

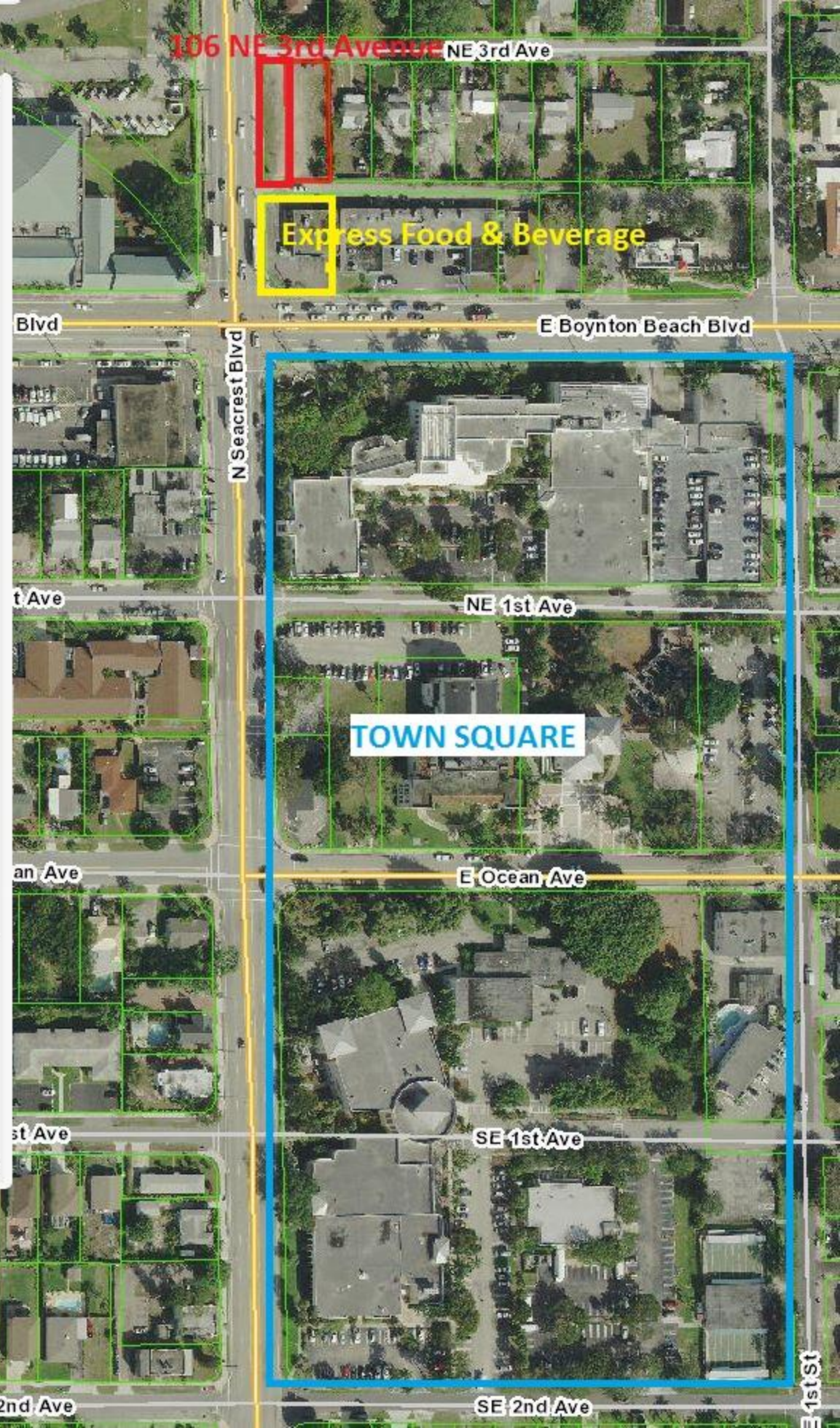
Appraisals

Tax Year	2017
Improvement Value	\$0
Land Value	\$13,874
Total Market Value	\$13,874

All values are as of January 1st each year

Assessed/Taxable values

Tax Year	2017
----------	------



A P P R A I S A L R E P O R T

**VACANT LOT 11 & VACANT PARTIAL LOT 12
106 NORTHEAST 3 AVENUE
BOYNTON BEACH, FLORIDA 33435**

by

**Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204**

for

**Boynton Beach Community Redevelopment Agency
710 North Federal Highway
Boynton Beach, FL 33435**

July 2, 2018



July 2, 2018

Boynton Beach Community Redevelopment Agency
710 North Federal Highway
Boynton Beach, FL 33435

RE: Vacant Lot 11 & Vacant partial Lot 12, 106 Northeast 3 Avenue, Boynton Beach, FL 33435
(*Legal description is in the report.*)

Ladies and Gentlemen:

In fulfillment of our agreement, we transmit our Appraisal Report, in which we develop an opinion of market value for the fee simple estate in the referenced real property as of July 2, 2018. The report sets forth our value conclusion, along with data and reasoning supporting our opinion.

This report was prepared for and our professional fee billed to Boynton Beach Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2018-2019). This report is for exclusive use of the client for possible acquisition.

Jesse B. Vance, Jr. and Claudia Vance visited the property. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the following opinion of the market value of the appraised property, subject to definitions, certifications, and limiting conditions set forth in the attached report.

EIGHTY THOUSAND ONE HUNDRED DOLLARS
\$80,100

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SEVENTY-FOUR (74) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

A handwritten signature in cursive script that reads "Jesse B. Vance, Jr.".

Jesse B. Vance, Jr., MAI, SRA, ASA
State-Certified General Real Estate Appraiser RZ-85

A handwritten signature in cursive script that reads "Claudia Vance".

Claudia Vance, MAI
State-Certified General Real Estate Appraiser RZ-173

MBA in REAL ESTATE DEVELOPMENT & MANAGEMENT

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INTRODUCTION



Appraised land looking east from N Seacrest Blvd



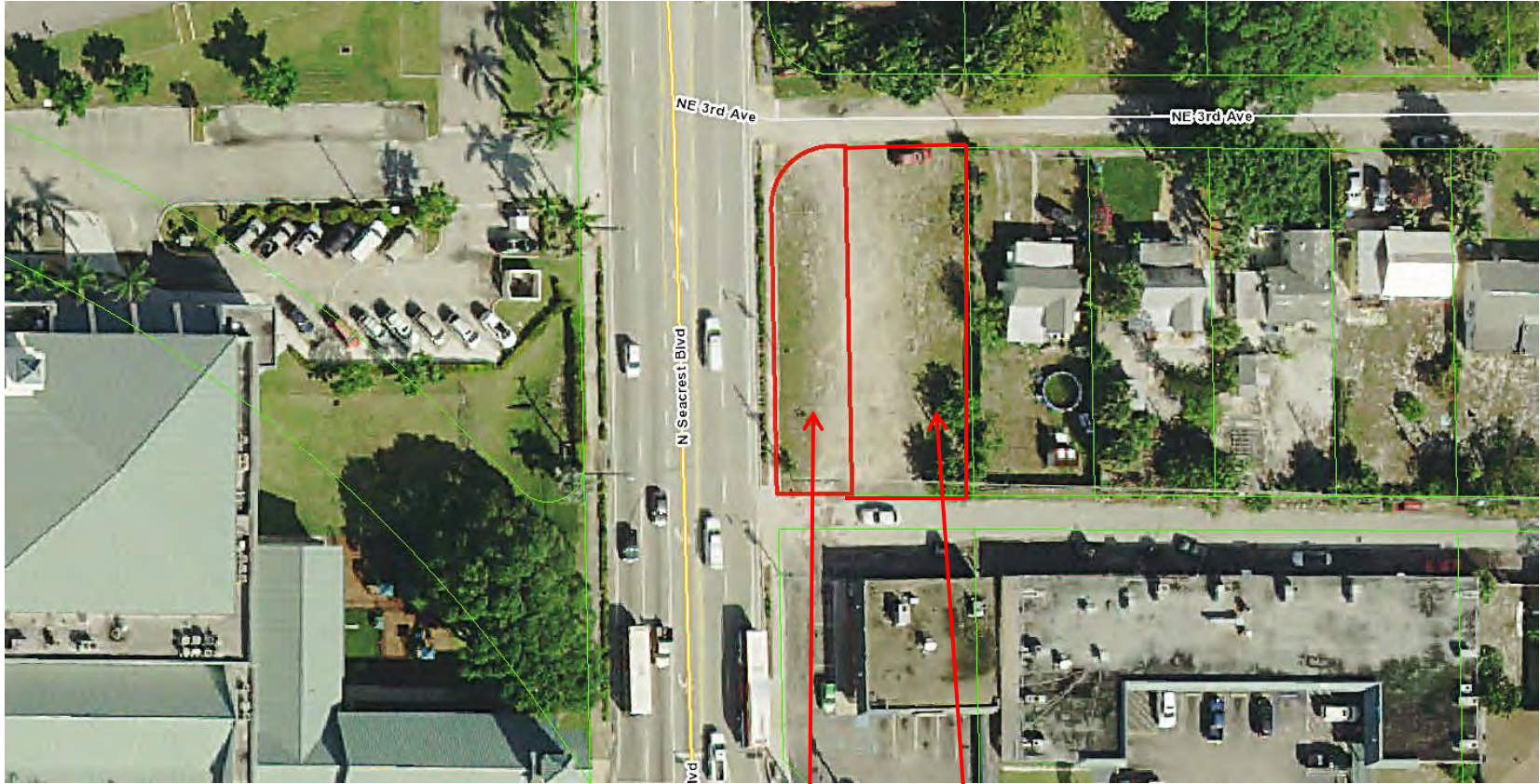
Appraised land looking southwest from NE 3 Avenue



Appraised land looking southeast from N Seacrest Blvd



Alley to the south of the appraised land, looking east



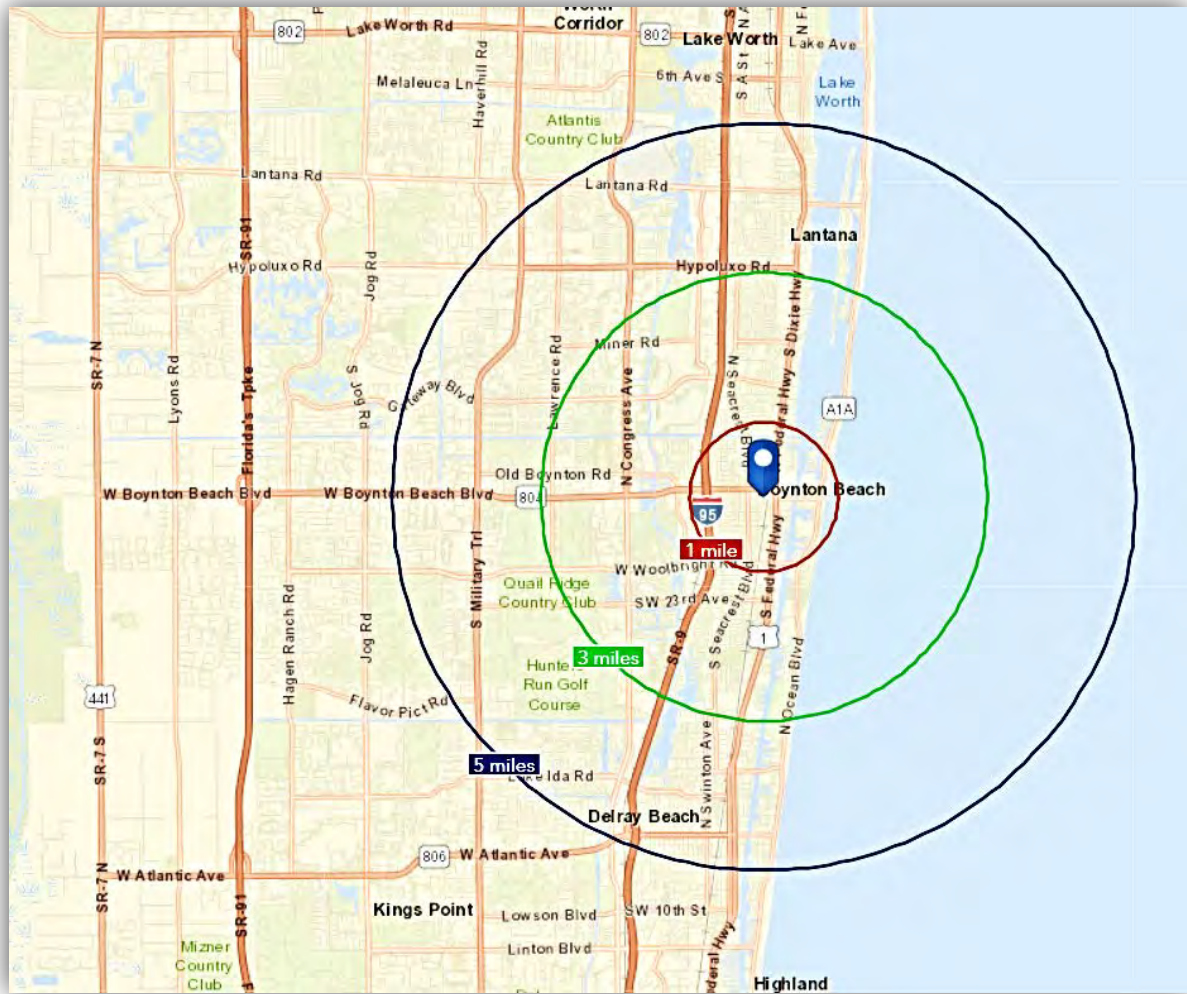
Parcel 0120 Parcel 0110

**AERIAL VIEW OF THE APPRAISED LAND
106 NORTHEAST 3 AVENUE
BOYNTON BEACH, FL 33435**



SUBJECT PROPERTY

AERIAL VIEW OF THE IMMEDIATE AREA OF THE APPRAISED LAND



1-3-5 MILE RADII FROM THE VALUED PROPERTY
106 NE 3 Avenue
Boynton Beach, Florida



Demographics

106 NE 3rd St, Boynton Beach, Florida, 33435
Rings: 1, 3, 5 mile radii

VANCE REAL ESTATE SERVICE

Latitude: 26.52722
Longitude: -80.06063

	1 mile	3 miles	5 miles
Population			
2000 Population	12,290	66,432	156,354
2010 Population	12,570	74,535	173,369
2018 Population	14,715	82,126	188,716
2023 Population	16,002	87,644	199,929
2000-2010 Annual Rate	0.23%	1.16%	1.04%
2010-2018 Annual Rate	1.93%	1.18%	1.03%
2018-2023 Annual Rate	1.69%	1.31%	1.16%
2018 Male Population	49.2%	47.8%	47.7%
2018 Female Population	50.8%	52.2%	52.3%
2018 Median Age	41.9	44.4	47.2

In the identified area, the current year population is 188,716. In 2010, the Census count in the area was 173,369. The rate of change since 2010 was 1.03% annually. The five-year projection for the population in the area is 199,929 representing a change of 1.16% annually from 2018 to 2023. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 41.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	47.9%	60.2%	64.9%
2018 Black Alone	45.0%	31.6%	26.4%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	1.1%	1.8%	2.2%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	3.2%	3.4%	3.6%
2018 Two or More Races	2.5%	2.7%	2.5%
2018 Hispanic Origin (Any Race)	13.9%	16.6%	16.9%

Persons of Hispanic origin represent 16.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	4,774	29,007	68,478
2010 Households	4,923	32,125	74,967
2018 Total Households	5,861	35,382	81,185
2023 Total Households	6,417	37,793	85,967
2000-2010 Annual Rate	0.31%	1.03%	0.91%
2010-2018 Annual Rate	2.14%	1.18%	0.97%
2018-2023 Annual Rate	1.83%	1.33%	1.15%
2018 Average Household Size	2.50	2.29	2.30

The household count in this area has changed from 74,967 in 2010 to 81,185 in the current year, a change of 0.97% annually. The five-year projection of households is 85,967, a change of 1.15% annually from the current year total. Average household size is currently 2.30, compared to 2.29 in the year 2010. The number of families in the current year is 46,505 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Demographics

106 NE 3rd St, Boynton Beach, Florida, 33435
Rings: 1, 3, 5 mile radii

VANCE REAL ESTATE SERVICE

Latitude: 26.52722
Longitude: -80.06063

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$46,115	\$50,401	\$52,750
2023 Median Household Income	\$54,030	\$56,837	\$60,244
2018-2023 Annual Rate	3.22%	2.43%	2.69%
Average Household Income			
2018 Average Household Income	\$72,997	\$72,052	\$77,500
2023 Average Household Income	\$87,516	\$85,058	\$91,723
2018-2023 Annual Rate	3.69%	3.37%	3.43%
Per Capita Income			
2018 Per Capita Income	\$29,981	\$31,695	\$33,753
2023 Per Capita Income	\$36,108	\$37,319	\$39,838
2018-2023 Annual Rate	3.79%	3.32%	3.37%

Current median household income is \$52,750 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,244 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$77,500 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$91,723 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,753 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$39,838 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	5,871	34,928	81,699
2000 Owner Occupied Housing Units	3,143	20,914	51,845
2000 Renter Occupied Housing Units	1,631	8,093	16,633
2000 Vacant Housing Units	1,097	5,921	13,221
2010 Total Housing Units	6,710	41,067	93,339
2010 Owner Occupied Housing Units	2,934	20,608	52,623
2010 Renter Occupied Housing Units	1,989	11,517	22,344
2010 Vacant Housing Units	1,787	8,942	18,372
2018 Total Housing Units	7,853	44,352	99,414
2018 Owner Occupied Housing Units	3,148	20,580	52,492
2018 Renter Occupied Housing Units	2,712	14,802	28,694
2018 Vacant Housing Units	1,992	8,970	18,229
2023 Total Housing Units	8,533	46,852	104,654
2023 Owner Occupied Housing Units	3,549	22,401	56,497
2023 Renter Occupied Housing Units	2,867	15,391	29,469
2023 Vacant Housing Units	2,116	9,059	18,687

Currently, 52.8% of the 99,414 housing units in the area are owner occupied; 28.9%, renter occupied; and 18.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 93,339 housing units in the area - 56.4% owner occupied, 23.9% renter occupied, and 19.7% vacant. The annual rate of change in housing units since 2010 is 2.84%. Median home value in the area is \$217,639, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.71% annually to \$248,743.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED: Vacant Lot 11 & Vacant partial Lot 12
106 Northeast 3 Avenue
Boynton Beach, FL 33435

OWNERSHIP: GRAV, Inc.
864 Jeffery Street
Boca Raton, FL 33487

LAND AREA: Lot 11: 7,150 square feet
Lot 12, part: 4,291 square feet
Total: 11,441 square feet
(Size is from public records, no sketch of survey is available for review)

IMPROVEMENTS: None

ZONING: “R-2”, Single and two-family residential district in the city of Boynton Beach

FUTURE LAND USE: “MU-Med”, Mixed Use Medium intensity, in the city of Boynton Beach

APPRAISAL PURPOSE: To develop an opinion of market value

INTEREST APPRAISED: Fee simple

CURRENT USE: Vacant land

HIGHEST AND BEST USE: Any mixed use permitted in the future “MU-Med” land use district when the appraised land is assembled with other parcels to a minimum standard land area of 0.75 of an acre (32,670 square feet).

VALUE BY THE SALES COMPARISON APPROACH:

EIGHTY THOUSAND ONE HUNDRED DOLLARS
\$80,100

VALUATION DATE: **July 2, 2018**

Exposure Time: 6 months prior to selling at the appraised value

DESCRIPTIONS, ANALYSES, CONCLUSIONS

APPRAISAL REPORT

This is an APPRAISAL REPORT that complies with Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP 2018 - 2019)

2-2(a)(i) *State the identity of the client; state the identity of any intended users by name or type;*

The client and intended user of this report is the Boynton Beach Community Redevelopment Agency.

2-2(a)(ii) *State the intended use of the appraisal;*

The intended use of the appraisal is for possible acquisition of the appraised property. Any other use is not intended.

2-2(a)(iii) *Summarize information sufficient to identify the real involved in the appraisal, including the physical, legal and economic property characteristics relevant to the assignment;*

Owner:	GRAV, Inc. 864 Jeffery Street Boca Raton, FL 33487
Property Address:	106 Northeast 3 Avenue Boynton Beach, FL 33435
Legal Description:	Lot 11 and part of Lot 12, Block 1, SHEPARD-FUNK ADDITION TO THE TOWN OF BOYNTON, FL, Plat Book 2, page 15, Palm Beach County, FL (Complete legal description on the acquiring deeds in the Addenda)
Census Tract No.	61

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Real Estate Tax: Parcel Control Numbers: 08 43 45 21 30 001 0110
& 0120

Land Value:	\$27,748
Improvement Value:	<u>-0-</u>
Total Market Value:	\$27,748
Assessed Value:	\$27,748

Ad Valorem Tax:	\$ 592
Non Ad Valorem Tax:	\$ -0-
Total Tax:	\$ 592

No exemptions for this property.

Properties are assessed in arrears by the county property appraiser. The tax bill is issued in November and a 4% discount is given to a tax payer if the amount is paid in November. The discount diminishes until March, when the tax is due and payable.

In Florida, the taxable (assessed) value for non-homesteaded properties can be increased to a maximum of 10% per year, from tax year 2009 going forward, based on a constitutional amendment voted on by the electorate of the state. There are some exceptions which relate to school taxing districts. However, the millage of the city can increase; thus, real estate taxes can continue to increase from year to year. The 10% per year increase cap accounts for the difference between the Total Market Value of the appraised property and the Assessed Value.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Market Area Description: Boundaries and Market Composition & Transportation Infrastructure

The general market area is the City of Boynton Beach in eastern-central Palm Beach County. Population of the city is about 72,000 residents; land area of the municipality is about 16 square miles situated between Delray Beach on the south and Lake Worth on the north. The town was named for an early developer, Nathan Boynton, a former major in the Union Army in the Civil War. The city was founded in 1898 and incorporated in 1920. Most of the original buildings were destroyed in the hurricane of 1926, though a few remain. Others which were constructed in the early 1920's are still in use with repairs and replacements over the decades. Time and economic trends take a toll on properties; thus, in 1984 a redevelopment plan was adopted for the Community Redevelopment Area (CRA) in the city. It covers 1,650 acres in the central part of the municipality west of the Intracoastal Waterway.

One of the districts in the CRA is the immediate subject market area known as the Boynton Beach Boulevard corridor, extending from the Florida East Coast (FEC) Railroad on the east to Interstate 95 on the west. The width of this district is narrow only several blocks from NE 3 Avenue on the north to Ocean Avenue a few blocks to the south. Another district in the CRA, Heart of Boynton (HOB), contains 380 acres, sitting to the north of the subject district. The Downtown District is to the east; the Cultural District is to the south.

Agriculture and farming had been important activities in past centuries in Boynton Beach. Commerce came to the area when Henry Flagler extended the Florida East Coast Railway from West Palm Beach to Miami in 1896. The railroad was the main mode of transportation to bring visitors and manufactured products to the city as well as transporting produce grown in the vicinity out of the area to other cities in the southeastern United States. Now the railroad is primarily used for freight transportation and the new Brightline rapid passenger service; however, there are no depots in the city for this train.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Boynton Beach Boulevard is the principal east-west artery in the subject market area, having an interchange with Interstate 95 on the west side of the subject district. The boulevard continues west through Palm Beach County to its terminus at State Road 7/ U S Highway 441. Two miles east of State Road 7, it has an interchange with Florida's Turnpike. Boynton Beach Boulevard commences on the east at U S Highway 1, just to the east of the FEC Railroad. U S Highway 1 is the main north-south artery through eastern Palm Beach County and extends along the eastern seaboard of the United States.

Seacrest Boulevard is a main north-south artery through the City of Boynton Beach and south into Delray Beach. Martin Luther King, Jr. Boulevard is an east-west thoroughfare through the Heart of Boynton. The immediate subject market area is easily accessible by main roads and Interstate 95.

Property types in the Boynton Beach Boulevard district are smaller, older commercial establishments flanking the boulevard. At the signalized intersection of Boynton Beach Boulevard and Seacrest Boulevard are the existing City Hall complex, United States Post Office and a house of worship complex. The City Hall complex will be demolished and replaced by the Boynton Beach Town Square project which will be described in the Economic Trends sub-section of this report. To the north and south of Boynton Beach Boulevard are older single family residences and a few small multi-family properties.

Population Trends

The demographic survey in the beginning of the report of 1, 3, and 5 mile radial circles from the appraised property shows the median household income for 2018 in the one-mile radius is \$46,115, for three miles it is \$50,401, and \$52,750 for the five mile circle. All are lower than the median household income for Palm Beach County of \$54,400, even though the east parts of the circles include the residents all the way to the Atlantic Ocean.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

In the one-mile circle, population is 14,715. In three miles, population increases to 83,126; at five miles, it is 188,716. However, about one-third of the three and five mile circles are over the Atlantic Ocean. Annual growth rate is anticipated to be 1.16% to 1.69% in the three circles during the next five years as the economy and job market improves in South Florida and new multi-family residential complexes are constructed. The median age in the market area is 41.9 years compared to the U. S. median age of 38.3 years. 53% of the housing units are owner occupied, with 29% rented. The percentage of renters is higher in this market because many of the single family houses are owned by investors who purchased them after the economic crash in 2008. Vacancy is reported to be 18%; however, this amount is high due to the undercount of the other two categories. Median home value in the five-mile area is \$217,639, including waterfront homes, compared to median home value of \$218,492 in the United States.

The life cycle stage of the market area is stability, a period of equilibrium without marked gains or losses, after a period of decline. The purpose of the Boynton Beach Community Redevelopment Plan is to revitalize the market area with new housing options and business opportunities. After decades of planning and purchasing properties for redevelopment, the CRA Plan has tangible results as will be discussed in Economic Trends.

Economic Trends

During 2005-2006, the subject market area was experiencing a rise in property prices due primarily to the availability of financing with adjustable rate mortgages. Interest rates adjusted upward, but rental rates of multi-family properties did not. For single family residences, interest rates on mortgages adjusted upward, but homeowners' incomes did not increase. Scenarios were the same for many property types, all with the same result of owners' inability to make the payments and mortgages foreclosed. This situation was exacerbated by the economic crash in late 2008, followed by the Great Recession.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

The foreclosure cycle appears to have ended. Currently, sales are between individuals or investors who previously purchased the properties from foreclosing lenders. Current buyers will reside in the properties or hold them in their investment portfolios.

Third party lenders are providing financing to investors and residents, at high loan to price ratios. Sale prices for single-family residences in the subject market area and close vicinity are in the range of \$85,000 to \$180,000, depending on building size, age and condition. Price range for multi-family dwellings are from about \$70,000 to \$100,000 per unit based on the same factors. Land unit prices are mostly from about \$4.00 to \$7.00 per square foot.

Revitalization in the CRA is taking place along US Highway 1, in the southern part of the corridor near Ocean Avenue and Boynton Beach Boulevard with projects such as 500 Ocean, with 341 residential units, 20,000 square feet of retail space and 6,000 square feet of office. Ocean One at 114 N Federal Highway is planned for 358 apartments, 12,075 square feet of retail, 120 hotel room and 439 parking spaces. The Villages at East Ocean Avenue were approved for 371 dwelling units and 15,757 square feet of commercial space.

Town Square, a major redevelopment project, will take place in three sections extending from the south side of Boynton Beach Boulevard south to SE 2 Avenue, encompassing 16.5 acres of land. The north section covers the area of the old city hall and police station which will be demolished and removed. The projects consists of the following:

- North parcel – 225 residential units, 120 hotel rooms, 65,000 square feet of office/ retail space and 927 space parking garage
- Middle parcel – 200 residential units, 18,887 square feet of retail space
- South parcel – 280 residential units, 820 space parking garage, 4,000 public space

Included in the project are spaces for a new city hall, police station, fire station and park. Renovation of the historic high school is part of the project. The first phase of the project is underway.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

The redevelopment goal is to transform Boynton Beach from a retirement community to a vibrant city where residents can enjoy living and working in an attractive setting.

Conclusion

The immediate subject market area of the Boynton Beach Boulevard corridor district serves as the linkage between the city and the rest of Palm Beach County, and it is the main business district of the eastern part of the city. It is easily accessible by main roads and Interstate 95. The corridor will grow in importance when the Town Square project is completed. Older properties will either be renovated or razed to make way for new ones to take advantage of the wave of development in Boynton Beach and Delray to the south.

Land Use: Medium Density Residential, maximum density 9.58 dwelling units per acre

Zoning: “R-2”, Single and Two-family Residential District with the purpose to implement the medium density residential future land use map classification of the comprehensive plan. The intent of the district is to stabilize and protect existing residential neighborhoods with density no greater than 10 dwelling units per acre, and allow limited types of non-residential uses. Minimum lot area is 4,500 square feet per unit for a duplex; minimum lot frontage is 75 feet.

Single family dwellings shall be constructed on lots that are no less than 6,000 square feet with a width of at least 60 feet and follow the building and site regulations of the “R-1”, Single Family District. Excerpt from the zoning code is in the Addenda.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

The appraised site is comprised of two platted lot, with part of the west lot taken in the past for the widening of Seacrest Boulevard. Lot 11 was platted at 50 feet in width; the remainder of Lot 12 appears to be 30 feet. Since Lot 11 was platted prior to the current zoning standards, it appears to be a legal non-conformity to be used as for a single family residence. The size of Lot 12 is substandard for a single family residence. Together, the two lots have a combined width of 80 feet and size of 11,441 square feet, meeting the criteria of 75 foot width for a duplex and 4,500 square feet per unit or 9,000 square feet. **However, determination of use of the sites is made by Boynton Beach City officials.**

Future Land Use:

The recommended future land use for the subject site in the Boynton Beach Boulevard District is “MU-Med”, Mixed Use Medium Intensity. The zoning district would potentially be the same. Single family residential use is not permitted in the mixed use districts. Minimum lot area for “MU-Med” is 0.75 of an acre or 32,670 square feet. Individual whole lots in the subject plat contain 7,150 square feet or less. Most probably, five lots would have to be assembled to be of sufficient size for development. Minimum lot frontage is 100 feet. Maximum density is 50 units per acre. An excerpt from the zoning ordinance is in the Addenda.

Permitted residential uses in mixed use districts include two-family dwellings, multi-family dwellings, mixed use, live-work units, and townhouses.

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Commercial uses are only permitted on arterials and collector roads. Sites on local roads would be restricted to residential uses. City officials make the determination of allowed uses and permitted density of sites.

Site Description:

As will be discussed, the Highest and Best Use of the two appraised lots is for them to be used as one site for either current duplex development or for mixed use in conjunction with lots to the east. In either event, the lots will be described as one site here.

The shape of the site is rectangular, less a radius off of the northwest corner. No sketch of survey is available for review. Approximate size and dimensions are from public records.

North boundary on NE 3 Avenue:	80 feet
East boundary on adjacent property:	143 feet
South boundary on alley:	80 feet
West boundary on Seacrest Boulevard:	143 feet
Total:	Approximately 11,441 square feet or 0.26 of an acre

Utilities:

All utilities are available to the site.

Access:

The site is accessible via Seacrest Boulevard, a four-laned thoroughfare with sidewalks and streetlights, and by NE 3 Avenue, a two-laned, local road with streetlights, but no sidewalks. Seacrest Boulevard has a signalized intersection with Boynton Beach Boulevard one block to the south of the appraised site.

APPRAISAL REPORT (continued)

Easements: No sketch of survey to review to note easements. If they exist, utility easements would most probably be around the perimeter of the lot.

Improvements: None

Environmental Assessment: No assessment was available for review.

2-2(a)(iv) State the real property interest appraised;

A person who owns all the property rights is said to have *fee simple title*. A *fee simple title implies absolute ownership unencumbered by any other interest or estate*. Partial interests in real estate are created by selling, leasing, et cetera. Partial estates include *leased fee and leasehold estates*.

The interest appraised is fee simple.

2-2(a)(v) State the type and definition of value and cite the source of the definition;

The purpose of the appraisal is to develop an opinion of market value of the subject property as of July 2, 2018.

MARKET VALUE: a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. the terms of sale (e.g., cash, cash equivalent, or other terms); and
3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

Market value appraisals are distinct from appraisals completed for other purposes because market value appraisals are based on a market perspective and on a normal or typical premise. These criteria are illustrated in the following definition of *Market Value**, provided here only as an example.

APPRAISAL REPORT (continued)

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated December, 2010.

Florida Court Definition: “Market Value is the price that a seller willing, but not compelled to sell, and a buyer willing, but not compelled to buy, would agree to in fair negotiations with knowledge of all the facts.” [Source: *Fla. Power & Light Co., v. Jennings*, 518 So.2d 895 (Fla. 1987)]

2-2(a)(vi) State the effective date of the appraisal and the date of the report;

A) Effective Date of the Appraisal: July 2, 2018

B) Date of the Report: July 2, 2018

2-2(a)(vii) Summarize the scope of work used to develop the appraisal;

The appraisal problem is to develop an opinion of value of the property based on its highest and best use. The appraiser inspected the property and photographed it. A thorough investigation was made into the physical characteristics of the property that could affect its value. The market area was surveyed to determine its stage of the life cycle. Research was conducted to ascertain economic factors that might influence value. Data research consisted of collecting, confirming, and reporting land sales.

APPRAISAL REPORT (continued)

The process included searches and analyses, inspections and confirmations, and final reporting. The appraiser examined several sources of sales data, including the multiple listing service, Palm Beach County Appraiser's records, the public records, and data from the appraiser's plant.

For Sales Comparison Approach-Land Valuation, land sales are compared to each other and to the property under appraisement to arrive at an opinion of value.

2-2(a)(viii) Summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;

The information analyzed and appraisal method used is detailed in the valuation section of the report. Further, the reasoning that supports the analyses, opinion, and conclusion is explained in that section. Cost Approach is not used because there are no structures on the site. The Income Approach is not employed in this appraisal because most land is typically purchased for immediate use, not for lease. Sales Comparison Approach is the best method to value vacant land. Exclusion of the Cost Approach and Income Approach still produce a creditable report.

SR 1-5 When the value opinion to be developed is market value, if such information is available in the normal course of business:

a) analyze all agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal; and

There are no known agreements for sale, options or listings of the subject property as of the effective date of appraisal.

APPRAISAL REPORT (continued)

b) analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.

Lot 11 and part of Lot 12 were acquired by warranty deed on January 10, 2014 for \$19,900. Ownership was transferred by quit claim deed on July 14, 2017 in a non-arm's length transaction. Copies of the deeds are in the Addenda. The amount of the sale price and date of earlier sale are too far removed from the date of valuation to be of any relevance in this appraisal.

2-2(a)(ix) *State the use of the real estate existing as of the date of value, and the use of the real estate or personal property reflected in the appraisal;*

The use of the real estate on the date of valuation is vacant land, and it is this use which is reflected in the appraisal. No personal property is included in the valuation.

2-2(a)(x) *When an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion.*

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Physically Possible as Vacant

No soil or subsoil tests are available for review. However, there are residential structures on the surrounding properties. The land is level and filled to street grade. Land size is approximately 11,441 square feet and rectangular in shape. All utilities are available to the site. The site is accessible via Seacrest Boulevard and Northeast 3 Avenue. Physical constraint to develop the site is its size which governs the size and number of potential improvements which can be placed on it.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Legally Permissible as Vacant

Legal restrictions to the development of the site consist of land use designation, building and zoning codes, platting restrictions and restrictive covenants. Land use designation is Medium Density Residential, maximum density 9.58 dwelling units per acre. Recommended future land use is “MU-Med”, Mixed Use Medium Density, 50 dwelling units per acre. Minimum lot area would be 0.75 of an acre or 32,670 square feet. The site (two lots) concerned contains 11,441 square feet with a width of 80 feet, not meeting the standards of the “MU-Med” district. It would most probably have to be assembled with adjoining lots to meet the requisite size.

Current zoning is “R-2”, One and Two-family residential district. A two-family residence might be permitted; however, single family residence would not be allowed in a mixed use zoning or land use district. The subject site appears to meet the size and width requirement for a duplex to be constructed on the site.

Financially Feasible as Vacant

The third test of Highest and Best Use is economic feasibility. Demand for a certain property type must be evident for it to be feasible. For it to be financially feasible, the use must be marketable and provide the investor with a competitive return when compared with alternate uses. The subject market area has been improved with single-family residences and small multi-family dwellings for almost 100 years. Structures come to the end of their useful lives, improvements are razed and the sites are redeveloped with modern projects. There are examples of this cycle throughout the subject market area. New single family redevelopment projects in the subject vicinity are Ocean Breeze West with 21 homes, Eastview Park with market rate houses ranging from \$255,000 to \$300,000 constructed by D R Horton, and four new houses on West Martin Luther King, Jr. Boulevard sold from \$166,000 to \$195,000. The four houses are the result of the work of the Boynton Beach CRA and Boynton Beach Faith-Based Community Development Corporation. Higher density residential projects or mixed use projects are being constructed to the south of Boynton Beach Boulevard and to the east of Seacrest Boulevard.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Current financial feasibility for the lots concerned is to develop them together with a two-family residence. As discussed, partial Lot 12 is too small to be independently improved. Example of a partial lot and whole lot purchased or used together exist in the immediate subject market area as follows:

- 106 NE 4 Avenue, 1.5 lots purchased in December, 2017 for \$95,000
- 103 NE 3 Avenue, 1.5 lots owned by same entity
- 121 NE 3 Avenue, 2.5 lots owned by same entity
- 127 NE 3 Avenue, 1.5 lots owned by the same entity

The subject lots have been under the same ownerships for many years, with the Highest and Best Use for them to be improved that way. The most probable buyer would be a local developer who is familiar with the revitalization of the subject market area and wanting to be part of it. More intense future development would come when 0.75 of an acre or greater can be assembled.

Maximally Productive as Vacant

In summary, the Highest and Best Use of the appraised property as vacant is currently for a two-family residence. Such uses would be physically possible, most probably legally permissible, financially feasible and maximally productive.

2-2(a)(xi) Clearly and Conspicuously: State all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment result.

There are no extraordinary assumptions or hypothetical conditions in this report.

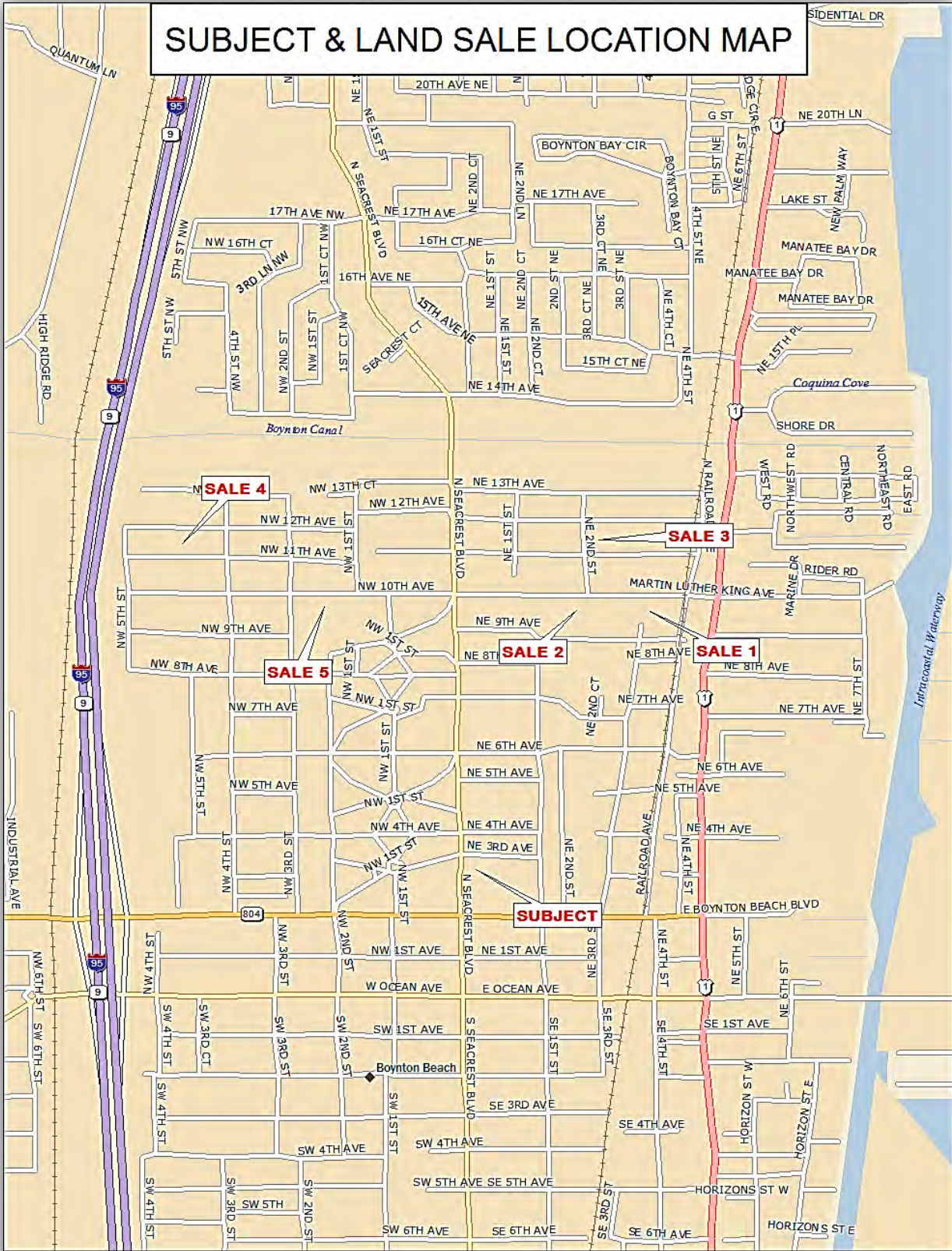
2-2(a)(xii) Include a signed certification in accordance with Standards Rule 2-3

See signed certification in report.

SALES COMPARISON APPROACH

LAND VALUATION

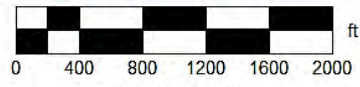
SUBJECT & LAND SALE LOCATION MAP



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MN (6.7° W)



Data Zoom 14-0

VACANT LAND SALES

SALE NO.	1
LEGAL DESCRIPTION	Lot 5, ROBERT WELLS' SUBDIVISION, Plat Book 11, page 66, Palm Beach County, FL, less the north 10 feet for road
RECORDED	O. R. Book 29172, Page 1071, Palm Beach County Records
GRANTOR	Larann Land Investments, LLC
GRANTEE	Boynton Beach Community Redevelopment Agency
DATE OF SALE	June 15, 2017
LOCATION	340 East Martin Luther King, Jr. Boulevard Boynton Beach, Florida
ZONING	"R-2", Single and two-family residential district
FUTURE LAND USE	"MU-L1", Mixed Use Low Intensity
SALE PRICE	\$50,000
LAND SIZE	7,750 square feet (50' x 155')
UNITS OF COMPARISON	\$6.45 per square foot
FOLIO NUMBERS	08-43-45-21-04-000-0050
CONDITIONS OF SALE	Cash sale. Arm's length transaction.
CONFIRMED	Grantee, Boynton Beach CRA
COMMENTS	Boynton Beach CRA is acquiring properties in the area to be assembled into larger sites and readied for redeveloped.



LAND SALE 1
340 EAST MARTIN LUTHER KING, JR. BOULEVARD
BOYNTON BEACH, FL 33435

VACANT LAND SALES

SALE NO.	2
LEGAL DESCRIPTION	Lot 27, Block 1 of E. Roberts Addition to Boynton, FLA, Plat Book 1, Page 123 of Palm Beach County Public Records.
RECORDED	O. R. Book 28358, Page 1638, Palm Beach County Records
GRANTOR	Larann Land Investments, LLC
GRANTEE	Bride of Christ Tabernacle, Inc.
DATE OF SALE	June 6, 2016
LOCATION	199 E. Martin Luther King Blvd. (NE 10 Avenue) Boynton Beach, Florida
ZONING	“R-2” Residential/ Duplex
FUTURE LAND USE	“MU-L1”, Mixed Use Low Intensity
SALE PRICE	\$50,000
LAND SIZE	7,000 square feet (50.00’ x 140’)
UNITS OF COMPARISON	\$7.14 per square foot
FOLIO NUMBER	08-43-45-21-27-001-0270
CONDITIONS OF SALE	Arm’s length cash transaction.
CONFIRMED	Grantee: Mr. Claude Maxime
COMMENTS	Purchased by adjacent church for church parking.



LAND SALE 2
199 E MARTIN LUTHER KING, JR. BLVD.
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	3
LEGAL DESCRIPTION	Lots 9 and 10, Block 1, THE MEEKS AND ANDREWS ADDITION TO BOYNTON, Plat Book 5, page 84, Palm Beach County, FL
RECORDED	O. R. Book 29294, Page 1058, Palm Beach County Records
GRANTOR	Iran Guzman, et al
GRANTEE	Albert Thomas, et al
DATE OF SALE	August 10, 2017
LOCATION	309 NE 11 Avenue and 1106 NE 2 Street Boynton Beach, Florida
ZONING	“R-2”, Single and two-family residential district
FUTURE LAND USE	“MDR”, Medium Density Residential
SALE PRICE	\$79,000
LAND SIZE	17,629 square feet (approximately 115’ x 155’)
UNITS OF COMPARISON	\$4.48 per square foot
FOLIO NUMBERS	08-43-45-21-22-001-0090, 0100
CONDITIONS OF SALE	Cash sale. Arm’s length transaction.
CONFIRMED	Kelly Loudort for grantee
COMMENTS	Two adjacent lots purchased for future residential use.



LAND SALE 3
309 NE 11 Avenue & 1106 NE 2 Street
Boynton Beach, FL

VACANT LAND SALES

SALE NO.	4
LEGAL DESCRIPTION	Lots 340-341, CHERRY HILLS, Plat Book 4, page 58, Palm Beach County, FL,
RECORDED	O. R. Book 29557, Page 221, Palm Beach County Records
GRANTOR	FR Investments Group, LLC
GRANTEE	PJMC LLC
DATE OF SALE	December 21, 2017
LOCATION	515 NW 11 Avenue Boynton Beach, Florida
ZONING	“R-2”, Single and two-family residential district
FUTURE LAND USE	“MDR”, Medium Density Residential
SALE PRICE	\$32,500
LAND SIZE	5,000 square feet (50’ x 100’)
UNITS OF COMPARISON	\$6.50 per square foot
FOLIO NUMBERS	08-43-45-21-14-000-3400
CONDITIONS OF SALE	Cash sale. Arm’s length transaction.
CONFIRMED	Juan Franco, grantor
COMMENTS	This lot and the one adjacent to the west were purchased for a total of \$53,000 in August, 2016.



LAND SALE 4
515 NORTHWEST 11 AVENUE
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	5
LEGAL DESCRIPTION	Lot 13 and the East 38 feet of Lot 14, HILLTOP VILLAGE, Plat Book 24, page 70, Palm Beach County, FL
RECORDED	O. R. Book 29551, Page 1131, Palm Beach County Records
GRANTOR	Eddie Thomas et al
GRANTEE	Boynton Beach Community Redevelopment Agency
DATE OF SALE	December 21, 2017
LOCATION	230 West Martin Luther King, Jr. Boulevard Boynton Beach, Florida
ZONING	“R-2”, Single and two-family residential district
FUTURE LAND USE	“MDR”, Medium Density Residential
SALE PRICE	\$81,500
LAND SIZE	11,648 square feet (irregular shape)
UNITS OF COMPARISON	\$7.00 per square foot
FOLIO NUMBERS	08-43-45-21-09-000-0130
CONDITIONS OF SALE	Cash sale. Arm’s length transaction.
CONFIRMED	Grantee, Boynton Beach CRA
COMMENTS	Boynton Beach CRA is acquiring properties in the area to be assembled into larger sites and readied for redeveloped.



LAND SALE 5
230 W MARTIN LUTHER KING, JR. BLVD.
BOYNTON BEACH, FL

LAND SALE COMPARISON CHART

<u>Land Sales</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Size Sq.Ft.</u>	<u>Site Zoning</u>	<u>Price per Square Foot</u>
1 340 E MLK, Jr. Blvd. Boynton Beach, Florida	6/15/2017	\$50,000	7,750	"R-2"	\$6.45
2 199 E. MLK Boulevard Boynton Beach, Florida	06/06/2016	\$50,000	7,000	"R-2"	\$7.14
3 309 NE 11 Ave & 1106 NE 2 St Boynton Beach, Florida	08/10/2017	\$79,000	17,629	"R-2"	\$4.48
4 515 NW 11 Avenue Boynton Beach, Florida	12/21/2017	\$32,500	5,000	"R 2"	\$6.50
5 230 W MLK, Jr. Blvd. Boynton Beach, Florida	12/21/2017	\$81,500	11,648	"R 2"	\$7.00
SUBJECT 106 NE 3 Avenue Boynton Beach, FL	Value Date 07/02/2018	Value <u>\$80,100</u>	11,441	"R-2"	Unit Value <u>\$7.00</u>

SALES COMPARISON APPROACH LAND VALUATION

Of the several methods to develop an opinion of land value, the one considered to be the most reliable is the Sales Comparison Approach. In this method, sales of other similar vacant parcels are compared to the site concerned; then adjusted for differences to arrive at land value. For the opinion to be supportable, there must be an adequate number of sales of similar properties for comparison to the subject.

The steps of sales comparison in Land Valuation are:

- 1) Locate and collect information of recent sales of sites most similar to the land being appraised.
- 2) Verify the sales information with parties to the transactions, including details of financing and any special considerations or non-typical market features.
- 3) Select relevant units of comparison and develop a comparative analysis for each unit.
- 4) Compare and adjust the sales to the subject using the significant, market-derived units of comparison.
- 5) Reconcile all value indications from the comparisons into a single value opinion by this approach.

The appraised vacant land contains 11,441 square feet. Current zoning is "R-2", one and two family-residential district, in the City of Boynton Beach. Recommended future land use is mixed use medium intensity.

A search was made to find recent sales of sites similar to the subject in the Boynton Beach Boulevard corridor district, with none found. The search was widened to include the Heart of Boynton district, immediately to the north of the subject district. Five recent land sales were located in this similar CRA district. The five land sales in the report are most representative of market value for the land being valued. Details of the transactions are on the sale sheets and chart.

The unit of comparison relevant to this valuation is Sale Price per Square Foot of Land. The range of unit prices is from \$4.48 per square foot to \$7.14 per square foot of land.

ELEMENTS OF COMPARISON

*Elements of comparison are the characteristics of transactions and properties that cause variation in prices paid for real estate. **The Appraisal of Real Estate** continues by stating that there are basic elements of comparison that may be considered in sales comparison analysis for land valuation. The first group is termed transactional elements being: real property rights conveyed, financing terms, conditions of sale and market conditions. This second group of property elements consists of location, physical characteristics and use. Each element is hereafter addressed.*

(Continued)

LAND VALUATION

(Continued)

Real Property Rights Conveyed

A transaction price is always predicated on the real property interest conveyed. Property interests conveyed can either be fee simple (without tenants) or leased fee (subject to leases). An adjustment for property rights conveyed is based on whether a leased fee interest was sold with leases at market rent, or below or above market rent.

In the case of land, there could be a land lease on the site that would create a leased fee interest. The lease amount would require examination to see if the tenant (the leasehold interest) had a value greater than zero. If it is, then the submarket rental rate would give some of the property value to the tenant.

The real property right conveyed in the land sales was fee simple interest, the same interest valued for the land in question. No numerical adjustment is warranted for this element of comparison.

Financing Terms

Financing terms may have a bearing on the price paid for a property. Such terms that may affect price include assuming a mortgage at lower than current interest rates, the seller paying a buydown for the buyer to have a lower interest rate, or the seller providing financing for a transaction at lower than typical institutional rates. In all of these cases, the buyer could have paid higher prices in such transactions to obtain favorable financing.

All of the land sales were in cash, which is the most common form of payment for vacant lots in the subject area. No adjustments are made for this element of comparison.

Conditions of Sale

Condition of sale addresses the motivation of buyers and sellers. Such motivations include a seller accepting a lower than market price for needed cash, a lender selling a previously foreclosed property to comply with regulations imposed on the institution, or a buyer purchasing an adjacent property. Even arm's length transactions may be the result of atypical motivation, such as lack of exposure time to the market, the result of an eminent domain proceeding, or tax consideration.

The land sales cited in this report are arm's length transactions. The Boynton Beach Community Redevelopment Agency (BB CRA) purchased Nos. 1 and 5 in negotiated sales at market prices. Grantors and grantees of Land Sales 2, 3 and 4 were private parties. The data show the BB CRA is paying the market rate for land in the vicinity. No adjustments are necessary for conditions of sale.

(Continued)

LAND VALUATION

(Continued)

Market Conditions

Comparable sales that occurred under different market conditions than those applicable to the subject on the effective date of the value estimate require adjustment for any differences that affect their value. The most common adjustment for market condition is time; however, the passage of time itself is not the cause of the adjustment. Market conditions which change over time are the reason to make the adjustment, such as appreciation or depreciation due to building inventory, changes in tax laws, investor's criteria, building moratoriums, fluctuation in supply and demand, et cetera. It is also possible that there is no change in market condition over time.

Four of the sales occurred in 2017, and one in 2016. All of the land sales occurred during market conditions which are similar to those at the time of valuation. Hence, no adjustment is necessary for this element of comparison.

Adjustments for transactional elements of comparison were considered; now, the land sales are likened to the subject and to each other for property elements of comparison.

Location

The location of a property is a key factor in prompting a buyer to purchase it. Location encompasses many aspects such as road frontage, access, traffic count, proximity to other competing properties, proximity to a market that will use the goods and services housed in a property, governmental influences, et cetera.

Typically, properties in a neighborhood share some of the same locational characteristics such as age, condition, and style. However, there may be differences such as corner location, view, and zoning, to name a few. Properties of a similar type may be in different locations, yet the locations may share enough similarities to justify comparison. Factors of similarity between locations include average daily traffic counts, zoning and/or land use, and market composition.

Locations of the appraised parcel and the land sales are in central Boynton Beach, where the peak of construction took place in the mid-twentieth century. Redevelopment is occurring because old improvements are razed to make way for new residential and commercial projects, most with the financial support or incentives from governmental and social agencies. Land Sale 1 was purchased by the Boynton Beach Community Redevelopment Agency, the primary buyer of properties in the subject market area. Future plan for the subject market area is to assemble sufficient land to be of a size to be attractive to a private developer to purchase for a new residential, commercial or mixed use project.

Land Sales 1 and 2 border East MLK, Jr. Boulevard, a main neighborhood thoroughfare with an improved streetscape. Land Sales 3 and 4 are situated along neighborhood streets. No. 5 fronts West MLK, Jr. Boulevard, west of Seacrest Boulevard. Sales 1 and 2 are in a future land use district potentially permitting 20 dwelling units per acre for a mixed use project if they are part of a larger parcel containing at least 0.50 of an acre. The appraised site is in a future land use district potentially permitting 50 dwelling units per acre for a mixed use; however, the minimum size is 0.75 of an acre, requiring assemblage of at least three lots to the east.

(Continued)

LAND VALUATION

(Continued)

For Land Sales 3, 4 and 5, future density by land use would be 11 units per acre, or they could be improved with single family dwellings or two family dwellings. The new mixed use districts do not allow single family use. There are positive and negative aspects to both groups of lots. Overall, the possibility of greater future density would put the unit value of the subject site in the upper end of the range of unit prices along with Land Sales 1 and 2.

Physical Characteristics

Physical characteristics to be considered for adjustments are those that cause a difference in price to be paid by the market. A wide range of such items includes land size, shape, frontage, topography, view, access, functional utility, et cetera. Adjustments for physical characteristics are best derived from the market by paired sales comparison.

Through the process of searching for comparable sales, the physical characteristics are of great import. From the universe of possible comparable sales, those that are most similar to the site appraised are presented in the report for analysis and comparison to the subject. The less the number of physical differences, the better.

The land sales consist of either one lot, 1.5 lots or two lots. The range of sizes for the sales is from 5,000 to 17,629 square feet. The appraised site is closest in size to Land Sale 5, consisting of one lot and part of another, with a sale unit price of \$7.00 per square foot. More weight is placed on No. 5 for physical characteristics at the unit price of \$7.00 per square foot.

Use

For sites to be comparable, they should have similar uses. Future Highest and Best Use for the land concerned along with Land Sales 1 and 2 is to be assembled with adjacent lots to have sufficient size for mixed use projects. More emphasis is placed on the unit prices of these land sales for the final value opinion of the subject. Land Sales 3, 4 and 5 could also be assembled with adjacent lots for lower density residential projects. The elements of comparison of location and use are closely related in this data set. Land Sales 1 and 2 are more similar to the subject for these elements of comparison.

FINAL VALUE OPINION

Following is a summary of the square foot unit sale prices for the five land sales:

<u>Land Sale</u>	<u>Sale Price per Square Foot</u>
1	\$6.45
2	\$7.14
3	\$4.48
4	\$6.50
5	\$7.00

The elements of comparison of location and use place the unit value of the appraised land close to the unit sale prices of Land Sales 1 and 2 at \$7.00 per square foot.

The quantity of the comparable data is sufficient to have an overview of the market for lots in the mid-section of the city of Boynton Beach. The quality of the data is good in that it provides a sound basis to develop an opinion of value for the land under appraisal. Based on the analysis and conclusions presented within the report, it is our opinion that the Market Value of the Fee Simple Estate of the Subject Property as of July 2, 2018 is:

\$7.00/sq.ft. x 11,441 square feet =

\$80,100

EIGHTY THOUSAND ONE HUNDRED DOLLARS

CERTIFICATION

I certify that, to the best of my knowledge and belief, the statements contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. I have no present or prospective interest in the property that is the subject of this report, and I have no bias or personal interest with the parties involved.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The analyses, opinions and conclusions were also developed and the report prepared in conformity with the Uniform Standards of Professional Appraisal Practice, which is included in the Appraisal Institute's Standards, and Chapter 475, Part II F.S.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is *(also)* subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

I have visited the property that is the subject of this report on June 20, 2018.

Jesse B. Vance, Jr. and Claudia Vance are responsible for the analyses, conclusions and opinions concerning real estate set forth in this report. No one else has provided significant professional service to the persons signing this report.

The Appraisal Institute and the American Society of Appraisers each conduct programs of continuing education for their designated members. As of the date of this report, Jesse B. Vance, Jr. and Claudia Vance have completed the requirements of the continuing education program of the Appraisal Institute. Continuing educational requirements are also completed for the American Society of Appraisers and the State of Florida.



July 2, 2018

Jesse B. Vance, Jr., MAI, SRA, ASA
Florida State-Certified General Real Estate Appraiser No. RZ-85



July 2, 2018

Claudia Vance, MAI
Florida State-Certified General Real Estate Appraiser No. RZ-173

CERTIFICATION AND LIMITING CONDITIONS

The statements and conclusions contained in this report, subject to the limiting conditions hereafter cited, are correct to the best of the writers' knowledge.

1. The undersigned have personally inspected the subject of this report. No pertinent information has been knowingly withheld.
2. Unless specifically included, the subject is analyzed as though free and clear of liens and encumbrances.
3. No responsibility is assumed for legal matters, nor is an opinion of title rendered. Title is assumed to be good and held in Fee Simple, unless excepted.
4. Legal descriptions and property dimensions have been furnished by others; no responsibility for their correctness is assumed. Sketches which may be in the report are for illustrative purposes only.
5. Possession of any copy of this report does not carry with it the right of publication, duplication, or advertising using the writers' names or professional designations or membership organizations.
6. The writers are not required to testify without prior agreement.
7. Neither the employment to make this appraisal nor compensation therefore is contingent on the value reported.
8. Where divisions are made between land, improvements, etc., the values estimated for each apply only under the cited use or uses.
9. The value applies ONLY as of the date of valuation stated within the report.
10. The writers certify that they have no present, past or contemplated interest in the subject of this report - unless specifically stated.
11. This report is the property of the indicated client. It may not be used by any other party for any purpose not consistent with the written function of this report without the express written consent of the writers AND client.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice and Conduct of the Appraisal Institute. The work also conforms to the Uniform Standards of Professional Appraisal Practice.
13. Soil or sub-soil contamination may exist from current or prior users, or users outside the property concerned. The appraisers are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.
14. The appraisers have not been provided a Habitat Survey, Endangered Species Survey, or analysis by a qualified environmental specialist indicating the presence of or proximity to environmentally sensitive and/or protected land or species which could affect the use, and possibly, value of the appraised property. The appraisers are not qualified to identify these factors. We recommend that an expert be hired where there may be reasonable cause to expect the presence of any of the cited elements.
15. Jesse B. Vance, Jr. and Claudia Vance are responsible for the analyses, conclusions, and opinions of real estate set forth in this report. No one else provided significant professional assistance to the signers of this report.
16. Prospective value is based on current conditions and trends. The appraisers cannot be held responsible for unforeseeable events which might alter market conditions upon which market value opinion has been developed.
17. The appraisers certify that they have the knowledge and experience required to perform this appraisal assignment.
18. The appraisers reserve the right to amend or change this report at any time additional market information is obtained which would significantly affect the value.



Jesse B. Vance, Jr., MAI, SRA, ASA
State-Certified General Real Estate Appraiser No. RZ 85 July 2, 2018



Claudia Vance, MAI
State-Certified General Real Estate Appraiser No. RZ 173 July 2, 2018

ADDENDA



CFN 20140019171
 OR BK 26564 PG 0898
 RECORDED 01/17/2014 09:10:09
 Palm Beach County, Florida
 AMT 19,900.00
 Doc Stamp 139.30
 Sharon R. Bock, CLERK & COMPTROLLER
 Pg 0898; (1pg)

This Document Prepared By and Return to:
 Delray Title & Abstract Co.
 210 N.E. 6th Avenue, Suite 105
 Delray Beach, Florida 33483
 W/C 43

THIS IS A COPY

Parcel ID Number:

Warranty Deed

This Indenture, Made this 10 day of January, 2014 A.D. Between
Sunshine Events, Inc., a Florida Corporation

of the County of Palm Beach, State of Florida, grantor, and
Capital Partners of Palm Beach, LLC, a Florida limited liability
company

whose address is: 864 Jeffery Street, Boca Raton, FL 33487

of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of Palm Beach State of Florida to wit:

Lots 11 and 12, Block 1, of SHEPARD-FUNK ADDITION TO THE TOWN OF
BOYNTON, FLORIDA, according to the Plat thereof, as recorded in Plat
Book 2, Page 15, of the Public Records of Palm Beach County, Florida.

Less and Except: A parcel of land for road right of way purposes
 in Section 21, Township 45 South, Range 43 East, Palm Beach County,
 Florida, more particularly described as follows: All that portion
 of Lot 12, Block 1, of SHEPARD-FUNK ADDITION TO THE TOWN OF BOYNTON,
 FLORIDA, according to the Plat thereof, as recorded in Plat Book 2,
 Page 15, of the Public Records of Palm Beach County, Florida, lying
 West of the proposed Easterly right of way way as shown on the
 Right-of-Way Map of Seacrest Boulevard as recorded in Road Book 5,
 Pages 179 through 183 of said Palm Beach County Records.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sunshine Events, Inc., a Florida
Corporation

Virginia Haslett
 Printed Name: VIRGINIA HASLETT
 Witness

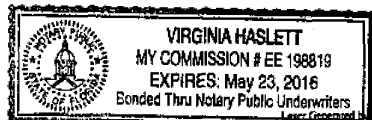
By: Jim Zengage (Seal)
Jim Zengage, President
 P.O. Address: 1120 S. Federal Highway, Suite 200
 Delray Beach, FL 33483

Daniel Castro
 Printed Name: DANIEL CASTRO
 Witness

(Corporate Seal)

STATE OF Florida
 COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10th day of January, 2014 by
Jim Zengage, President of Sunshine Events, Inc., a Florida Corporation
 on behalf of the corporation
 who is personally known to me or who has produced his driver's license as identification.



Virginia Haslett
 Printed Name: VIRGINIA HASLETT
 Notary Public
 My Commission Expires: May 23, 2016
 Commission # EE 198819

16304

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CFN 20170253699

DR BK 29220 PG 1674
RECORDED 07/14/2017 15:20:04
AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1674 - 1675; (2pgs)

Prepared by and return to:
John S. Yudin, Esq. PA
55 East Ocean Blvd.
Stuart, FL 34994
772-286-7372
File Number: 17-3000

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Quit Claim Deed

This Quit Claim Deed made this **14th** day of **July, 2017** between **Capital Partners of Palm Beach LLC**, a Florida limited liability company whose post office address is 864 Jeffery St., Boca Raton, FL 33487, grantor, and **Grav Inc**, a Florida corporation whose post office address is 864 Jeffery St., Boca Raton, FL 33487, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

Lots 11 and 12, Block 1, of SHEPARD-FUNK ADDITION TO THE TOWN OF BOYNTON, FLORIDA according to the Plat thereof, as recorded in Plat Book 2, Page 15, of the Public Records of Palm Beach County, Florida.

Less and except: A parcel of land for road right of way purposes in section 21, Township 45 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: All that portion of Lot 12, Block 1, of SHEPARD-FUNK ADDITION TO THE TOWN OF BOYNTON, FLORIDA, according Plat thereof, as recorded in Plat Book 2, Page 15, of the Public Records of Palm Beach County, Florida, lying West of the proposed Easterly right of way as shown on the Right-of-Way Map of Seacrest Boulevard as recorded in Road Book 5, Pages 179 through 183 of said Palm Beach County Records.

Subject to current taxes, easements and restrictions of record.

PCN 08-43-45-21-30-001-0110
PCN 08-43-45-21-30-001-0120

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

CAPITAL PARTNERS OF PALM BEACH LLC

[Signature]
Witness Name: Arielle Crew

By: *[Signature]* (Seal)
Michael Gravallese
Its: Managing Member

[Signature]
Witness Name: Alex Machado

State of Florida
County of Palm Beach

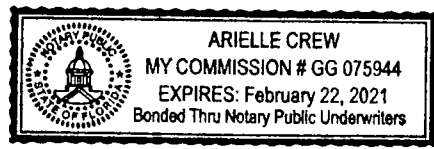
The foregoing instrument was acknowledged before me this 14th day of July, 2017 by Michael Gravallese, as Managing Member of CAPITAL PARTNERS OF PALM BEACH LLC, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Arielle Crew

My Commission Expires: _____



Not a Certified Copy

E. *R-2 Single and Two-family Residential District.*

1. General. The purpose of the R-2 zoning district is to implement the medium density residential (MeDR) future land use map (FLUM) classification of the Comprehensive Plan. The intent of this conventional district is to stabilize and protect existing residential neighborhoods with densities no greater than ten (10) dwelling units per acre, and allowing limited types of non-residential uses.

2. Use(s) Allowed. See "Use Matrix Table 3-28" in Chapter 3, Article IV, Section 3.D.

3. Building and Site Regulations (Table 3-9). Existing and/or planned single-family homes shall conform to the R-1 district requirements; however, for duplex homes, the following lot and building requirements shall be observed:

BUILDING/SITE REGULATIONS	
R-2 District	
Minimum lot area (per unit):	4,500 s.f. ¹
Minimum lot frontage:	75 feet
Minimum yard setbacks:	
Front:	25 feet ²
Rear:	25 feet ³
Interior side:	10 feet ²
Corner side:	25 feet ^{2,3}
Minimum living area:	750 s.f.
Maximum lot coverage:	40%
Maximum Floor Ratio Area (FAR)	0.10 ⁴
Maximum structure height:	25 feet ⁵

¹ Single-family dwellings shall be constructed on lots that are no less than six thousand (6,000) square feet.

² Pursuant to Section 8.B. below, parcels that have frontage on Martin Luther King Jr. Boulevard and are located within the Martin Luther King Boulevard Overlay Zone shall have front, side interior, and side corner setbacks in accordance with the mixed use-low intensity 1 zoning district (see Section 6.H. below).

³ On corner lots, the side setback adjacent to the street shall be not less than one-half (1/2) the front yard setback. However, where orientation of adjacent lots on both street frontages provide typical front yard setbacks, the corner lot shall provide for front yard setbacks along both streets. When two (2) front yard setbacks are provided for on a corner lot, no rear yard setback shall be required, only side yard setbacks shall be imposed.

⁴ A floor area ratio (FAR) up to 0.10 may be considered for non-residential uses allowed within the R-2 district (see "Use Matrix" – Chapter 3, Article IV, Section 3), pursuant to the medium density residential land use category of the Comprehensive Plan.

⁵ Not to exceed two (2) stories.

D. *R-1 Single-family Residential District.*

1. General. The purpose of the R-1 zoning district is to implement the moderate density residential (MoDR) future land use map (FLUM) classification of the Comprehensive Plan. The intent of this conventional district is to encourage single-family dwellings and structures at densities no greater than seven and one-half (7.5) dwelling units per acre, and allowing limited types of non-residential uses.

2. Use(s) Allowed. See "Use Matrix Table 3-28" in Chapter 3, Article IV, Section 3.D.

3. Building and Site Regulations (Table 3-8). The following lot and setback requirements shall be observed:

BUILDING/SITE REGULATIONS	
R-1 District	
Minimum lot area:	6,000 s.f.
Minimum lot frontage:	60 feet
Front:	25 feet
Rear:	20 feet
Special rear yard setback reduction for single-story building additions: ¹	
Abutting: I-95 or railroad tracks:	50%
Abutting: Intracoastal:	50%
Abutting: Lakes:	50%
Abutting: Golf Course:	50%
Abutting: Canals wider than 150 ft	50%
Abutting: Canals narrower than 150 ft	33%
Abutting: Perimeter walls of community that abut other than residential:	
Abutting: Commercial or Industrial	50%
Abutting: Public or private park:	50%
Interior side:	7.5 feet
Corner side:	25 feet ²
Minimum living area:	1,200 s.f.
Maximum lot coverage:	50%
Maximum structure height:	30 feet

PART III LAND DEVELOPMENT REGULATIONS*

CHAPTER 3. ZONING

ARTICLE III. ZONING DISTRICTS AND OVERLAY ZONES

ARTICLE III. ZONING DISTRICTS AND OVERLAY ZONES

Sec. 1. Overview.

A. *General.* Pursuant to Chapter 1, Article III, Section 5.B., any given parcel of land in the city shall have a zoning district that corresponds with the future land use map (FLUM) classification of the Comprehensive Plan.

B. *Residential Building and Site Regulations (Table 3-1).*

RESIDENTIAL	R-1 AAB	R-1 AA	R-1 A	R-1	R-2 Duplex	R-3 Multi	IPUD	PUD	MHPD
Density (dwelling units per acre):	5	5.5	6	7.5	10	Flexible ¹³	Flexible ¹³	Flexible ¹³	Flexible ¹³
Project Area, Minimum (acres)	N/A	N/A	N/A	N/A	N/A	N/A	1 to 5	5+	10+
Lot Area per unit, Minimum (square feet):	9,000	8,000 ¹¹	7,500	6,000	4,500	4,000 ¹⁵	Flexible ¹⁰	Flexible ¹⁰	4,200
Lot Frontage, Minimum (feet):	90	75	60	60	75	100	Flexible ¹⁰	Flexible ¹⁰	N/A
Living Area, Minimum A/C (square feet):	1,800	1,600	1,400	1,200	750	750	750	750	N/A
Lot Coverage, Maximum:	45%	45%	45%	50%	40%	40%	50%	N/A	N/A
Floor-Area-Ratio (FAR) for Non-Residential,	N/A	N/A	N/A	N/A	0.10 ⁶	N/A	0.20 ⁶	N/A	N/A

Maximum:									
Structure Height, Maximum (feet):	30	30	30	30	25 ⁷	45 ⁸	45 ⁹	45 ⁸	30
Building Setbacks, Minimum (feet):									
Front:	25	25	25	25	25	40	Flexible ⁵	Flexible ⁵	20
Interior side:	10	10 ¹¹	7.5	7.5	10	20	Flexible ⁵	Flexible ⁵	5
Corner side:	25 ⁴	25 ⁴	25 ⁴	25 ⁴	25 ⁴	40	Flexible ⁵	Flexible ⁵	10 ¹⁴
Rear:	20 ⁴	20 ⁴	20 ⁴	20 ⁴	25 ⁴	40	Flexible ⁵	Flexible ⁵	10 ¹⁴
Special rear yard setback reductions for 1-story building additions abutting:	Maximum Percentage of Reduction:								
I-95 or railroad tracks:	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Intracoastal Waterway (ICWW):	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Lake:	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Golf course:	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Canal wider than 150 feet:	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Canal narrower than 150 feet:	33%	33%	33%	33%	N/A	N/A	N/A	N/A	N/A
Commercial/industrial:	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Public/private park:	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A

→ Sec. 11. Nonconforming Regulations.

A. *Lots and Parcels.*

1. R-1 District, R-1A District, R-2 District, and R-3 District. A detached single-family dwelling may be constructed on any parcel located in an R-1, R-1A, R-2, or R-3 district, provided that it meets all of the following requirements:

- a. The parcel contains at least one (1) whole platted lot, platted prior to August 7, 2001;
- b. The parcel, or assemblage of platted parcels which individually meet the requirements of paragraph a. above, has a frontage of not less than fifty (50) feet, and a lot area of not less than five thousand (5,000) square feet (irregular, other than rectangle-shaped lots with less than five thousand (5,000) square feet of area may be developed if in conformance with all other lot regulations);
- c. All such parcels, when developed, shall comply with all provisions of the Land Development Regulations and applicable building code regulations, including without limitation sections of the building code regulations regarding the impact of construction and drainage on or to adjacent properties.

→ 2. R-2 District. Within R-2 districts, in subdivisions platted prior to the effective date of these Regulations, where the platted lots have a frontage of at least forty (40) feet but less than fifty (50) feet, the following rules shall apply:

- a. A detached single-family dwelling may be constructed on any such parcel, provided that the parcel contains at least one (1) whole platted lot.
- b. A duplex dwelling may be constructed on any parcel, provided that it meets the following requirements:
 - (1) The parcel contains at least two (2) whole platted lots;
 - (2) Property cannot be acquired from adjacent parcels so as to make the subject parcel conforming, without causing the adjacent parcels to become nonconforming or more nonconforming.
- c. For any parcel, lot, or combination of lots, where the total frontage is equal or greater than one hundred twenty (120) feet, and the total area is greater than twelve thousand (12,000) square feet, said property shall not be developed except in accordance with the minimum frontage and lot area required in the R-2 zoning district.

d. Ownership of parcels shall be determined by the property tax rolls on file in the Palm Beach County Property Appraiser's Office as of the effective date of these Regulations.

3. R-1AA District. A detached single-family dwelling may be constructed on any parcel located in an R-1AA district, without requiring a variance, provided that it meets the following requirements:

- a. The parcel contains at least one (1) whole platted lot.
- b. The parcel has a frontage of not less than sixty (60) feet, and a lot area of not less than six thousand, seven hundred fifty (6,750) square feet in area.
- c. It would not be possible to acquire property from adjacent parcels so as to make the subject parcel conforming, without causing the adjacent parcels or structures thereon to become nonconforming or more nonconforming.

For any parcel or lot, or combination of lots under the same ownership, where the total frontage and the total area is equal to or greater than that which is required by the R-1AA district building and site regulations, said property shall not be developed except in accordance with the minimum frontage and lot area required in the particular zoning district.

Not more than one (1) parcel or lot, or combination of lots under the same ownership, that is nonconforming but which meets the requirements under b. above may be developed for a single-family house.

Sec. 2. Standards.

A. General.

1. Rules and Methodology.

a. Parking space requirements shall be computed on the basis of the principal use of a structure or lot, and using gross floor area unless stated otherwise in this article. Gross floor area, for the purposes of this subsection, shall include the floor area occupied by the principal use, plus the floor area occupied by all other enclosed spaces, including but not limited to storage rooms, maintenance and mechanical rooms, offices, lounges, restrooms, lobbies, basements, mezzanines, and hallways.

b. Where several principal uses exist in one (1) structure or on one (1) lot, parking space requirements shall be computed separately for each principal use, unless stated otherwise in this article. Where parking spaces are required in this article for each of several principal uses that commonly occur together, this is done for the purpose of clarification only, and shall not limit the application of the requirement contained in this paragraph.

c. A use shall be considered a principal use, for the purposes of this subsection, if it could exist separately from all other uses in the same structure or on the same lot, and would by itself generate significant parking demand.

d. Where several principal uses exist in one (1) building or part of a building, and the floor area of each principal use cannot be clearly delineated, the parking space requirement for the use requiring the greatest number of parking spaces shall apply.

e. Where a use is not listed below, parking space requirements shall be determined by the City Commission after review and recommendation by the Director of Planning and Zoning or designee.

f. Where the number of required parking spaces as computed includes a fraction, the number of required parking spaces shall be the computed number rounded to the next highest whole number.

g. Except as provided in Section 3.E. below, there shall be provided, at the time of the erection of any structure or establishment of any use, a number of off-street parking spaces in accordance with the following minimum requirements, and subject to the parking requirements of this subsection. Where a structure or use is enlarged or increased in capacity by any means, including a change in building occupancy which requires the provision of additional parking spaces, or a change in use to or which requires additional parking spaces, the minimum number of parking spaces shall be computed by applying these requirements to the entire structure or use.

2. Minimum Number of Required Off-Street Spaces for Non-Residential Uses. No fewer than four (4) parking spaces shall be provided for any non-residential use.

3. Location of Off-Street Parking Areas.

a. Residential. Required parking spaces for all dwellings shall be located on the same lot as the dwelling to be served.

b. Non-residential. Required parking spaces for all non-residential uses shall be owned by the owner of the building or lot to be served, and shall be located on the same lot, or not more than three hundred (300) feet distance, unless the property is located within those areas defined within the adaptive re-use section of the Code (Chapter 4, Article 5, Section 4). In those areas, required parking spaces may be leased within three hundred (300) feet of the use in which they serve, subject to Board and City Commission approval, and the property shall be posted with signage indicating to patrons the location of the leased parking.

B. Table 4-17. Residential and Lodging Uses.

Residential and Lodging Uses	Standard Number of Required Parking Spaces
------------------------------	--------------------------------------------

Building area size is based upon gross floor area (in square feet) unless specifically expressed otherwise.	
Single-family, duplex dwelling, or mobile home:	2 ¹
Efficiency or one (1)-bedroom apartment:	1.5 ^{1,2}
Within mixed use high district:	1.33 ²
Two (2) or more bedroom apartment:	2 ^{1,2}
Within mixed use high district:	1.66 ^{1,2}
Dormitories:	1 per unit
Hotel & motel units containing one (1)-bedroom:	1.25 per unit
Within mixed use high district:	1 per unit
Hotel & motel suite containing two (2) or more bedrooms:	2 per unit
Within mixed use high district:	1 per unit
Group home (types 1 through 4):	1 per 3 beds
Bed & breakfast:	1 ³
Live/work unit:	1 per 2 units ⁴

¹ Residential driveways shall satisfy the parking space requirements for single-family detached dwelling units, duplexes, and multi-family dwelling units containing garages, provided such driveways are of sufficient size to meet the parking space requirements of this subsection. A residential driveway of sufficient size shall be provided prior to the issuance of a certificate of occupancy. For all required parking spaces not located within an enclosed garage, the first parking space shall be the minimum size required for a handicap space, exclusive of public or private rights-of-way, and all other required spaces must be dimensioned in accordance with current city standards. All driveways shall be setback at least two (2) feet from interior side and corner side property lines, and maintained and drained so as to prevent nuisance conditions or a danger to the public and/or adjacent property owners. Any expansion to an existing driveway shall require a zoning permit from the Planning and Zoning Division in accordance with the procedures specified in Chapter 2, Article II, Section 5.B.; however, any driveway expansion (or similar impervious surface) that is equal to or greater than eight hundred (800) square feet shall require the approval of a land development permit in accordance with Chapter 2, Article III, Section 3. Any work, such as a driveway, proposed within the swale (right-of-way) shall require a permit from the Engineering Division in accordance with the procedures specified in Chapter 2, Article III, Section 4.

² Guest parking shall be provided at a rate of 0.15 spaces per unit for residential developments consisting of three (3) or more dwelling units.

³ Required parking shall be calculated on the basis of one (1) space per each employee, manager, or owner and one (1) parking space for each guest unit. Newly created parking may be located only in the rear and side yard.

⁴ In addition to the required parking for the residential unit, the city requires that one (1) parking space per two (2) live/work units be provided to meet business activity needs. Parking provided to meet this requirement shall be located on the lot, built into or under the structure, or within three hundred (300) feet of the unit in which the use is located. The distance shall be a straight line measurement from a point on the boundary line of the property of the subject unit to the closest boundary line of the property on which the parking is located. Parking provided to accommodate said space, including driveways of adequate depth in front of the unit's garage, shall not serve as meeting required parking for the unit's residential use.

E. *Mixed Use Urban Building and Site Regulations (Table 3-4).*

MIXED USE, URBAN	MU-L1	MU-L2	MU-L3	MU-4	MU-H
Lot Area, Minimum (acres):					
Public park	N/A	N/A	N/A	N/A	N/A
All other uses	0.50	0.75	1	1	1
Lot Frontage, Minimum (ft.)¹	100	100	150 ²	200	200
Structure Ht., Minimum (ft.)	30	30	30	45	45
Maximum Height (ft.)⁵	45	65	75	100	150/125 ⁶
Maximum Density (DUs/Acre)^{14, 16}	20	30	40	60	80
Maximum F.A.R.¹⁵	1.0	2.0	3.0	4.0	4.0
Build-to-line (ft.) ¹¹					
All sides abutting a collector or arterial road	Factor of Pedestrian Zone Requirement ¹⁰				
Abutting a Local street	0 ¹⁰	0 ¹⁰	0 ¹⁰	0 ¹⁰	0 ¹⁰
Interior side	0 ¹⁰	0 ¹⁰	0 ¹⁰	0 ¹⁰	0 ¹⁰
Building Setback, Minimum (ft.)¹¹					
Rear abutting:					
Residential single-family	25 ⁷ /0 ^{7,8}	25 ⁷	25 ⁷	25 ⁷	25 ⁷
Intracoastal waterway	25 ⁷	25 ⁷	25 ⁷	25 ⁷	25 ⁷
Side abutting					
Residential single-family	25 ⁷ /0 ^{7,8}	25 ⁷	25 ⁷	25 ⁷	25 ⁷
Usable Open Space, Minimum (sq. ft.) ¹³	N/A	N/A	N/A	1%	2%

1. May be reduced if frontage extends from right-of-way to right-of-way.

2. Minimum of fifty (50) feet, if frontage is on a collector/local collector roadway.

5. Maximum height on any street frontage is forty-five (45) feet. Maximum height on Intracoastal Waterway is thirty-five (35) feet. Heights may require reduction where adjacent to a single-family zoning district where necessary to achieve the compatibility requirements of these regulations.

6. Maximum height reduced to one hundred twenty-five (125) feet for the entire project where property abuts any MU-L or residential zoning district not separated by a right-of-way.
7. Plus one (1) additional foot for each foot of height over thirty-five (35) feet.
8. Where there is an intervening right-of-way of at least forty (40) feet.
9. Subject to permitting agency approval.
10. Buildings and structures shall be located no farther than zero (0) feet from the property line, except in conjunction with providing required visibility at intersections, driveways; open spaces and public plazas; or when additional setback is necessary to provide for required "Pedestrian Zone (PZ). Building placement is a factor of roadway type and CRA district, which determines the min. width and design of the PZ. Except for the Downtown District, where the minimum PZ width is 18', the minimum PZ in all other districts is 16 ft. See Section 5.C.2. below for additional relief provisions from build-to line requirements.
11. Listed eligible historic structures are not required to meet these standards.
13. Usable open space shall be required for all developments two (2) acres in size or larger which shall be devoted to plazas or other public open space, excluding private recreation. See Chapter 4, Article III, Section 8 for additional regulations.
14. Projects within the transit core shall have minimum densities as follows: MU-1 - eleven (11), MU-2 - twenty (20), MU-3 - thirty (30), MU-4 - thirty-five (35) and MU-H - forty (40) dwellings per acre (except that minimum density for the MU-H district applies to projects located within the entire station area).
15. Projects within the transit core shall have a minimum FAR as follows: MU-L3 - one and three-quarters (1.75), MU-4 (2.0) and MU-H - two (2.0) (except that minimum FAR for the MU-H district applies to projects to be located within the entire station area).
16. The maximum density for projects within the Downtown Transit-Oriented Development District Overlay Zone (the Station Area) may be increased up to twenty-five percent (25%) over the maximum density allowed in the underlying zoning district.

(Ord. 10-025, passed 12-7-10; Am. Ord. 12-016, passed 10-2-12; Am. Ord. 14-009, passed 7-1-14; Am. Ord. 15-006, passed 3-2-15; Am. Ord. 16-023, passed 1-3-17)

SUMMARY OF 2018 – 2019 USPAP (Uniform Standards of Professional Appraisal Practice)

Standard Rule 2: Real Property Appraisal, Reporting

In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading. STANDARD 2 addresses the content and level of information required in a report that communicates the results of the real property appraisal. STANDARD 2 does not dictate the form, format, or style of real property appraisal reports. The form, format, and style of the report are functions of the needs of intended users and appraisers. The substantive content of a report determines its compliance.

STANDARDS RULE 2-1

Each written or oral real property appraisal report must:

- (a) clearly and accurately set forth the appraisal in the manner that will not be misleading;*
- (b) contain sufficient information to enable the intended users of the appraisal to understand the report properly; and*
- (c) clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.*

STANDARDS RULE 2-2(a)

Each written rental property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.

The content of an Appraisal Report must be consistent with the Intended Use of the appraisal and, at a minimum:

- (i) state the identity of the client, unless the client has specifically requested otherwise; state the identity of any intended users by name or type;*
- (ii) state the intended use of the appraisal;*
- (iii) summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment;*
- (iv) state the real property interest appraised;*
- (v) state the type and definition of value and cite the source of the definition;*
- (vi) state the effective date of the appraisal and the date of the report;*
- (vii) summarize the scope of work used to develop the appraisal;*
- (viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach or income approach must be explained;*
- (ix) state the use of the real estate existing as of the date of value in the use of the real estate reflected in the appraisal;*
- (x) when an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion;*
- (xi) clearly and conspicuously:
state all extraordinary assumptions and hypothetical conditions; and
state that their use might have affected the assignment results; and*
- (xii) include a signed certification in accordance with Standards Rule 2-3.*

475.611 Florida Statutes: Definitions.--

(1) As used in this part, the term:

- (a) "Appraisal" or "appraisal services" means the services provided by certified or licensed appraisers or registered trainee appraisers, and includes:
1. "Appraisal assignment" denotes an engagement for which a person is employed or retained to act, or could be perceived by third parties or the public as acting, as an agent or a disinterested third party in rendering an unbiased analysis, opinion, review, or conclusion relating to the nature, quality, value, or utility of specified interests in, or aspects of, identified real property.
 2. "Analysis assignment" denotes appraisal services that relate to the employer's or client's individual needs or investment objectives and includes specialized marketing, financing, and feasibility studies as well as analyses, opinions, and conclusions given in connection with activities such as real estate brokerage, mortgage banking, real estate counseling, or real estate consulting.
 3. "Appraisal review assignment" denotes an engagement for which an appraiser is employed or retained to develop and communicate an opinion about the quality of another appraiser's appraisal, appraisal report, or work. An appraisal review may or may not contain the reviewing appraiser's opinion of value.
- (b) "Appraisal Foundation" or "foundation" means the Appraisal Foundation established on November 20, 1987, as a not-for-profit corporation under the laws of Illinois.
- (c) "Appraisal report" means any communication, written or oral, of an appraisal, appraisal review, appraisal consulting service, analysis, opinion, or conclusion relating to the nature, quality, value, or utility of a specified interest in, or aspect of, identified real property, and includes any report communicating an appraisal analysis, opinion, or conclusion of value, regardless of title. However, in order to be recognized in a federally related transaction, an appraisal report must be written.
- (d) "Appraisal review" means the act or process of developing and communicating an opinion about the quality of another appraiser's appraisal, appraisal report, or work.
- (e) "Appraisal subcommittee" means the designees of the heads of the federal financial institutions regulatory agencies established by the Federal Financial Institutions Examination Council Act of 1978 (12 U.S.C. ss. 3301 et seq.), as amended.
- (f) "Appraiser" means any person who is a registered trainee real estate appraiser, licensed real estate appraiser, or a certified real estate appraiser.
- An appraiser renders a professional service and is a professional within the meaning of s. 95.11(4)(a).
- (g) "Board" means the Florida Real Estate Appraisal Board established under this section.
- (h) "Certified general appraiser" means a person who is certified by the department as qualified to issue appraisal reports for any type of real property.
- (i) "Certified residential appraiser" means a person who is certified by the department as qualified to issue appraisal reports for residential real property of one to four residential units, without regard to transaction value or complexity, or real property as may be authorized by federal regulation.
- (j) "Department" means the Department of Business and Professional Regulation.



Jesse B. Vance, Jr., MAI, SRA, ASA, MBA

Appraiser · Real Estate Analyst · Reviewer · Expert Witness

Vance Real Estate Service · 7481 NW 4 Street · Plantation · Florida · 33317

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Web Page: www.vancerealestateservice.com

Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 35 years. Currently registered in "SAM" (U.S. Government System for Award Management – DUNS 826494957). Designated appraisers perform the appraisal work, no trainees. Jesse B. Vance, Jr., MAI, SRA, ASA, MBA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, bankruptcies, deficiency judgments, marriage dissolution, and estate valuations. Our firm values most types of real property interests for sale, mortgage loans, litigation and investment reasonably, timely and professionally. As licensed real estate brokers, we perform most other real property functions. We also do "Valuations for Financial Reporting."

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ DEGREES/ LICENSES & CERTIFICATIONS

MAI DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781

SRA DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781

ASA DESIGNATION - AMERICAN SOCIETY OF APPRAISERS (RE-Urban) #003439

MBA DEGREE - REAL ESTATE MANAGEMENT AND DEVELOPMENT

STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER #RZ-85 (Florida)

FLORIDA STATE LICENSED REAL ESTATE BROKER NO. BK. 91050

REGISTERED VETERAN-OWNED SMALL BUSINESS (CCR/Duns 826494957)

FLORIDA CERTIFIED SDVBE BUSINESS ENTERPRISE (Minority Business Enterprise - MBE)

FLORIDA "D.E.P." APPROVED APPRAISER

Currently registered in "SAM" (U.S. Government System for Award Management).

B) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION

1. U.S. Court of Appeals, Eleventh Circuit
2. U.S. District Court, Southern District of South Florida
3. U.S. District Court, New Jersey
4. U.S. Bankruptcy Court, Southern District of Florida
5. U.S. Bankruptcy Court, District of New Jersey
6. U.S. Bankruptcy Court, Western (Pittsburgh) Division of Pennsylvania
7. Florida Circuit Courts: Broward, Dade, Palm Beach, Lee, Collier, Martin, and Okeechobee Counties
8. Appraiser on landmark eminent domain cases: TESSLER, NESS TRAILER PARK, PATEL, SIMPSON v. FILLICHIO, RUBANO, PALM BEACH COUNTY (FL) vs. COVE CLUB INVESTORS, LTD.

C) EXPERIENCE Over thirty-five (35) years appraising and analyzing real property interests in South Florida.

Partial list: RESIDENCES, RESTAURANTS/BARS, APARTMENT BUILDINGS, OFFICE BUILDINGS, HOTELS/MOTELS, CHURCHES, CONDOMINIUMS/COOPS, HOSPITALS & NURSING HOMES, VACANT LAND, GOLF COURSES, GOLF CLUBS, GASOLINE SERVICE STATIONS, MARINAS, TRAILER PARKS, SHOPPING CENTERS, BANKS/THRIFT INSTITUTIONS, BOWLING ALLEYS, P.U.D.'S, INDUSTRIAL BUILDINGS, TIME-SHARE DEVELOPMENTS, ROCK PITS, SCHOOLS, AGRICULTURAL PROPERTIES, WATER MANAGEMENT DISTRICT, MARKETABILITY, FEASIBILITY ANALYSES, INVESTMENT ANALYSES, AUTO SALES FACILITIES, LEASE VALUATIONS, TAX & ASSESSMENT APPEALS, CONDEMNATION, EXPERT WITNESS (Member National Forensic Center), BUSINESS ENTERPRISE VALUATIONS (BEV), (VFR) VALUATION FOR FINANCIAL REPORTING, AVIGATION & CLEARANCE EASEMENTS, ESTATES, DIVORCES, PLANNING/LAND USE STUDIES, HIGHEST & BEST USE ANALYSES, DEPRECIATION ANALYSES, COMPONENT APPRAISALS, ENVIRONMENTALLY SENSITIVE LAND, CONTAMINATED PROPERTIES, SUGARCANE & TURFGRASS LAND, DAY CARE CENTERS, SELF-STORAGE FACILITIES, FUNERAL HOMES, ANIMAL HOSPITALS, SUBMERGED LAND, CITY CENTERS, etc.

D) PARTIAL LIST OF CLIENTS

PRIVATE INDIVIDUALS AND CORPORATIONS, ATTORNEYS, ACCOUNTANTS, TRUST DEPARTMENTS, COMMERCIAL BANKS: Wells Fargo; BankAtlantic; SunTrust; American National Bank; Landmark Bank; City National Bank; BankUnited; Gateway American Bank; State Farm Bank; Englewood Bank & Trust; SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES; **FLORIDA CITIES:** FORT LAUDERDALE, PLANTATION, COOPER CITY, TAMARAC, LAUDERHILL, BOCA RATON, DEERFIELD BEACH, OAKLAND PARK, WILTON MANORS, HOLLYWOOD, WEST PALM BEACH, DELRAY BEACH, HALLANDALE, PEMBROKE PINES, COOPER CITY, TOWN OF DAVIE, TOWN OF SOUTHWEST RANCHES, MIRAMAR. **FLORIDA COUNTIES:** BROWARD, PALM BEACH, COLLIER, OKEECHOBEE; BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS; OKEECHOBEE BOARD OF COUNTY COMMISSIONERS. **SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, BROWARD COUNTY HOUSING AUTHORITY, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (DOT); STATE OF FLORIDA DIVISION OF GENERAL SERVICES(GSA); N. BROWARD GENERAL HOSPITAL DISTRICT; STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Approved Vendor); U.S. TREASURY DEPARTMENT (General Counsel, I.R.S.); U.S. MARSHAL'S SERVICE – U.S. ATTORNEY'S OFFICE CENTRAL DIVISION – U.S. Dept. of Justice; VETERANS ADMINISTRATION**

E) EDUCATIONAL BACKGROUND - (Partial List)

BACHELOR OF ARTS - Earlham College, Richmond, Indiana (1954)

MBA (Nova University) - Real Estate Management & Development (National Dean's List 1991)

Course 1 (AIREA) - Basic Principles of Appraising
 Course 2 (AIREA) - Urban Property Valuation (Income)
 Course 4 (AIREA) - Condemnation Appraising
 Course 6 (AIREA) - Income Capitalization & Analysis
 Course 101 (SREA) - Introduction to Appraising
 Course 201 (SREA) - Income Property Valuation, Theory
 Course 202 (SREA) - Applied Income Property Valuation
 Course 301 (SREA) - Applications/Appraisal Analysis
 Symposium (SREA) - Market Analysis, 1978, Virginia
 Symposium (SREA) - Market Analysis, 1979, Arizona
 Symposium (SREA) - Market Analysis, 1980, South Carolina
 Symposium (SREA) - Market Analysis, 1981, Tennessee
 Symposium (SREA) - Market Analysis, 1982, New Mexico
 Symposium (SREA) - Market Analysis, 1983, Pennsylvania
 Symposium (SREA) - Market Analysis, 1984, Georgia
 Symposium (SREA) - Market Analysis, 1985, Vancouver, B.C.
 Symposium (SREA) - Market Analysis, 1986, New Jersey
 Clinic (SREA) - #201 Instructor, 1987, U. of Illinois
 Clinic (SREA) - #201 Instructor, 1988, Illinois
 Seminar (SREA) - Professional Practice, 1988, Florida
 Symposium (SREA) - Market Analysis, 1988, California
 Symposium (SREA) - Market Analysis, 1989, Minnesota

MBA Graduate School Courses: 1990 – 1991

Successfully completed the following graduate school courses:

- "Regulation of Real Estate Development"
- "Legal Issues In Real Estate"
- "Organizational Behavior and Management"
- "Real Estate Economics"
- "Urban Infrastructure & Environmental Analysis"
- "Marketing Management for Real Estate"
- "Construction Technology and the Building Development Process"
- "Real Properties Management"
- "Market Analysis and Site Selection"
- "Human Resource Management"
- "R. E. Finance: Instruments, Institutions & Investment Analysis"
- "Real Estate Accounting"
- "Commercial Real Estate Lending"

SEMINAR (AI) - Cost Approach (1992/Boston)
 SEMINAR (AI) - Rates & Ratios (1992/Boston)
 SEMINAR (AI) - International Appraising (1992/Boston)
 SEMINAR (AI) - Litigation Valuation/Mock Trial (1993)
 SEMINAR (AI) - ADA ACT (1993/Reno)
 SEMINAR (AI) - Hotel Valuation (1993)
 SEMINAR (AI) - Income Capitalization, Methods (1993)
 SEMINAR (AI) - Powerlines/Electromagnetic Radiation (1994)
 SEMINAR (AI) - Verifying Market Data (1994)
 SEMINAR (AI) - Market Studies for Appraisals (1994)
 SEMINAR (AI) - Florida Appraiser Core Law (USPAP/1994)

E) EDUCATIONAL BACKGROUND - (Partial List, continued)

- SEMINAR (AI) - Limited Appraisals & Reports (USPAP/1994)
- SEMINAR (AI) - Public Safety & Property Values (1995)
- SEMINAR (AI) - Outparcel Valuation (1995)
- SEMINAR (AI) - Computer Technology Video Conference (1995)
- SEMINAR (AI) - The Internet & the Appraiser (1996)
- SEMINAR (AI) - Florida Commercial Construction (1996)
- SEMINAR (AI) - Real Property Rights in Florida (1996)
- COURSE (AI) - USPAP & Florida Real Estate Core Law (1996)
- SEMINAR (AI) - Valuation of Trees (1997)
- 3-DAY COURSE - Environmental Permitting/Mitigation/Mitigation Banking/Contamination Risk Management-Liability/Wetlands/ Hazardous Wastes/Lender Liability (1997/Marco Beach, FL)
- SEMINAR (AI) - Valuation of Transferable Development Rights [TDR's] (1997)
- COURSE (AI) - Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
- SEMINAR (AI) - Non-Conforming Uses (1998)
- SEMINAR (AI) - The Impact of Contamination on Real Estate Value (1998)
- COURSE (AI) - USPAP & Florida Real Estate Core Law (1998)
- SEMINAR (AI) - Econometrics/Statistical Valuation Methods (1999)
- COURSE (AI) - 14 Hour (2-day) Advanced Spreadsheet Modeling for Valuation Applications
- SEMINAR (AI) - Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
- SEMINAR (AI) - The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
- SEMINAR (AI) - Technology Forum Part II/Intermediate (1999)
- SEMINAR (AI) - Client Satisfaction/Retention/Development (1999)
- SEMINAR (AI) - Attacking and Defending an Appraisal (1999)
- SEMINAR (AI) - Federal Appraisal Requirements ("Yellow Book") (2000)
- SEMINAR (AI) - Regression Analysis in Appraisal Practice: Concepts & Applications (2000)
- SEMINAR (AI) - Analyzing Income Producing Properties (2000)
- SEMINAR (ATIF) - 1031 Tax Deferred Exchanges (2000)
- COURSE (AI) - USPAP & Florida Real Estate Core Law (2000)
- SEMINAR (AI) - Mediation & Alternate Dispute Resolution Seminar (2001)
- SEMINAR (AI) - State of the Appraisal Profession (2001)
- 2-Day SEMINAR - Eminent Domain, by CLE International, Tampa, Florida (2001)
- SEMINAR (AI) - Ad Valorem Assessment Process in Florida (2002)
- SEMINAR (AI) - Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
- SEMINAR (AI) - Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
- SEMINAR (AI) - How to Appraise the Ugly House (2002)
- COURSE (AI) - 2-Day Course #430, Standards of Professional Practice, Part C (2002)
- SEMINAR (AI) - Market Trends for 2003 (2003)
- SEMINAR (AI) - Update on Code of Professional Ethics (2003)
- PANEL (AI) - Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
- SEMINAR (AI) - Florida State Law for Real Estate Appraisers (2003)
- SEMINAR (AI) - Appraisal Agreements (2003)
- SEMINAR (AI) - Analyzing Distressed Real Estate (2004)
- SEMINAR (AI) - Valuation for Financial Reporting Purposes (2004)
- SEMINAR (AI) - 7 Hour National USPAP Update Course #1400 (2004)
- SEMINAR (AI) - Inverse Condemnation (2004)
- SEMINAR (AI) - Appraiser Independence in the Loan Process (2004)
- SUMMIT (AI) - Moderator at 2-day Appraisal Summit in Washington, D.C. (12/2004)
- SEMINAR (AI) - Loss Prevention Program for Real Estate Appraisers (2005)
- SEMINAR (AI) - Valuation of Wetlands (7/2005)
- SEMINAR (AI) - Tri-County Residential Symposium (8/2005)
- SEMINAR (AI) - "Cool Tools" Internet Resources and Use for Valuation (2/2006)
- SEMINAR (AI) - FREAB 7-Hour National USPAP Update (5/2006)
- SEMINAR (AI) - FREAB 3-Hour Florida State Law for Real Estate Appraisers (5/2006)
- SEMINAR (AI) - USPAP Scope of Work & New Requirements (8/2006)
- SEMINAR (AI) - USPAP Reappraising, Readdressing & Reassigning Appraisal Reports (2/2007)
- SEMINAR (AI) - AI Summary Appraisal Report/Residential (4/07)
- COURSE (Fla.) - 14-Hour Continuing Education (including 3-Hour Florida Core Law) (7/2007)
- SEMINAR (AI) - Real Estate Fraud: Appraisers Beware! (8/2007)
- SEMINAR (AI) - Florida Law for Real Estate Appraisers (11/2007)
- COURSE (AI) - Business Practices and Ethics – 8 hours (12/2007)
- SEMINAR (AI) - Supervisor Trainee Roles and Rules (2/2008)
- SEMINAR (AI) - 7 Hour National USPAP (4/2008)
- SEMINAR (AI) - USPAP Hypothetical Conditions & Extraordinary Assumptions (5/2008)
- SEMINAR (AI) - Litigation Skills for the Appraiser – 7-Hour Seminar (9/2008)
- SEMINAR (AI) - Public Sector Appraising (2/2009)

E) EDUCATIONAL BACKGROUND - (Partial List, continued)

- WEBINAR (AI) - Develop an Effective Marketing Plan (3/2009)
- SEMINAR (AI) - Inspecting the Residential “Green House” (4/2009)
- SEMINAR (AI) - Property Tax Assessment (5/2010)
- SEMINAR (AI) - Supervisor Trainee Roles and Rules (7/2010)
- SEMINAR (AI) - Florida Law for Real Estate Appraisers (7/2010)
- SEMINAR (AI) - 7-Hour Introduction to Valuation for Financial Reporting – Chicago (5/2009)
- SEMINAR (AI) - Government Regulations & Their Effect on R.E. Appraising (8/2009)
- SEMINAR (AI) - R.E.Market: How We Got Here, Where We Are, Where We’re Going (10/2009)
- SEMINAR (AI) - 7 Hour National USPAP Update Course (10/1/2010)
- COURSE (AI) - 7 Hour Introduction to Conservation Easement Valuation (12/10/2010)
- SEMINAR (AI) - The Real Estate Market (2/18/2011)
- COURSE (AI) - 16 Hours Uniform Appraisal Standards for Federal Land Acquisitions (“Yellow Book”) (2/25-26/2011)
- WEBINAR (AI) - Real Estate Industry Perspectives on Lease Accounting (4/7/2011)
- COURSE (AI) - 15 Hour Appraisal Curriculum Overview (5/19-20/2011)
- WEBINAR (AI) - 2-hour Investment Property Accounting Standards (6/8/2011)
- SEMINAR (AI) - 3 Hour Spotlight on USPAP – Agreement for Services (7/15/2011)
- COURSE (AI) - 14 Hours (2-day) Advanced Excel Spreadsheet Modeling for Valuation Applications (9/22 & 9/23/2011)
- SEMINAR (AI) - Trial Components (11/4/11)
- SEMINAR (AI) - Lessons from the Old Economy Working in the New (1/20/2012)
- 7-Hour USPAP - National USPAP Update (3/9/2012)
- 3-Hour Fla. Law - State Law Update (3/9/2012)
- SEMINAR (AI) - Appraisal Review for General Appraisers (4/12/2012)
- SEMINAR (AI) - Land Valuation (4/20/2012)
- SEMINAR (AI) - The Valuation of Warehouses (6/22/2012)
- SEMINAR (AI) - Town Hall Meeting: 2012 Appraisal Institute Forum (7/12/2012)
- SEMINAR (AI) - IRS Valuation (7/19/2012)
- SEMINAR (AI) - 7 Hour Business Practices and Ethics Course (12/7/2012)
- SEMINAR (AI) - Real Estate Forecast 2013 (1/25/2013)
- COURSE (AI) - 7 Hour Advanced Marketability Studies (5/6/2013)
- SEMINAR (AI) - Developing a Supportable Workfile (11/15/2013)
- SEMINAR (AI) - Florida Appraisal Law Course (2/7/2014)
- SEMINAR (AI) - Liability Issues for Appraisers performing Litigation & Non-Lending Work (2/24/2014)
- COURSE (AI) - 7 Hour National USPAP Update Course (4/25/2014)
- SEMINAR (AI) - Economic Conditions (5/16/2014)
- SEMINAR (AI) - Fundamentals of Going Concerns (7/16/2014)
- SEMINAR (AI) - Litigation Assignments for Residential Appraisers (7/24/2014)
- SEMINAR (AI) - Economic Engines of Miami-Dade County, Florida (1/23/2015)
- SEMINAR (AI) - Economic Engines Driving Broward County, Florida (5/15/2015)
- 3-Hour Fla.Law - Florida Real Estate Broker 14-hour Continuing Education Course (incl. 3 hour core law) with exam (9/2015)
- SEMINAR (AI) - Drone Technology & its Effect on Real Estate Valuations (11/2015)
- SEMINAR (AI) - Loss Prevention for Real Estate Appraisers (1/22/2016)
- COURSE (AI) - 7-Hour National USPAP Update Course (4/22/2016)
- SEMINAR (AI) - 3-Hour Florida Appraisal Law (4/22/2016)
- SEMINAR (AI) - 4-Hour Appraisals in the Banking Environment (5/6/2016)
- SEMINAR (AI) - Appraising the Tough One: Mixed Use Properties (8/19/2016)
- SEMINAR (AI) - 4-Hour Business Practices & Ethics (12/02/2016) 5-Year Requirement
- WEBINAR (AI) - 2-Hour Yellow Book Changes – Overview for Appraisers (1/11/2017)
- SEMINAR (AI) - 3-Hours Economic Engines Driving Broward County in 2017 (1/27/2017)
- COURSE (AI) - 7-Hours: Introduction to Green Buildings Principles & Concepts (2/24/2017)
- COURSE (AI) - 4 Hours: Another View of the Tough One: Sales Comparison Approach for Mixed-Use Properties (5/19/2017)
- SEMINAR (AI) - 4 Hours: Appraising for Federal Office of Valuation Services & Yellow Book Review (8/18/2017)
- COURSE (BR) - 14 Hours Real Estate Continuing Education, including 3-Hour Florida Real Estate Core Law (9/13/2017)
- COURSE (AI) - 4-Hours: 2-4 Unit Small Residential Income Property Appraisals (11/3/2017)
- COURSE (AI) - 15 Hours “Yellow Book” Uniform Appraisal Standards for Federal Land Acquisitions – Passed Exam (11/10/2017)
- SEMINAR (AI) - 3 Hours “Hot Topics and Myths in Appraiser Liability” (1/26/2018)
- COURSE (AI) - 7-Hour National USPAP Update Course (2/9/2018)
- SEMINAR (AI) - 3 hours Florida Appraisal Law (2/9/2018)

F) APPRAISAL TEACHING EXPERIENCE

Licensed by the Florida Department of Education to Teach (Certificate No. 275236). Authored and taught Residential and Commercial Real Estate Appraisal Courses for Broward County Adult Education Program. Taught Course 101 - Society of Real Estate Appraisers. Taught Course 201 - Society of Real Estate Appraisers. Taught Appraisal Seminars - Board of Realtors, ASA, SREA, and AI (Appraisal Institute). Adjunct Professor, University of Florida Division of Continuing Education: (taught Course 2, "Real Estate Principles and Practices" to prospective Florida Real Estate Brokers).

G) PROFESSIONAL OFFICES HELD/AWARDS

- NATIONAL B.O.D. MEMBER - BOARD OF DIRECTORS of APPRAISAL INSTITUTE (2006- 2008)
- AWARD - Appraisal Institute "NATIONAL PRESIDENTS AWARD" 2008
- AWARD - Appraisal Institute "LIFETIME ACHIEVEMENT AWARD" 2011
For "high ethical standards, contributions to the Appraisal Institute, Community and Appraisal Profession for at least 20 years."
- CHAIR - REGION X - All of Florida - Appraisal Institute (2008)
- VICE-CHAIR - REGION X - All of Florida - Appraisal Institute (2007)
- THIRD DIRECTOR - REGION X - All of Florida - Appraisal Institute (2006)
- FINANCE OFFICER - REGION X - All of Florida - Appraisal Institute (2006)
- PRESIDENT - BROWARD COUNTY, SOCIETY OF REAL ESTATE APPRAISERS
- PRESIDENT - BROWARD COUNTY, AMERICAN SOCIETY OF APPRAISERS
- CHAIR - FLA. STATE GOVERNMENT RELATIONS SUBCOMMITTEE OF AI
- CHAIR - FLA. STATE LEGISLATION & REGULATION SUBCOMMITTEE OF AI

G) PROFESSIONAL OFFICES HELD/AWARDS

- CHAIR - FLORIDA REALTORS COMMITTEE ON COMMITTEE REFORMS
- CHAIR - EDUCATION COMMITTEE, FT. LAUDERDALE CHAPTER AI
- CHAIR - CANDIDATES GUIDANCE COMMITTEE, FT. LAUDERDALE CHAPTER AI
- CHAIR - NATIONAL Valuation for Financial Reporting PROJECT TEAM OF AI
- VICE CHAIR & MEMBER - NATIONAL GOVERNMENT RELATIONS COMMITTEE OF AI (15 Years)
- MEMBER - NATIONAL LONG RANGE PLANNING COMMITTEE OF AI
- MEMBER - NATIONAL PUBLIC AFFAIRS COMMITTEE OF AI
- DIRECTOR - REGION X (Florida) Appraisal Institute
- MEMBER - REGION X (FLORIDA) ETHICS AND COUNSELING PANEL
- DIRECTOR - BROWARD COUNTY, FLORIDA SOCIETY OF REAL ESTATE APPRAISERS
- DIRECTOR - SOUTH FLORIDA CHAPTER AMERICAN SOCIETY OF APPRAISERS
- MEMBER - NATIONAL EXPERIENCE REVIEW PANEL MEMBER OF AI
- SPECIAL MASTER - BROWARD COUNTY BOARD OF TAX ADJUSTMENT
- COMMISSIONER - 17TH JUDICIAL CIRCUIT COURT, Broward County, FL
- MEMBER - 2013 APPRAISAL INSTITUTE NATIONAL BUSVAL PROJECT TEAM

H) PROFESSIONAL PUBLICATIONS & PRESENTATIONS

Wrote and taught a basic Residential Appraisal Course for the Broward County Adult Education Div. of the Dept. of Education;
Wrote and taught an Income Appraisal Course for the Broward County Adult Education Division of the Department of Education;
Co-authored and taught an appraisal course on Mortgage-Equity Capitalization for the American Society of Appraisers.
Authored and taught a Florida State and Appraisal Institute 3-hour accredited course in "The Legislation, Regulation and Appraisal of Real Property Rights in Florida September 7, 1996.
Presentation on "Gramm-Leach-Bliley" Federal Privacy Act of 1999 for South Florida Chapter of American Society of Appraisers on October 24, 2001.
Presented 3-hour Florida CEU-credit seminar on "Appraisers and the Gramm-Leach-Bliley Act" before the South Florida Chapter of the Appraisal Institute on July 27, 2002.
Presenter at 6.5 Hour CLE-credit Attorney Seminar on Florida Eminent Domain, "Valuation and Damage Issues" February 2, 2006, Fort Lauderdale, Florida

I) CIVIC INVOLVEMENT

MEMBER OF ROTARY INTERNATIONAL / PAUL HARRIS FELLOW
MEMBER OF THE GREATER FORT LAUDERDALE OPERA GUILD
MEMBER FLORIDA PHILHARMONIC BROWARD TRUSTEES
MEMBER OF THE BROWARD COUNTY LIBRARY SUPPORT GROUP ("BYBLOS")
MEMBER CIRCLE OF FRIENDS – NOVA SOUTHEASTERN LIBRARY FOUNDATION
MEMBER NOVA SOUTHEASTERN UNIVERSITY ALUMNI ASSOCIATION
MEMBER OF THE FORT LAUDERDALE HISTORICAL SOCIETY
MEMBER OF THE BROWARD COUNTY MUSEUM OF THE ARTS
MEMBER OF THE FORT LAUDERDALE / BROWARD COUNTY CHAMBER OF COMMERCE
MEMBER OF THE BETTER BUSINESS BUREAU OF SOUTH FLORIDA
LIFETIME HONORARY MEMBER FLORIDA SHERIFF'S ASSOCIATION
MEMBER NATIONAL & FT. LAUDERDALE COUNCILS U.S. NAVY LEAGUE
U.S. ARMY VETERAN WWII (RA 17212681) - HONORABLE DISCHARGE 1949



Claudia Vance, MAI

Appraiser · Real Estate Analyst · Reviewer

Vance Real Estate Service · 7481 NW 4 Street · Plantation · FL · 33317

Office: 954-583-2116 Cell: 954-647-7148 Email: vanceval@att.net

Web Site: www.vancerealestateservice.com

Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 35 years. Designated appraisers perform the appraisal work, no trainees. Our appraisals are used for financial/ mortgage loan purposes from large mixed use complexes to small owner- occupied properties. We have the qualifications for appraisals submitted to SBA.

Jesse B. Vance, Jr., MAI, SRA, ASA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, deficiency judgments, marriage dissolution, and estates. Our firm values most types of real property interests, timely, professionally, and at competitive costs.

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ LICENSES

MAI Designation - APPRAISAL INSTITUTE No. 9451
 State-Certified General Real Estate Appraiser No. RZ-173
 Florida State Licensed Real Estate Broker No. BK 0161305
 VOSB Veteran-Owned Small Business (CCR/Duns 826494957)

B) WORK HISTORY

1983 - Current Vice President - Vance Real Estate Service
 1981 – 1983 President - The Appraisal Company, Fort Lauderdale, Florida
 1979 – 1981 Staff Appraiser - Real Property Analysts, Inc., Fort Lauderdale, Florida
 1976 – 1980 REALTOR-Associate - The Atwood Corporation, Fort Lauderdale, Florida
 1973 – 1975 Teacher of Secondary Language Arts in the Jefferson Parish School in Louisiana

C) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION

U.S. Bankruptcy Court, Southern District of Florida
 Florida Circuit Court: Broward County

D) APPRAISER SPECIAL MAGISTRATE FOR THE BROWARD CO VALUE ADJUSTMENT BOARD 2002-2010

E) EXPERIENCE: 35+years appraising and analyzing real property interests in South Florida.

Partial list of real property types valued:

High value residences, Condominiums/ Co-operatives, Office, Industrial, Multi-family, Restaurants/ bars, Auto dealerships, City Centers, Hotels/ motels, Houses of worship, Schools, Child care centers, Self-storage, Funeral home, Animal Hospital, Mixed use, Nursing homes, Gas sales stations, Marinas, Mobile home parks, Shopping centers, Country clubs/ golf courses, Financial institutions, Bowling centers, Vacant land, Agricultural properties, Environmentally sensitive land

Types of Reports:

Market Value, Eminent Domain, Marketability, Feasibility, Highest and Best Use, Investment Analyses, Partial Interests, Easement Valuations, Estate planning, Marriage dissolution, Land use studies, Damage/ Contamination studies

F) PARTIAL LIST OF CLIENTS –

PRIVATE: Individuals, Corporations, Attorneys, Accountants, Habitat for Humanity, Seminole Tribe of Florida

COMMERCIAL BANKS: Wells Fargo; BankAtlantic; SunTrust; Citigroup; Space Coast Credit Union; State Farm Bank; Florida Shores Bank; American National Bank; Landmark Bank; City National Bank; Englewood Bank & Trust

SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES

FLORIDA CITIES: Fort Lauderdale, Plantation, Cooper City, Deerfield Beach, Tamarac, Oakland Park, Wilton Manors, Davie, Hollywood, Pembroke Pines, Hallandale Beach, Lauderhill, Southwest Ranches, Miramar, Boca Raton, Boynton Beach, West Palm Beach, Delray Beach

FLORIDA COUNTIES and AGENCIES: Broward, Palm Beach, Broward County Board of County Commissioners, School Board of Broward County, Broward County Housing Authority

STATE OF FLORIDA Department of Transportation (FDOT), Department of Environmental Protection

U.S. Department of Veterans Affairs, U.S. Department of Treasury (IRS), U.S Marshall's Service, U.S. Attorney

G) EDUCATIONAL BACKGROUND**Academic:**

Bachelor of Arts Degree – University of New Orleans, New Orleans, LA – Major: English

Professional:

Course 1-A (AIREA) - Introduction to Appraising Real Property, 1977, Passed Exam
 Course 1-B (AIREA) - Capitalization Theory and Techniques, 1978, Passed Exam
 Course VIII (AIREA) - Residential Appraising, 1978, Passed Exam
 Course SPP (AI) - Standards of Professional Practice, 1992, Passed Exam
 Course 2-1 (AIREA) - Case Studies, 1987, Passed Exam
 Course 2-2 (AIREA) - Report Writing, 1987, Passed Exam
 Course R-2 (SREA) - Report Writing, 1978, Passed Exam
 Course 202 (SREA) - Applied Income Property Valuation, 1983, Passed Exam
 Course 301 (SREA) - Applications/Appraisal Analysis, 1984, No Exam
 Course SPP (SREA) - Standards of Professional Practice, 1989, No Exam
 Symposium (SREA) - Market Analysis, 1983, Philadelphia
 Symposium (SREA) - Market Analysis, 1984, Atlanta
 Symposium (SREA) - Market Analysis, 1985, Vancouver
 Symposium (SREA) - Market Analysis, 1986, Atlantic City
 Symposium (SREA) - Market Analysis, 1988, Los Angeles
 SEMINAR (AI) - Cost Approach (1992/Boston)
 SEMINAR (AI) - Rates & Ratios (1992/Boston)
 SEMINAR (AI) - International Appraising (1992/Boston)
 SEMINAR (AI) - Litigation Valuation/Mock Trial (1993)
 SEMINAR (AI) - ADA ACT (1993/Reno)
 SEMINAR (AI) - Hotel Valuation (1993)
 SEMINAR (AI) - Income Capitalization, Methods (1993)
 SEMINAR (AI) - Powerlines/Electromagnetic Radiation (1994)
 SEMINAR (AI) - Verifying Market Data (1994)
 SEMINAR (AI) - Market Studies for Appraisals (1994)
 SEMINAR (AI) - Florida Appraiser Core Law (USPAP/1994)
 SEMINAR (AI) - Limited Appraisals & Reports (USPAP/1994)
 SEMINAR (AI) - Public Safety & Property Values (1995)
 SEMINAR (AI) - Outparcel Valuation (1995)
 SEMINAR (AI) - Computer Technology Video Conference (1995)
 SEMINAR (AI) - The Internet & the Appraiser (1996)
 SEMINAR (AI) - Florida Commercial Construction (1996)
 SEMINAR (AI) - 1996 Data Exchange (1996)
 SEMINAR (AI) - Real Property Rights in Florida (1996)
 COURSE (AI) - USPAP & Florida Real Estate Core Law (1996)
 SEMINAR (AI) - Valuation of Trees (1997)

G) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Valuation of Transferable Development Rights [TDR's] (1997)
COURSE (AI)	- Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
SEMINAR (AI)	- Non-Conforming Uses (1998)
SEMINAR (AI)	- The Impact of Contamination on Real Estate Value (1998)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (1998)
SEMINAR (AI)	- Econometrics/Statistical Valuation Methods (1999)
SEMINAR (AI)	- Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
SEMINAR (AI)	- The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
SEMINAR (AI)	- Technology Forum Part II/Intermediate (1999)
SEMINAR (AI)	- Client Satisfaction/Retention/Development (1999)
SEMINAR (AI)	- Attacking and Defending an Appraisal (1999)
SEMINAR (AI)	- Federal Appraisal Requirements (2000)
SEMINAR (AI)	- Regression Analysis in Appraisal Practice: Concepts & Applications (2000)
SEMINAR (AI)	- Analyzing Income Producing Properties (2000)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (2000)
SEMINAR (AI)	- Mediation & Alternate Dispute Resolution Seminar (2001)
SEMINAR (AI)	- State of the Appraisal Profession (2001)
SEMINAR (AI)	- Ad Valorem Assessment Process in Florida (2002)
SEMINAR (AI)	- Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
SEMINAR (AI)	- Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
SEMINAR (AI)	- How to Appraise the Ugly House (2002)
COURSE (AI)	- 2-Day Course #430, Standards of Professional Practice, Part C (2002)
SEMINAR (AI)	- Market Trends for 2003 (2003)
SEMINAR (AI)	- Update on Code of Professional Ethics (2003)
PANEL (AI)	- Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2003)
SEMINAR (AI)	- Appraisal Agreements (2003)
SEMINAR (AI)	- Analyzing Distressed Real Estate (2004)
SEMINAR (AI)	- Valuation for Financial Reporting Purposes (2004)
SEMINAR (AI)	- National USPAP Course (2004)
SEMINAR (AI)	- Inverse Condemnation (2004)
SEMINAR (AI)	- Loss Prevention (2005)
SEMINAR (AI)	- Single Family Fraud Awareness (2005)
SEMINAR (AI)	- Guide to the new URAR form (2005)
SEMINAR (AI)	- Technologies for Real Estate Appraisers (2006)
SEMINAR (AI)	- The Appraiser's Role in New Urbanism (2006)
SEMINAR (AI)	- National USPAP Update (2006)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2006)
SEMINAR (AI)	- Scope of Work and the New USPAP Requirements (2006)
SEMINAR (AI)	- Energy Star and the Appraisal Process (2006)
SEMINAR (AI)	- Reappraising, Readdressing, and Reassigning Appraisals (2007)
SEMINAR (AI)	- Real Estate Fraud (2007)
SEMINAR (AI)	- Forecasting Revenue (2007)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2007)
COURSE (AI)	- Business Practice and Ethics #420 (2007)
SEMINAR (AI)	- Supervisor – Trainee Roles and Rules (2008)
COURSE (AI)	- 7 Hour National USPAP Update #400 (2008)
SEMINAR (AI)	- Hypothetical Conditions and Assumptions (2008)
SEMINAR (AI)	- Real Estate Economy (2008)
SEMINAR (AI)	- Public Sector Appraising (2009)
SEMINAR (AI)	- Inspecting the residential "green" house (2009)
WEBINAR (AI)	- Value for Financial Reporting (2009)
SEMINAR (AI)	- The Real Estate Market in 2009
SEMINAR (AI)	- New Government Regulations (2009)
SEMINAR (AI)	- Property Tax Assessment (2010)
SEMINAR (AI)	- 7 Hour National USPAP (2010)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2010)
SEMINAR (AI)	- Supervisor/ Trainee Roles and Rules (2010)
SEMINAR (AI)	- The Real Estate Market (2011)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions- "Yellow Book" (2011)
COURSE (AI)	- 15 Hour Appraisal Curriculum Overview (2011)
SEMINAR (AI)	- Spotlight on USPAP – Agreement for Services (2011)
SEMINAR (AI)	- Trial Components (2011)

G) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Lessons from the Old Economy Working in the New (2012)
SEMINAR (AI)	- Appraisal Review for General Appraisals (2012)
COURSE (AI)	- National USPAP Update (2012)
SEMINAR (AI)	- Florida Law (2012)
SEMINAR (AI)	- Land Valuation (2012)
SEMINAR (AI)	- Valuation of Warehouses (2012)
SEMINAR (AI)	- IRS Valuation (2012)
SEMINAR (AI)	- Business Practices and Ethics (2012)
SEMINAR (AI)	- Real Estate Forecast (2013)
SEMINAR (AI)	- Advanced Marketability Studies (2013)
SEMINAR (AI)	- Developing a Supportable Workfile (2013)
SEMINAR (AI)	- Florida Appraisal Law (2014)
SEMINAR (AI)	- Liability Issues for Appraisers performing Litigation & Non-Lending Work (2014)
COURSE (AI)	- 7 Hour National USPAP Update Course (2014)
SEMINAR (AI)	- Florida Law (2014)
SEMINAR (AI)	- New Real Estate Economy (2014)
SEMINAR (AI)	- Economic Engines of Miami-Dade County (2015)
SEMINAR (AI)	- Economic Engines of Broward County (2015)
SEMINAR (AI)	- Tightening the Appraisal (2015)
SEMINAR (AI)	- Evaluating Commercial Construction (2015)
SEMINAR (AI)	- Drone Technology (2015)
SEMINAR (AI)	- Loss Prevention for Appraisers (2016)
COURSE (AI)	- 7 Hour National USPAP Update (2016)
SEMINAR (AI)	- Florida Law (2016)
SEMINAR (AI)	- Redefining the Appraisal & Its Role in an Evolving Banking Environment (2016)
SEMINAR (AI)	- The Tough One, Mixed use properties (2016)
SEMINAR (AI)	- Business Practices & Ethics (2016)
SEMINAR (AI)	- Economic Engines Driving Broward County (2017)
SEMINAR (AI)	- Introduction to Green Buildings & passed exam (2017)
SEMINAR (AI)	- Another View of the Tough Ones (2017)
SEMINAR (AI)	- Appraising for the Office of Valuation Services, Department of the Interior (2017)
SEMINAR (AI)	- Case Studies in Appraising Green Residential Buildings & passed exam (2017)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions & passed exam (2017)

H) PROFESSIONAL INVOLVEMENT

Region X Representative of the Appraisal Institute 2006 – 2009
 President of the South Florida Chapter of the Appraisal Institute - 2003
 First Vice-President of the South Florida Chapter of the Appraisal Institute -2002
 Second Vice-President of the South Florida Chapter of the Appraisal Institute -2001
 Secretary of the South Florida Chapter of the Appraisal Institute -2000
 Treasurer of the South Florida Chapter of the Appraisal Institute - 1999
 Chair of the Education Committee of the S. Florida Chapter of the Appraisal Institute - 1995, 1996, 1997, 1998, 2007- 2018
 Chair of the University Relations Committee of the South Florida Chapter of the Appraisal Institute - 2006
 Director of the South Florida Chapter of the Appraisal Institute 1996 - 1998
 Member of Region X (Florida) Ethics and Counseling Panel –AI
 Graduate of the Florida REALTORS Institute (GRI)
 Director of the Florida Association of REALTORS (FAR) - 1981
 Committee Member of the Florida Association of REALTORS, Education Committee 1980 & 1981
 Chairman of the Education Committee of the Fort Lauderdale REALTORS - 1981 and 1982; Member 1978, 1979, 1980
 Member of the Long Range Planning and Awards Committees of the Fort Lauderdale REALTORS
 Instructor for the Investment Division of the Fort Lauderdale REALTORS

I) PROFESSIONAL PUBLICATIONS & PRESENTATION

Prepared and taught *Mastering Real Estate Mathematics* at the Fort Lauderdale Area Board of REALTORS
 Prepared and taught *A Guide to Researching Real Estate Information in Broward County* and *Working Through the Basic Approaches to Market Value*, Fort Lauderdale Area Board of REALTORS

J) CIVIC INVOLVEMENT

Member of the Navy League of the United States – Fort Lauderdale Council
 Lifetime Honorary Member- Florida Sheriff's Association
 Member of Zeta Tau Alpha Alumnae Fraternity



View facing north



View facing east