

BUSINESS IMPROVEMENT DISTRICT PLAN

A. Overview

The primary goal of the Business Improvement District (BID) is to stimulate economic vitality and redevelopment activities within the Eastern Community Redevelopment Agency (CRA). The BID will work continuously on behalf of property owners and merchants to foster an environment that does the following:

- (1) Encourages business attraction and expansion
- (2) Provides funding for Infrastructure Improvements
- (3) Addresses Community Maintenance and Appearance
- (4) Enhances Safety and Security
- (5) Creates Marketing and Promotional Opportunities
- (6) Land acquisition

B. Nature of the Proposed Improvement

Accordingly, the proposed BID will include several design elements that are essential to the elevating the design and appearance of the neighborhood. In addition, these improvements will enhance safety and create fluidity with regards to traffic flow in the subject area.

Specifically, improvements will be made in the following areas:

- Addition of on-street Parking
- Widening of Sidewalks
- Landscaping
- Installation of Pedestrian Lighting
- Inclusion of Street Furniture

Additional infrastructure improvements are slated in the areas of paving, storm drainage, pavement marking and signage.

District Maintenance

Ongoing community maintenance is essential to sustain the BID's investment in infrastructure and aesthetic improvements. In order to facilitate a consistently high standard of quality with the designated area a minimum of (2) two Full-time Maintenance Workers will be required. Assigned duties for maintenance staff will include but not be limited to the following: Maintenance and upkeep of landscaping, street sweeping, pressure cleaning, grass cutting, weeding, mulching, and daily litter control. In addition, the district will have the ability to hire contractual works on an as needed basis to address additional needs associated with district festivals and/or events.

District Safety and Security

As the safety and wellbeing of all patrons and business owners is at the forefront of all BID policies and procedures, the proposed district includes provisions for (2) two sergeants and (6) six police officers. These personnel will work closely with the City of Lauderhill Police Department and the Lauderhill Community Redevelopment Agency to ensure that customers and visitors to the area have a safe and enjoyable experience. Funding will provide for 24/7 monitoring, security services and community policing of the district.

BID Marketing & Promotions

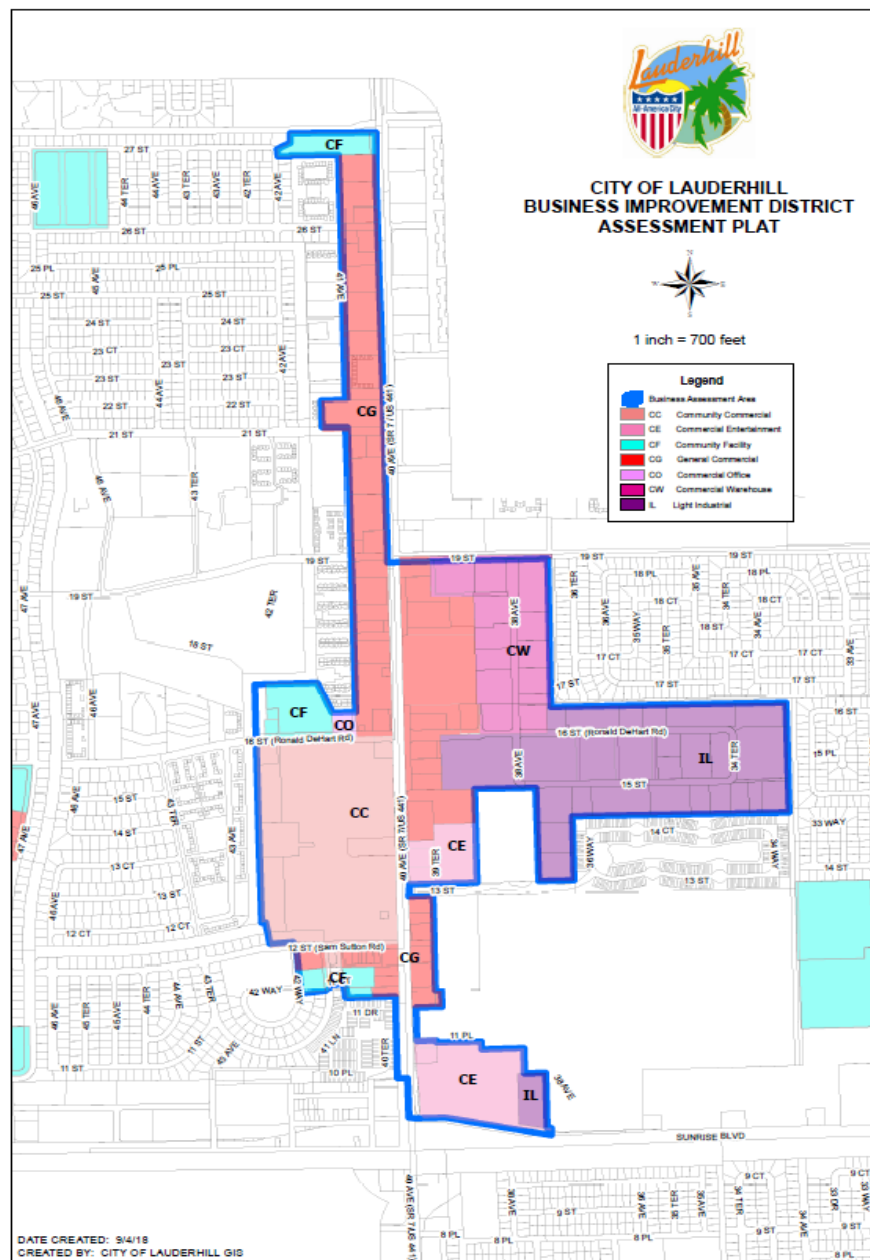
The BID will promote and advance the interests of local merchants in the area. As such, the BID will create opportunities for business owners to market their sales and events through its website, social media account and in promotional materials developed by the BID.

Land Acquisition

As the area flourishes, we expect land/building acquisition opportunities. As such, the BID will have the ability to acquire, redevelop and/or resale properties to move the district towards its stated goals. Also, funds will be used to make debt service payments should it become necessary to obtain debt financing.

C. Designated Location of Retail Business District

All lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the Business Improvement District Assessment Plat as pictured below and as attached hereto as Exhibit "1":



D. Special Assessments

It is anticipated that the assessments will be placed on the Broward County Annual Tax Bill. They shall be due in accordance with the schedule set forth therein.

The special assessments shall be levied upon all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the Business Improvement District Assessment Plat as attached hereto as Exhibit "1".

E. Total Estimated Cost of Improvement

The total cost of the improvement is estimated as \$11,000,000.00 as shown in the table below and as attached hereto as Exhibit "2":

Business Improvement District - Improvement Costs			
	Civil Improvements	38th Avenue	State Rd 7
Paving		\$ 948,822.00	N/A - State owned roadway
Storm Drainage		\$381,370.00	\$ 1,658,058.48
Pavement Marking and signage		\$27,480.00	\$ -
Total:		\$ 1,357,672.00	\$ 1,777,531.56
Civil cost estimate sub-total (SR-7 AND 38th Ave)	\$ 3,135,203.56		
	Above Ground Improvements	38th Avenue	State Rd 7
Hardscape		\$ 859,930.00	N/A - State owned roadway
Landscape		\$ 114,912.00	\$ 499,595.71
Irrigation		\$ 27,189.00	\$ -
Lighting		\$ 646,240.00	\$ 118,207.91
Site Furnishings		\$ 162,680.00	\$ -
Total:		\$ 1,810,951.00	\$ 4,134,694.48
Above ground improvement cost estimate (SR-7 AND 38th Ave)	\$ 5,945,645.48		
38th Avenue is approx. 2,074 feet; State Rd 7 is approx. 9,017 feet			
	Policing Innovations		BID (SR-7 CRA)
Sargeants (2) @ \$153,320.00			\$ 306,641.00
Officer (4) @ \$132,697.01			\$ 531,950.00
Total:			
	\$838,591.00		
	Dedicated Maintenance		BID (SR-7 CRA)
Maintenance personnel (2) @ \$63,741.00			\$ 127,482.00
Total:			
	\$ 127,482.00		
	Administrative Costs		BID (SR-7 CRA)
Administration			\$ 953,077.96
Total:			
	\$ 953,077.96		
Total Cost Estimate	\$ 11,000,000.00		