



OS.E.S. Management Group Presents

Oakland Park Convention & Workforce Innovation Center

A Public–Private Development Proposal for the City of Oakland Park
Private Development by **Jack Cannon** | Managed & Operated by **OS.E.S. Management Group**

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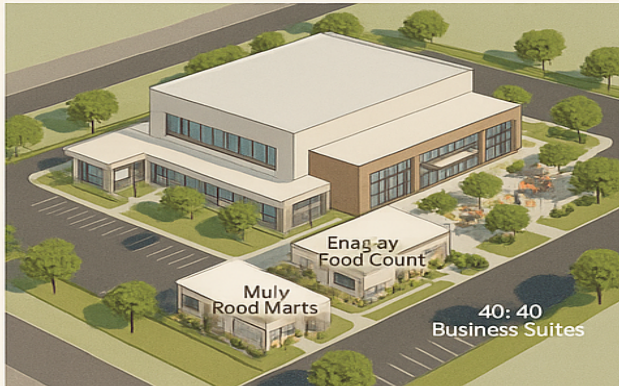
Executive Summary

The **Oakland Park Convention & Workforce Innovation Center** is a transformative redevelopment of the existing CareerSource Broward property into a mixed-use economic hub for South Florida. The project aligns private capital with public benefit, combining a modern convention center, business suites, food courts, residential units, and a Youth Innovation Hub. Privately developed by **Jack Cannon** and professionally managed by **OSES Management Group**, the center will generate sustainable revenue, jobs, and educational opportunities for Oakland Park residents.

Project Overview & Site Vision

Located on the current CareerSource Broward site, this project reimagines the property as a thriving convention and workforce campus. The existing infrastructure provides accessibility, visibility, and zoning advantages, reducing development risk. By integrating public and private uses, the project activates the site 24/7 through events, retail, housing, and training programs.

OAKLAND PARK CONVENTION & EVENT CENTER



JOB CREATION


130+
permanent jobs

PROJECTED FINANCIALS



COMMUNITY BENEFITS

- Economic growth and revitalization
- Expanded dining and retail options
- Enhanced city identity and appeal

Development Components

- 100,000 sq. ft. multi-use convention and event facility
- Indoor & outdoor food courts with 12–15 vendor spaces
- Mini Food Mart and convenience retail center
- 30–40 furnished business suites for local entrepreneurs
- 40 residential live-work units for professionals
- Youth Innovation Hub for STEM, esports, and entrepreneurship
- Outdoor Family Plaza for markets, entertainment, and community events

Financial Overview

Revenue Stream	Projected Annual Revenue
Event & Convention Operations	\$3.0M – \$8.0M
Food Court & Retail	\$1.2M – \$2.5M
Residential Rentals (40 Units)	\$720K – \$1.0M
Business Suites (30–40 Units)	\$1.0M – \$1.8M
Total Annual Revenue Potential	\$5.9M – \$13.3M

Economic & Social Impact

The project will stimulate approximately **\$20–25 million** in annual regional economic activity, create over **130 permanent jobs** and **200 construction jobs**, and generate indirect growth for hotels, restaurants, and local suppliers. By leveraging the site's accessibility and integrating workforce programming, the development becomes a model of sustainable community advancement.

Public–Private Partnership Model

The City of Oakland Park will not bear ownership risk but will benefit from tax revenue, community revitalization, and national visibility. The city's participation will focus on:

- Facilitating property transition or long-term lease
- Supporting zoning and permitting
- Sponsoring state and federal funding applications (EDA, DOL, CDBG)
- Infrastructure and streetscape improvements
- Marketing the project as part of Oakland Park's cultural redevelopment plan

Funding & Capital Structure

Funding Source	Estimated Contribution	Lead Partner
Private Equity (Jack Cannon)	\$8M – \$10M	Developer
City / CRA Support	\$2M – \$3M	City of Oakland Park
Federal / State Grants	\$3M – \$5M	City-Sponsored
County Tourism / Workforce Programs	\$1M	Broward County
Corporate / Foundation Partners	\$500K – \$1M	OSES / Sponsors

Total Project Investment	\$18M (Phase 1)	
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Community & Youth Programs

OSes Management Group will establish on-site initiatives that reflect the city's values and CareerSource's legacy:

- **CareerSource Legacy Hub:** Continuing job training and placement programs
- **OSes Junior Event & Safety Academy:** Paid youth internships in event and venue management
- **Youth Innovation Hub:** STEM, robotics, and esports programs
- **Future Leaders Pavilion:** Arts, culture, and performance programs for students

Presented by:

OSes Management Group

Developer: Jack Cannon

Management & Operations: OSes Management Group

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This project represents a unique opportunity to merge private investment with public benefit — a landmark development that elevates Oakland Park's economic identity while building pathways for its residents and future workforce.