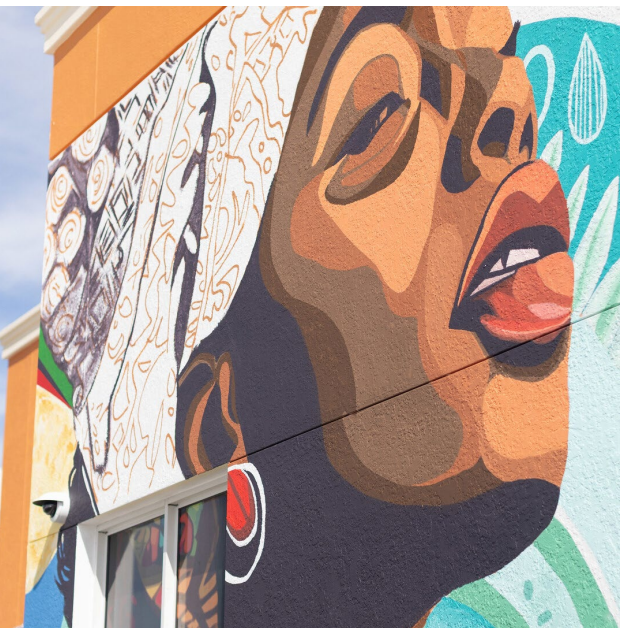




Pompano Beach Community Redevelopment Agency

Office of the Executive Director
501 Dr. Martin Luther King Jr. Blvd.
Suite 1
Pompano Beach, FL 33060
www.pompanobeachfl.gov/cra



Annual Report for the Fiscal Year Ending September 30, 2025

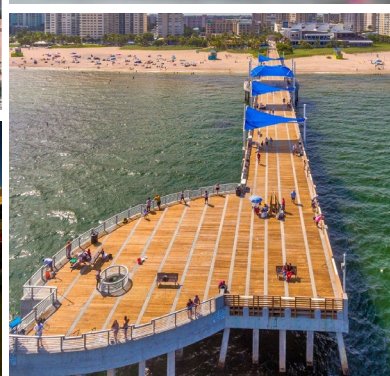


TABLE OF CONTENTS

BOARD OF COMMISSIONERS	3
LETTER FROM THE EXECUTIVE DIRECTOR	5
POMPANO BEACH CRA	6
BACKGROUND	6
POWERS	6
REDEVELOPMENT AREAS	7
FUNDING SOURCE	7
SUNSET DATES	7
FINANCING AND IMPLEMENTATION PLANS	8
NORTHWEST DISTRICT	9
BACKGROUND	9
BOUNDARY MAP	10
TAX-BASE	10
TAXABLE VALUES BY USE TYPE	11
HOMEOWNERSHIP	11
TAXPAYER CONCENTRATION	12
MILLAGE RATES.....	13
TAX-INCREMENT REVENUES.....	13
Tax-Increment Stipulations.....	14
ACCOMPLISHMENTS AND ACTIVITY STATUS UPDATES	15
Overview of Redevelopment Goals	15
Goal: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.	16
Downtown Pompano Infrastructure and Streetscapes.....	16
Downtown Drainage and Infrastructure	18
Community Garden.....	19

TABLE OF CONTENTS

Goal: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.	20
Downtown Pompano Beach.....	20
Redevelopment along MLK Boulevard.....	22
Sonata Mixed-Use Project (Dixie Highway & NW 6 th Street).....	22
Solstice Townhomes (Dixie Highway & 15 th Court/15 th Street).....	23
Opportunity Zone	23
Collier City	24
Hunters Manor.....	25
Property Acquisition	25
Goal: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.	26
Big Tree BBQ.....	26
The Vault	27
The Melted Bar (126 N Flagler Avenue).....	28
11 NE 1 st Avenue.....	28
731 MLK Boulevard	28
Incentive Programs.....	28
Dissemination of Information	29
Cultural Arts.....	30
EAST DISTRICT	31
BACKGROUND	31
BOUNDARY MAP	31
TAX-BASE	32
TAXABLE VALUES BY USE TYPE	32
HOMEOWNERSHIP	33
TAXPAYER CONCENTRATION	34
MILLAGE RATES.....	35

TABLE OF CONTENTS

TAX-INCREMENT REVENUES.....	35
ACCOMPLISHMENTS AND ACTIVITY STATUS UPDATES	36
Overview of Redevelopment Goals	36
Goal: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.	37
McNab House & Gardens.....	37
Goal: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.	39
Beachfront	39
Property Acquisition/Development.....	41
Goal: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.	41
Incentive Programs.....	41
Dissemination of Information	42
PERFORMANCE DATA	43
Northwest District.....	44
East District.....	47
FINANCIAL STATEMENTS	50



BOARD OF COMMISSIONERS

Board of Commissioners

REX HARDIN
CHAIR



Rex.Hardin@copbfl.com

ALISON FOURNIER
VICE CHAIR



Alison.Fournier@copbfl.com

AUDREY FESIK
BOARD MEMBER



Audrey.Fesik@copbfl.com



Mission Statement

Stimulating redevelopment activity to strengthen the economic base of the redevelopment area.

RHONDA SIGERSON-EATON
BOARD MEMBER



Rhonda.Eaton@copbfl.com

BEVERLY PERKINS
BOARD MEMBER



Beverly.Perkins@copbfl.com

DARLENE SMITH
BOARD MEMBER



Darlene.Smith@copbfl.com

LETTER FROM THE EXECUTIVE DIRECTOR



Letter from the Executive Director

Date: March 2026

It was another successful year for the Pompano Beach Community Redevelopment Agency (CRA). The City and the CRA have continued working closely with RocaPoint Partners, LLC (Master Developer) to advance the implementation of the Downtown Pompano Beach redevelopment initiative. Throughout the year, planning, coordination, and design efforts moved forward to position the project for future development phases. The Downtown vision includes a strategic mix of civic, commercial, residential, and open space uses—creating a vibrant public realm designed to strengthen the City’s economic base and enhance quality of life for residents and visitors alike.

Several public input meetings were held to gather community feedback on the vision for the new City Hall and the surrounding public realm. These meetings provided residents, business owners, and stakeholders with the opportunity to share their ideas and help shape the future of Downtown, ensuring the redevelopment reflects the community’s values and aspirations.

In the East CRA District, the CRA engaged Bermello-Ajamil to complete the site construction plans for the McNab House and Botanical Garden Project. This important initiative will establish another unique destination within the City of Pompano Beach, enhancing cultural, historical, educational, and recreational opportunities for residents and visitors alike.

With the active involvement of the CRA Board, residents, business owners, and community stakeholders, we have successfully completed major projects and continued to aggressively pursue redevelopment and economic growth throughout the district. The CRA remains committed to stimulating redevelopment activity, strengthening the economic base, and fostering long-term vitality within the redevelopment area.

Presented herein is the 2025 Annual Report for the CRA which covers the period from October 1, 2024, through September 30, 2025, and includes the following information:

- General background information regarding the CRA and the Redevelopment Areas.
- Historical/current performance data (economic and financial) for each redevelopment area, expenditures of the Redevelopment Agency Trust Funds, taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report on activities (redevelopment projects, initiatives, etc.) within the redevelopment areas including a status report of the progress made in carrying out the Redevelopment Plan.
- Comparison of Redevelopment Plan goals, objectives, and policies to program accomplishments.
- Financial statements for the fiscal year ending September 30, 2025.

This Annual Report has been prepared in accordance with FL Statutes 163.371(2) and 163.387(8).

Respectfully Submitted,

A handwritten signature in blue ink that reads "Greg Harrison". The signature is fluid and cursive.

Greg Harrison
CRA Executive Director



Pompano Beach CRA

Background

Chapter 163, Part III, Florida Statutes, as amended (“Redevelopment Act”) authorizes a municipality to create a community redevelopment agency after finding that there exists within the municipality slum or blighted areas.

The City Commission of the City of Pompano Beach, FL (“City”) declared on March 17, 1981, through adoption of Resolution No. 81-139 that there existed within the City slum or blighted areas, a shortage of affordable housing, and a corresponding need for a community redevelopment agency. An additional declaration of blight was made by the City Commission on December 13, 1988, through adoption of Resolution No. 89-45. This finding expanded the original redevelopment area to include certain areas annexed to the City after the original resolution.

To carry out its redevelopment goals, the City Commission created the Pompano Beach Community Redevelopment Agency (“CRA”) through adoption of Ordinance No. 89-27 on December 20, 1988.

Pursuant to the Redevelopment Act, the governing body of a municipality may declare itself the CRA, in which case all the rights, powers, duties, privileges, and immunities vested by F.S. Chapter 163, Part III, in the CRA, will be vested in the governing body of the municipality. The City Commission has chosen this option and functions as the CRA Board of Commissioners (“CRA Board”).

Powers

The CRA possesses all the powers necessary to carry out community redevelopment including the following:

- Hiring staff and consultants.
- Installation, construction, or reconstruction of streets, utilities, parks, and playgrounds.
- Voluntary or compulsory repair and rehabilitation programs.
- Constructing foundations and platforms for housing.
- Holding, improving, cleaning, or preparing property for future construction.
- Mortgaging or pledging property.
- Borrowing money and investing funds.
- Acquisition and disposition of property; etc.

POMPANO BEACH CRA

Redevelopment Areas

The CRA consists of the following two separate Redevelopment Areas comprising approximately 3,242 acres:

- Northwest Pompano Beach Community Redevelopment Area (hereafter referred to as the “Northwest District”; approximately 3,084 acres); and the
- East Pompano Beach Community Redevelopment Area (hereafter referred to as the “East District”; approximately 158 acres).

Funding Source

The primary funding source available to the CRA consists of Tax Increment revenues. Tax Increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area. The taxable value of all real property in the redevelopment area is determined as of a fixed date¹, also known as the “base-year” value. Contributing taxing authorities continue to receive ad valorem tax revenues (a.k.a. “property tax revenues”) based on the base-year value. Revenues generated from the base-year value are available for general government purposes. However, ad valorem tax revenues from increases in real property value, referred to as “Tax Increment”, are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

Sunset Dates

The sunset dates (termination dates) for the two Redevelopment Areas are as follows:

- Northwest District: December 31, 2049.
- East District: December 31, 2061.



¹ F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund.

POMPANO BEACH CRA

Financing and Implementation Plans

In 2009, the CRA Board determined that a more aggressive approach was needed to effectively address the blighted conditions within the Redevelopment Areas. In response, a five-year financing and implementation plan (the “Finance Plan”) was created utilizing the CRA’s financial resources to fund redevelopment.

Formulation of the Finance Plan involved all the following:

- analysis of existing planning documents.
- conducting public forums to discuss the redevelopment options with the community at large.
- multiple Finance Plan presentations to the CRA Advisory Committees and Board.

The Finance Plan has increased private sector investment as the development community, residents, lenders, and other stakeholders recognize that a solid financial commitment has been made by our elected officials.

- Finance Plan for the Northwest District

The CRA Board adopted the updated Finance Plan on September 18, 2025 (Fiscal Years “FY” 2026-2030).

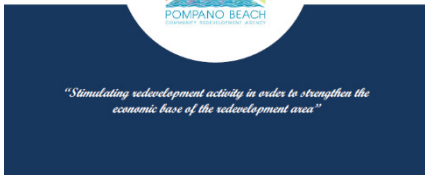
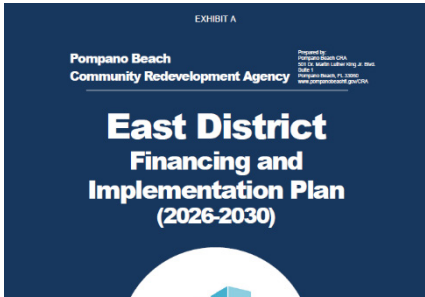
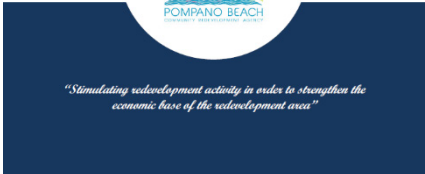
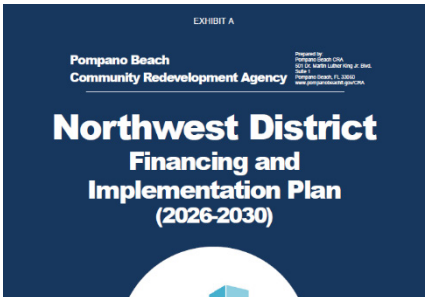
The Finance Plan forecasts investment totaling over \$122 million (excluding operations/debt service) within District boundaries over the next five (5) years.

- Finance Plan for the East District

The CRA Board adopted the updated Finance Plan on September 18, 2025 (FY 2026-2030).

The Finance Plan forecasts investment totaling over \$48 million (excluding operations/debt service) within District boundaries over the next five (5) years.

This Annual Report includes a report/narrative of activities (redevelopment projects, initiatives, etc.) under each Redevelopment Area section, and a status report on the progress made in carrying out the Redevelopment Plan, as well as financial statements for each District’s Trust Fund.



Northwest District

Background

Through adoption of Resolution No. 81-139 on March 17, 1981, the City Commission of the City of Pompano Beach declared that there existed within the City slum or blighted areas, a shortage of affordable housing, and a corresponding need for a community redevelopment agency. An additional declaration of blight was made by the City Commission on December 13, 1988, through adoption of Resolution No. 89-45. This finding expanded the original redevelopment area to include certain areas annexed to the City after the original resolution.

The Pompano Beach Community Redevelopment Agency (“CRA”) was created through adoption of Ordinance 89-27 on December 20, 1988, and the corresponding redevelopment area was identified as the Northwest District.

The City Commission approved the Northwest District Redevelopment Plan (“Redevelopment Plan”) through adoption of Ordinance No. 90-9 on October 31, 1989, and created the Northwest District Trust Fund (“Trust Fund”) through adoption of Ordinance No. 90-10 on November 7, 1989.

To facilitate input from the community, the CRA Board approved creation of the Northwest Advisory Committee which represents the business, financial, professional, and residential sectors of the District.

The original term of the Northwest District of the CRA was set to end on December 31, 2019. However, the CRA has identified specific redevelopment projects that, once implemented, will significantly reduce slum and blight in the Northwest District.

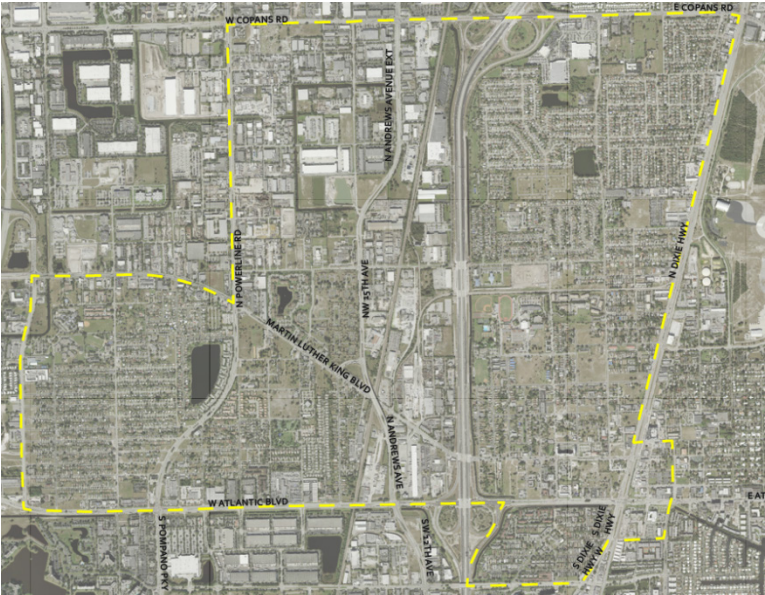
In FY 2019, the CRA entered an Interlocal Agreement with Broward County extending the life of the Northwest District for a 20-year period from January 1, 2020, to December 31, 2040, subject to funding stipulations from the contributing Taxing Authorities (discussed in detail within the Tax-Increment Stipulations section).

The Redevelopment Plan was amended in 2024 which, among other updates, extended the term of the Northwest District from January 1, 2041, to December 31, 2049.

The Northwest District encompasses an area of approximately 3,084 acres.

NORTHWEST DISTRICT

Boundary Map



Tax-Base

The following table provides a 10-year summary of the historical assessment (taxable) values and increment values for the Northwest District as of January 1st of each year. While this report generally pertains to FY 2025 activity, the following section also includes FY 2026 property valuation data to highlight current trends.

The Northwest District experienced strong tax base growth in FY 2026 across all market segments including residential (28% growth) and industrial (10% growth). Additionally, FY 2026 included \$125 million in new construction valuation (Old Town Square, Highland Oaks, etc.).

TAXABLE PROPERTY VALUES

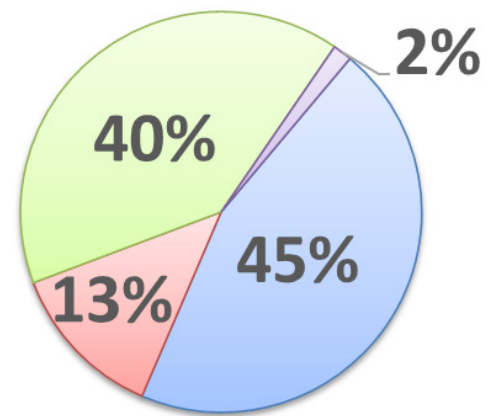
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2025	2026	2,199,828,078	15.8%	297,388,021	1,902,440,057	18.8%	
2024	2025	1,899,018,400	12.9%	297,388,021	1,601,630,379	15.7%	
2023	2024	1,681,381,220	11.4%	297,388,021	1,383,993,199	14.2%	
2022	2023	1,509,306,630	12.4%	297,388,021	1,211,918,609	16.0%	
2021	2022	1,342,204,420	8.1%	297,388,021	1,044,816,399	10.7%	
2020	2021	1,241,594,170	5.4%	297,388,021	944,206,149	7.2%	
2019	2020	1,178,355,050	7.9%	297,388,021	880,967,029	10.8%	
2018	2019	1,092,453,450	9.8%	297,388,021	795,065,429	13.9%	
2017	2018	995,149,750	9.3%	297,388,021	697,761,729	13.9%	
2016	2017	910,238,330	7.3%	297,388,021	612,850,309	11.3%	

NORTHWEST DISTRICT

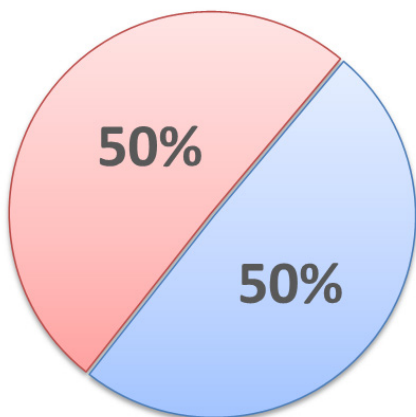
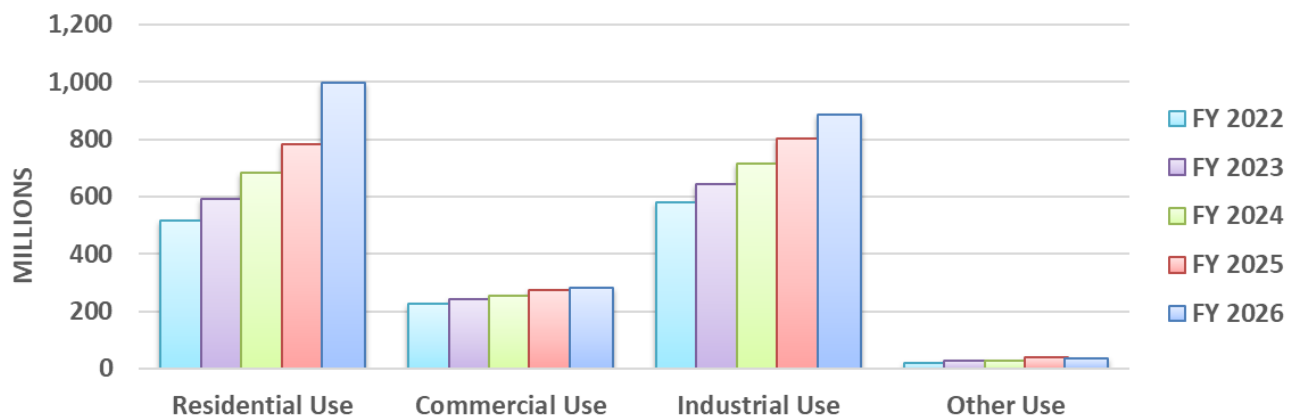
Taxable Values by Use Type

The segmentation of taxable values within the Northwest District highlights a relatively balanced taxbase with Residential, Commercial, and Industrial properties representing approximately 45%, 13%, and 40% respectively with the balance comprising other uses (e.g., institutional).

A balanced and diversified tax-base helps insulate the Northwest District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five-year period ending with FY 2026. Of the three main uses, Residential and Industrial properties have been the main growth drivers during this period.



■ Residential Use ■ Commercial Use
 ■ Industrial Use ■ Other Use



■ HX Parcels ■ Non-HX Parcels

Homeownership

Roughly 77% of the tax parcels within the Northwest District are zoned Residential. Of these parcels, 50% had a homestead exemption in FY 2026.

NORTHWEST DISTRICT

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated by the Northwest District’s principal taxpayers. Taxpayer concentration is a measure of revenue risk for the District. A low concentration of taxpayers indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

PRINCIPAL TAXPAYERS (TOP 10)			
TAXPAYER	PROPERTY USES	FY 2026 TAXABLE VALUE	% OF FY 2026 TAXABLE VALUE
OLD TOWN SQUARE OWNER LLC	MIXED-USE	70,276,370	3.2%
POMPANO INDUSTRIAL VENTURE LLC	INDUSTRIAL	61,681,010	2.8%
LONE OAK-BROWARD LLC	INDUSTRIAL	30,283,770	1.4%
NAPLETON INVESTMENT PARTNERSHIP	COMMERCIAL	27,361,100	1.2%
POMPANO CENTER OF COMMERCE LLC	INDUSTRIAL	22,662,220	1.0%
COPANS MOTORS INC.	COMMERCIAL	20,699,120	0.9%
GREAT EASTERN ACQUISITION CORP	INDUSTRIAL	19,617,630	0.9%
BAERS FURNITURE CO INC.	INDUSTRIAL	18,470,010	0.8%
FR 1200 NW STREET LLC	INDUSTRIAL	18,394,490	0.8%
FR 1801 ANDREWS LLC	INDUSTRIAL	18,297,490	0.8%
	TOTAL	307,743,210	14.0%

The following table provides a segmentation of taxable values within the Northwest District by development/area for FY 2026. Specifically, the Top 10 Developments comprise 35% of taxable value within the Northwest District and 32% of total parcels.

PRINCIPAL DEVELOPMENTS/AREAS (TOP 10)			
DEVELOPMENT/AREA	PROPERTY USES	FY 2026 TAXABLE VALUE	% OF FY 2026 TAXABLE VALUE
38-48-42	MIXED-USE	125,452,070	5.7%
AVONDALE 6-29 B	MIXED-USE	102,395,834	4.7%
POMPANO CENTER EXCHANGE 175-169B	INDUSTRIAL	91,898,970	4.2%
34-48-42	MIXED-USE	86,120,280	3.9%
ADDITION TO COPANS INDUSTRIAL	MIXED-USE	84,272,070	3.8%
SMOAKS ADD TO POMPANO 5-10 PB	MIXED-USE	73,141,070	3.3%
FLO EAST CO PLAT 77-5 B	MIXED-USE	63,925,850	2.9%
35-48-42	MIXED-USE	55,234,562	2.5%
LIBERTY PARK ESTATES SEC 2	RESIDENTIAL	49,289,214	2.2%
KENDALL GREEN SEC A 43-49 B	MIXED-USE	40,021,784	1.8%
	TOTAL	771,751,704	35.1%

NORTHWEST DISTRICT

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that makes payments to the Northwest District Trust Fund.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES						
TAX ROLL YEAR	FISCAL YEAR	A CITY OF POMPANO BEACH	B BROWARD COUNTY	C NORTH BROWARD HOSPITAL DISTRICT	D CHILDREN'S SERVICES COUNCIL	=A+B+C+D TOTAL
2025	2026	5.2181	-	-	-	5.2181
2024	2025	5.2443	-	-	-	5.2443
2023	2024	5.2705	-	-	-	5.2705
2022	2023	5.2705	-	-	-	5.2705
2021	2022	5.1875	-	-	-	5.1875
2020	2021	5.1875	-	-	-	5.1875
2019	2020	5.1875	5.4878	1.0324	0.4882	12.1959
2018	2019	5.1361	5.4792	1.0855	0.4882	12.1890
2017	2018	4.9865	5.4623	1.2483	0.4882	12.1853
2016	2017	4.8252	5.4474	1.3462	0.4882	12.1070

Tax-Increment Revenues

The Redevelopment Act provides that upon creation of a CRA, a municipality shall establish, on behalf of the CRA, a Trust Fund. Taxing Authorities, as defined in the Redevelopment Act, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to deposit into the Trust Fund an amount equal to 95% of the difference between²:

- a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year, exclusive of any amount from any debt service millage.

Effective FY 2021, the only Taxing Authority obligated to make annual deposits into the Northwest District Trust Fund is the City of Pompano Beach. Please refer to the Tax-Increment Stipulations section for more information.

² Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

NORTHWEST DISTRICT

The following table provides a 10-year summary of historical tax increment revenues for the Northwest District segmented by Taxing Authority.

TAX INCREMENT REVENUES							
TAX ROLL YEAR	FISCAL YEAR	A CITY OF POMPANO BEACH	B BROWARD COUNTY	C NORTH BROWARD HOSPITAL DISTRICT	D CHILDREN'S SERVICES COUNCIL	=A+B+C+D TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2025	2026	\$ 9,430,766	\$ -	\$ -	\$ -	\$ 9,430,766	18.2%
2024	2025	7,979,459	-	-	-	7,979,459	15.2%
2023	2024	6,929,619	-	-	-	6,929,619	14.2%
2022	2023	6,068,046	-	-	-	6,068,046	17.8%
2021	2022	5,148,986	-	-	-	5,148,986	10.7%
2020	2021	4,653,166	-	-	-	4,653,166	(54.4%)
2019	2020	4,341,516	4,592,464	864,035	408,584	10,206,599	10.9%
2018	2019	3,879,359	4,139,399	819,891	368,743	9,207,392	14.0%
2017	2018	3,305,419	3,621,518	827,465	323,615	8,078,017	14.6%
2016	2017	2,809,269	3,172,966	783,768	284,234	7,050,237	8.7%

Tax-Increment Stipulations

The City Commission and the Broward County Board of Commissioners (“County”) entered an Interlocal Agreement on August 14, 2018, to delineate their areas of responsibility with respect to redevelopment funding for the Northwest District.

Tax Increment: The Interlocal Agreement stipulated that, among other things, the final tax increment contribution from the County, North Broward Hospital District (“NBHD”), and the Children’s Services Council (“CSC”) was in fiscal year 2020 (paid in December 2019). Moving forward, these entities will not pay tax increment to the Northwest District. The City of Pompano Beach will continue to contribute tax increment through the end of the Northwest District’s life (extended during FY 2024 to December 31, 2049).

In lieu of tax increment, the County, NBHD, and CSC are contributing to the CRA the following amounts for approved projects as set forth in the Interlocal Agreement:

Project Funding: \$7 million (total) between fiscal years 2021-2022.

Annual Funding: \$6.75 million (total) between fiscal years 2022-2026.

Residential Funding: Additionally, the County will fund \$10 million (total) between fiscal years 2022-2025 to address slums and blight in the Northwest District. These funds will be possessed, controlled, and disbursed by the County.

NORTHWEST DISTRICT

Fiscal Year		Tax Increment				Approved Project Funding by Program			Approved Project Funding by Taxing Authority				County
Period	Year	City TIF	County TIF	NBHD TIF	CSC TIF	Project Funding	Annual Funding	Total	County	NBHD	CSC	Total	Residential Funding
10/1/2018-9/30/2019	2019	✓	✓	✓	✓	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2019-9/30/2020	2020	✓	✓	✓	✓	-	-	-	-	-	-	-	-
10/1/2020-9/30/2021	2021	✓	-	-	-	5,200,000	-	5,200,000	3,850,000	1,000,000	350,000	5,200,000	-
10/1/2021-9/30/2022	2022	✓	-	-	-	1,800,000	1,500,000	3,300,000	1,950,000	1,000,000	350,000	3,300,000	2,100,000
10/1/2022-9/30/2023	2023	✓	-	-	-	-	1,500,000	1,500,000	450,000	750,000	300,000	1,500,000	2,700,000
10/1/2023-9/30/2024	2024	✓	-	-	-	-	1,500,000	1,500,000	450,000	750,000	300,000	1,500,000	2,600,000
10/1/2024-9/30/2025	2025	✓	-	-	-	-	1,500,000	1,500,000	450,000	750,000	300,000	1,500,000	2,600,000
10/1/2025-9/30/2026	2026	✓	-	-	-	-	750,000	750,000	375,000	275,000	100,000	750,000	-
10/1/2048-9/30/2049	2049	✓	-	-	-	-	-	-	-	-	-	-	-
10/1/2049-12/31/2049	2050	-	-	-	-	-	-	-	-	-	-	-	-
						\$7,000,000	\$6,750,000	\$13,750,000	\$7,525,000	\$4,525,000	\$1,700,000	\$13,750,000	\$10,000,000

Accomplishments and Activity Status Updates

Overview of Redevelopment Goals

This has been another productive and successful year for the Pompano Beach CRA. The following report will provide an overview of projects that have been undertaken in Fiscal Year (“FY”) 2025 and will provide status updates for ongoing projects. In a joint effort with the CRA Advisory Committees and the CRA Board, the CRA confirmed its vision for the redevelopment of the Districts in 2017. In doing so, a strategy was outlined for redevelopment through a series of goals that guide how time and resources are invested. These goals occur throughout the redevelopment process and are built upon one another in a process that facilitates an economically strong and healthy city.

Within the framework of this Annual Report, projects are listed under their primary goal (although, projects often align with multiple goals). Furthermore, each of these activities is categorized by achievement type within the Performance Data section of this report. These achievement categories align with the CRA’s Financing and Implementation plans detailed earlier in this report.

NORTHWEST DISTRICT

Goal: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.

Downtown Pompano Infrastructure and Streetscapes

In 2010, the CRA began to identify strategies for creating a future mixed-use “Downtown Pompano”, including the areas around the intersection of Dixie Highway and Atlantic Boulevard. At a community meeting in April 2010, CRA staff introduced concepts of connectivity for three of the intersection’s four quadrants and roadways within the downtown area.

At community meetings in June and September 2010, CRA staff presented current development discussions in the Downtown Pompano area and EDSA Inc. (landscape architects and urban designers) introduced design alternatives for the public rights-of-way, including: landscape/streetscape improvements along Dr. Martin Luther King Jr. (“MLK”) Boulevard; public streets and sidewalks throughout the Old Town/Florida East Coast (“FEC”) corridor; and within Civic Campus proposed in the area south of the intersection of Atlantic Boulevard and Dixie Highway.

In 2017, the CRA completed the Downtown Pompano Streetscape project, which consisted of four main components: MLK Boulevard Streetscape Improvements; Old Town Streetscape and Parking Improvements; Fire Fountain Plaza; and the FEC Corridor Beautification.

In 2024 the CRA continued to invest in Downtown Pompano infrastructure projects which included completion of the Annie Adderly Gillis Park Plaza Improvements, Old Town’s Backyard, and Atlantic Boulevard and Dixie Highway Streetscape Improvements.

The following sections provide detailed project descriptions and 2025 status updates on the Downtown Pompano infrastructure improvements.

Atlantic Boulevard and Dixie Highway Streetscape Improvements

In FY 2018, the CRA retained EDSA Inc. to assist with the next level of concept plans for arterials affecting Downtown Pompano including Atlantic Boulevard and Dixie Highway. The main goals included:

- Improving safety, accessibility, and connectivity.
- Realigning the roadways to provide more fluid traffic movements.
- Establishing safer crossings for pedestrians.
- Increasing opportunities for bicycle lanes and users.
- Accounting for future mass transit requirements.

NORTHWEST DISTRICT

- Implementing a more cohesive complete streets system that considered each of the above users.

CRA and EDSA staff made two presentations to the public and introduced a series of concepts that will help define the image of Downtown Pompano and transform the area into a truly dynamic destination.



The complete streets project started major construction in January 2023 and was split into three (3) Phases. Phases 1 and 2 are complete except for the at-grade improvements at the railroad crossing at Atlantic Boulevard and Dixie Highway. The at-grade improvements required entering into an agreement with the Florida East Coast (FEC) Railroad (approved by the City Commission in October 2025) and are anticipated for completion by Summer of 2026.

Combined between phases 1 and 2, the current costs exceed \$55 million. Phase 3 improvements (\$12.9 million) began in March 2025 from NE 10th Street to Copans Road and are anticipated to be completed by February 2026. Costs for phases 1-3 total \$67.9 million.

Funding sources include City General Obligation Bonds (\$24.6 million); Florida Department of Transportation funding (\$4.7 million, provided once the City agreed to maintenance responsibility over the roadway); CRA funding (\$17.3 million from tax increment and tax increment revenue bonds); City funding (\$8 million); and Broward County Penny for Transportation Surtax (\$24.9 million). Overall, City and CRA investment totals \$67.9 million.

NORTHWEST DISTRICT

The City anticipates one last Phase (3B). This phase will entail improvements from Copans Road to Sample Road. The projected budget for this last segment is approximately \$10 million. To offset costs, the City plans to apply for \$5 million in State appropriations as well as an equal amount from the Federal government.

Downtown Drainage and Infrastructure

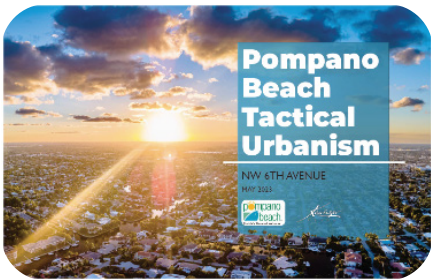
This project scope involves design services for a creative drainage system within the Downtown District. Although the design has not started for the Downtown District Drainage project, some of the infrastructure to support the Stormwater Master Plan were completed under the auspices of a privately funded project (City Vista).

Drainage facilities intended to support the Stormwater Master Plan were constructed along NW 4th Avenue (from MLK Boulevard to NW 4th Street) and on NW 4th Street (from NW 4th Avenue to NW 6th Avenue). The installation of these facilities effectively reduced the need to re-build those streets. The costs were absorbed by the Developer.

The rest of the facilities outlined in the Stormwater Master Plan have not been designed. The design integrates a canal system concept that requires extensive planning, engineering, and review by the governing authorities.

Moreover, staff completed negotiations and an agreement was approved June 20, 2024, with Master Developer Partner, RocaPoint Partners, to be part of the design and decision-making process. Such an approach will enable the design to meet the Developer’s objectives without jeopardizing success.

Additionally, staff plan to seek out grant opportunities and engage a master design team to effectively integrate the canals with all other design elements such as roadways, bridges, landscape, lighting, etc.



NW 6th Avenue Tactical Urbanism/Beautification Plan

In May 2023, the CRA Board accepted the NW 6th Avenue Tactical Urbanism/Beautification Plan. The Plan included an analysis, site inventory, general comments and suggested an order of magnitude for improvements to NW 6th Avenue. Pursuant to the Plan recommendations, the City made minor improvements such as painting the bus

stops, replacement of the garbage cans and benches, and replacement of the light poles for a cohesive look from Atlantic Boulevard to NW 15th Street. The CRA issued a bid in 2025 for removal of roundabouts and replacing them with raised intersections tables. These improvements are currently under construction and are anticipated to be completed by January 2026. Milling, paving, and restriping is underway on NW 6th Avenue and is

NORTHWEST DISTRICT

anticipated to be completed in February 2026. In addition, the CRA worked with the utility companies to replace/remove damaged boxes and added new, decorative, artistic wraps on the boxes. The last of the CRA initiatives includes constructing a roadway connector between NW 6th Avenue and 7th Avenue, with on-street parking on the CRA owned parcels north of the newly redesigned Annie Adderly Gillis Park.

FY 2025: \$231,296 invested in targeted Downtown Drainage/Infrastructure activities.

Security and Additional Security/Safety (Roving Ambassadors)

The CRA, in coordination with the Broward County Sheriff’s Office and City Code Compliance, continued its partnership with a private unarmed security firm to act as roving ambassadors during 2025 focusing on MLK Boulevard and Old Town in the Northwest District. The private security firm, FPI Security Services has a multi-year service agreement aiding in the redevelopment efforts by improving safety, awareness, and enforcement. This service is an effective tool to reduce criminal activity and provide merchants, residents, and visitors with a sense of safety when they are present.



The CRA is committed to community policing innovations and the security guards wear body cameras and complete real time reporting to CRA staff as an added deterrent of criminal activity.

FY 2025: \$296,710 invested in security related services.

Community Garden

The Patricia Davis Community Garden was a CRA initiative to bring urban gardening to the Northwest District. Located in the Blanche Ely neighborhood, the Garden focuses on growing seasonal, organic produce to be sold throughout the neighborhood and the seasonal Green Market. The Garden also has 23 plots that have been leased by residents to be cultivated exclusively for their use.

The CRA will continue to support this initiative as the owner of the property, but the day-to-day operations of the community garden transferred to the City on October 1, 2024.



NORTHWEST DISTRICT

Goal: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.

Downtown Pompano Beach

The City and CRA's vision are to create a vibrant, pedestrian friendly, and mixed-use environment throughout the entire Downtown, emphasizing a combination of business, technical, corporate, government, hospitality, education, and cultural uses. Successful Downtowns embody the notion of "live, work, play" environments by integrating a variety of daytime (office, commercial, retail, technical, etc.) and nighttime (restaurants, breweries, cultural arts, hospitality etc.) economic uses with a dense residential component. New developments in the Downtown will consist of active uses on the ground floor and residential and commercial uses on the upper floors. Creating economic opportunities for residents is a goal of the CRA; proposed uses Downtown should therefore promote job growth, preferably with high wage job opportunities.

The City and CRA seek a series of signature projects within the Downtown that combine iconic architecture and mixed-uses, as well as compliment the unique public realm that will result from the drainage system plan. The drainage system will connect the projects, although each individual project opportunity will be a stand-alone development. Developers will be encouraged to identify acquisition and redevelopment opportunities on contiguous parcels that are not owned by the City or the CRA for further assemblage.



NORTHWEST DISTRICT

Appropriate uses in the Downtown could include:

- corporate headquarters
- civic uses
- general office and commercial
- hotel
- educational and/or vocational
- clean technology
- information technology
- financial/professional services
- residential
- food and beverage

Ground floor uses should include retail and pedestrian-oriented uses that activate the street.

The CRA has 33 acres of land in the core of the Downtown and more acreage in the DPTOC (Downtown Pompano Transit Oriented Corridor). An Invitation to Negotiate for a Master Developer for Downtown was issued in June 2022. Two shortlisted respondents made public input presentations on May 3, 2023, and on October 12, 2023, after multiple negotiation sessions, RocaPoint Partners, LLC was selected as the Master Developer.



The Pompano Beach Downtown Public Private Development Agreement between the City of Pompano Beach, Pompano Beach Community Redevelopment Agency and RocaPoint Partners, LLC, was approved on June 20, 2024.

The CRA will continue to heavily market and promote this area for development of the new Downtown Pompano Beach.

FY 2025: \$1.2 million expended on the Downtown Pompano Beach initiative.

NORTHWEST DISTRICT

Redevelopment along MLK Boulevard

The MLK Boulevard corridor has been positioned for future redevelopment. As the first component of the Downtown Pompano Connectivity Plan, landscape and streetscape improvements have been constructed to provide a sense of place along the corridor conducive to commercial and mixed-use development. Streetscape improvements, including undergrounding utilities, have been completed from Dixie Highway (west) to NW 6th Avenue.

Redevelopment projects along the MLK Boulevard/Hammondville Road and the Dixie Highway corridor include.

- **Development Sites – MLK Gateway**

The CRA, inspired by the global rise of the ‘Innovation District’ concept in creating a new Downtown and is looking to this model for the redevelopment of MLK Boulevard. Successful Downtowns will provide accessibility to educational and employment opportunities for both current residents and new residents alike. They are designed to embody “live, work, play” environments by concentrating a variety of daytime (office, commercial, retail, etc.) and nighttime (restaurants, breweries, public entertainment, cultural arts, etc.) economic uses with a dense residential component.



Sonata Mixed-Use Project (Dixie Highway & NW 6th Street)

In May 2021, the CRA Board approved entering into a development agreement with Sonata Apartments Ltd., for a mixed-use/mixed-income rental housing project with 121 residential units and 3,500 sq ft ground floor commercial space.

The project is located on the commercial corridor on the west side of Dixie Highway. As part of the agreement, the CRA requested the developer to add a commercial component to the project facing onto Dixie Highway and agreed to assist in the relocation of the existing dry retention pond area by installing a Stormtech system and agreed to contribute to the public infrastructure cost at \$300,000 per year for five (5) years. Construction of the residential units was completed in 2024.

The CRA controls the commercial space lease, and the developer contributed \$150,000 and the CRA contributed \$87,016 to the tenant buildout for that space. Construction was completed and the CRA took possession of the space in November 2025, with the intent to sublease the space to a tenant.

FY 2025: \$387,016 invested in infrastructure improvements/tenant buildout.

NORTHWEST DISTRICT

Solstice Townhomes (Dixie Highway & 15th Court/15th Street)

The CRA received an unsolicited proposal to construct eleven (11), for sale townhomes on vacant parcels owned by the CRA. To keep the townhomes at an affordable, market rate sales price, the developer requested the CRA provide the property at \$0 cost.



Solstice Townhomes (conceptual rendering)

The properties were escheated to the City of Pompano Beach in 2002 and 2006 from Broward County and were subsequently Quit Claimed to the CRA and have remained vacant since that time. The developer equity is anticipated to be over \$3.6 million for construction. The appraised value of the vacant parcels in FY 2025 was \$474,360. The parcels were transferred to the developer in September 2024 and generated \$9,609 in tax revenue for 2025. The townhomes are currently under construction and anticipated to be completed early 2026.

Opportunity Zone

On April 19, 2018, then Governor Rick Scott announced his recommendation to designate 427 communities across Florida as Opportunity Zones, including two major tracts in the northwest section of Pompano Beach.

Established by the federal Tax Cuts and Jobs Act of 2017, Opportunity Zones encourage long-term private investment in distressed communities by providing federal tax incentives for people to re-invest capital gains in Opportunity Zones.

NORTHWEST DISTRICT

The City of Pompano Beach received approval for two Qualified Opportunity Zones (“QOZ”), Census Tract 304.02 and Census Tract 306. The core redevelopment area for Pompano Beach’s new downtown is located entirely within a QOZ.

Collier City

On August 27, 2025, the CRA celebrated the ribbon cutting of the Pearl Townhome project, marking another milestone in the Agency’s commitment to expanding quality housing opportunities within the redevelopment district.

The 51-unit rental townhome community was developed on four formerly vacant parcels assembled and owned by the CRA. In 2018, the Agency strategically conveyed the properties to the developer through a Property Disposition and Development Agreement, transforming underutilized land into a vibrant new residential community.

The completion of the Pearl Townhomes reflects the CRA’s proactive approach to leveraging public assets to stimulate private investment, support neighborhood revitalization, and deliver meaningful housing options for the community.

FY 2025: \$1,000 invested in these activities.



The Pearl (ribbon cutting; aerial image)

NORTHWEST DISTRICT

Hunters Manor

In September 2019, the CRA issued a Request-for-Proposal (RFP) for a qualified developer to construct up to a sixty-five (65) single family detached residential subdivision known as Hunters Manor, an assemblage of property owned by the CRA.

In September 2020, the CRA Board approved a development agreement with D.R. Horton, as RFP's highest ranked firm, for construction of this development. The agreement required D.R. Horton to purchase the property (\$1.5 million) upon issuance of the 1st permit to construct these homes. The site plan was approved August 2022 for fifty-nine (59) single-family homes. The sale of the property occurred in October 2024, and the infrastructure to the site is complete and the homes are currently under construction.



Property Acquisition

The CRA has been actively pursuing key property acquisitions in the Downtown Pompano Transit Oriented Corridor (“DPTOC”), to not only redevelop blighted sites, but also to assemble enough land to carry out the vision for the development of a new downtown.

In FY 2025 the CRA purchased eighteen (18) properties in the DPTOC area of the Northwest District for the development of the Downtown. The acquisition of these parcels is to create large assemblages to further transform the neighborhood and expedite the removal of blight. These property acquisitions will attract private investment and assist in fueling successful development of the Downtown and surrounding areas. The CRA also purchased an adjacent vacant lot on NW 18th Avenue to unify with a landlocked parcel owned by the CRA for development of a single-family home. During FY 2025, the CRA spent \$15.6 million to purchase real property in the Northwest District, with \$15.5 million expense to the Downtown Land Acquisition account.

The CRA completed demolition of seventeen (17) structures in FY 2025 for sixteen (16) recently purchased properties and one property owned by the CRA since 2008.

The CRA procured one (1) independent appraisal in FY 2025 for the purpose of negotiating contracts for the purchase of property. The appraisal totaled \$3,400.

FY 2025: \$16 million invested in property acquisition and demolition related activities.

NORTHWEST DISTRICT

Goal: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.

Over the past several years, the CRA has come into possession of a few key properties in Downtown Pompano. This is an emerging cultural arts and entertainment district that has seen physical changes in the past few years with the Downtown Pompano Streetscape Project and participation of property owners in the CRA’s incentive programs.

The CRA has taken an active role in enhancing this area, not only through improvements in the public realm, but by also bringing in tenants that create the optimal mix of merchants for the area.

For properties in CRA possession, the CRA can offer contributions toward tenant improvements which can help attract new businesses that are skeptical about investing in an up-and-coming area.

In FY 2025, the CRA continued to work on its business attraction efforts and saw more prospective tenants’ express interest in the CRA’s initiatives.

Big Tree BBQ

In March 2024, the CRA entered into a Property Disposition and Development Agreement with Big Tree BBQ, for construction of a new restaurant on vacant parcels owned by the CRA. As part of the agreement, the CRA will contribute the property valued at \$286,500 after completion of construction and operations for a five (5) year term. The project has gone through the required city disciplines including Design Review Committee, Zoning Board of Appeals and the Architectural Appearance Committee. The project received unanimous approval and is targeting construction in FY 2026.

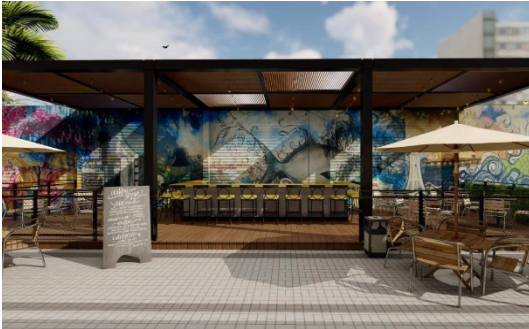


Big Tree BBQ (conceptual rendering)

NORTHWEST DISTRICT

The Vault

Vault, the newest addition to Old Town, opened in early 2025. The new restaurant and bar occupy an historic bank building. The owner has maintained the bank theme and 1920's time era displaying the old bank vault with murals on the walls that depict the 1920's. The atmosphere evokes a speakeasy aesthetic with uniforms reminiscent of that time. A pergola, biergarten counter, and signage were added to create an outdoor seating area. The CRA assisted with incentive programs for the exterior and interior buildout of the location.



NORTHWEST DISTRICT

The Melted Bar (126 N Flagler Avenue)

The CRA entered into a lease agreement with the owner of the property located at 126 N Flagler Avenue and subleased the property to The Melted Bar. Formerly an office, the CRA was able to offer the subtenant an improvement period of no-rent to do interior improvements to the property for candle making classes and retail gift shop. Currently, the subtenant is planning to complete interior improvements to the property. The CRA replaced the storefront windows, doors, and roof.

FY 2025: \$19,179 invested in this activity.

11 NE 1st Avenue

The CRA purchased this prime location in 2018. Formerly a laundromat, the CRA gutted the 6,000 sq ft structure to attract a restaurant tenant to this location. Knowing the structure will require substantial improvements, the CRA allocated \$550,000 towards interior buildout.



731 MLK Boulevard

In 2025, the CRA maintained full tenancy capacity for this property which are all minority owned, small businesses including restaurants, professional offices, hair salons, photo and print shops.

Incentive Programs

The following incentive programs are structured to facilitate redevelopment of the Northwest District. The focus of these incentives is the Downtown Pompano Connectivity area. These include, but are not limited to, the following:

- Façade and Business Site Improvement Program - for exterior improvements of commercial businesses located in target areas of the District.
- Strategic Investment Program (SIP) - for the interior renovations of commercial businesses operating in target areas of the District.
- Relocation and Development Incentive Program - for the attraction of desirable businesses into the District, or the relocation of undesirable businesses outside of the District.
- Commercial Interior Build-Out Assistance Program – for capital improvements associated with repair or rehabilitation of an existing building.

NORTHWEST DISTRICT

- Minor Commercial Exterior Improvement Program – for minor exterior cosmetic improvements to an existing building.

Dissemination of Information

The CRA continued Dissemination of Information on redevelopment projects and activities featuring the following initiatives during FY 2025:

- The CRA initiated a monthly newsletter targeted to businesses in the District disseminating information about the CRA projects, programs and general information.
- The CRA continued social outreach to disseminate information on city events, CRA projects, happenings and local merchants through Facebook, Instagram, Twitter and the City’s newsletter.



- To continue to engage the press, the CRA renewed its contract with Kay Renz Public Relations and continued a strong publicity campaign attracting investors, developers, and the private sector.

- The CRA participated in the April Untapped City event with a booth to educate the community about the Downtown Pompano Beach development project.
- Participated in several presentations and round-table discussions providing information to the public about the Downtown Pompano Beach development project.



FY 2025: \$29,216 invested in these activities.

NORTHWEST DISTRICT

Cultural Arts

As we move into the redevelopment of the “Downtown,” the CRA continues to coordinate with the City’s cultural arts department to maintain the “Arts and Entertainment District,” that has been created through the efforts of the CRA. Because of the activity and our presence on social media in Old Town, the emerging Downtown Pompano Beach it is continuing to be a recreational destination for locals and tourists alike.



EAST DISTRICT

East District

Background

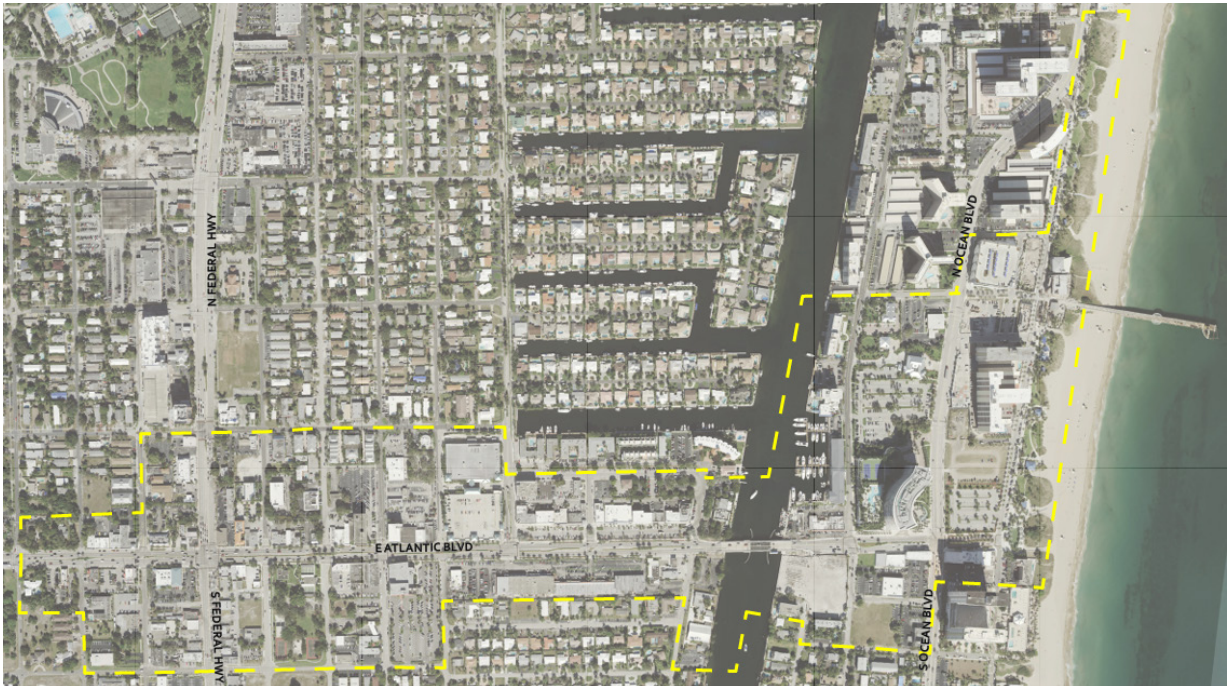
Through adoption of Resolution No. 2002-11 on October 9, 2001, the City Commission declared certain areas lying along Atlantic Boulevard (between NE 18th Avenue and the beach) and State Road A1A (between SE 2nd Street and NE 3rd Street) as blighted and approved creation of the Agency’s second district: the East Pompano Beach Community Redevelopment Area (“East District”).

The City Commission approved the East District Redevelopment Plan (“Redevelopment Plan”) through adoption of Resolution No. 2002-58 on November 13, 2001, and created the East District Trust Fund (“Trust Fund”) through adoption of Ordinance No. 2002-12 on December 11, 2001. The original term of the East District of the CRA was set to end on December 31, 2031. The Redevelopment Plan was amended in 2024 which, among other updates, extended the term of the East District from January 1, 2032, to December 31, 2061.

To facilitate input from the community, the CRA Board approved creation of the East CRA District Advisory Committee which represents the business, financial, professional, and residential sectors of the District.

The East District encompasses an area of approximately 158 acres.

Boundary Map



EAST DISTRICT

Tax-Base

The following table provides a 10-year summary of the historical assessment (taxable) values and increment values for the East District as of January 1st of each year³. While this report generally pertains to FY 2025 activity, the following section also includes FY 2026 property valuation data to highlight current trends.

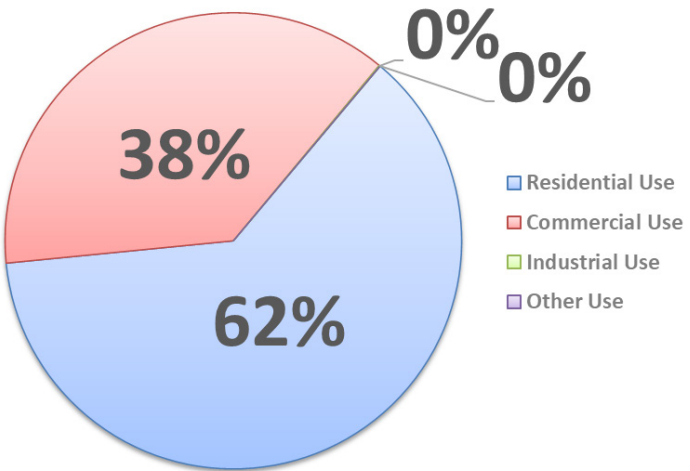
The East District experienced strong tax base growth in FY 2026 across all market segments including residential (34% growth), commercial (8% growth), and industrial (10%). Additionally, FY 2026 included \$98 million in new construction valuation (Mayla Pompano, 2335 E. Atlantic Blvd office building renovation, etc.).

TAXABLE PROPERTY VALUES

TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2025	2026	812,069,138	22.8%	136,427,940	675,641,198	28.7%	
2024	2025	661,263,410	8.1%	136,427,940	524,835,470	10.4%	
2023	2024	611,782,810	10.8%	136,427,940	475,354,870	14.4%	
2022	2023	552,112,550	12.3%	136,427,940	415,684,610	17.0%	
2021	2022	491,745,030	1.5%	136,427,940	355,317,090	2.1%	
2020	2021	484,409,090	3.5%	136,427,940	347,981,150	5.0%	
2019	2020	467,875,350	9.7%	136,427,940	331,447,410	14.2%	
2018	2019	426,665,750	3.4%	136,427,940	290,237,810	5.1%	
2017	2018	412,549,480	6.3%	136,427,940	276,121,540	9.8%	
2016	2017	387,937,600	9.0%	136,427,940	251,509,660	14.7%	

Taxable Values by Use Type

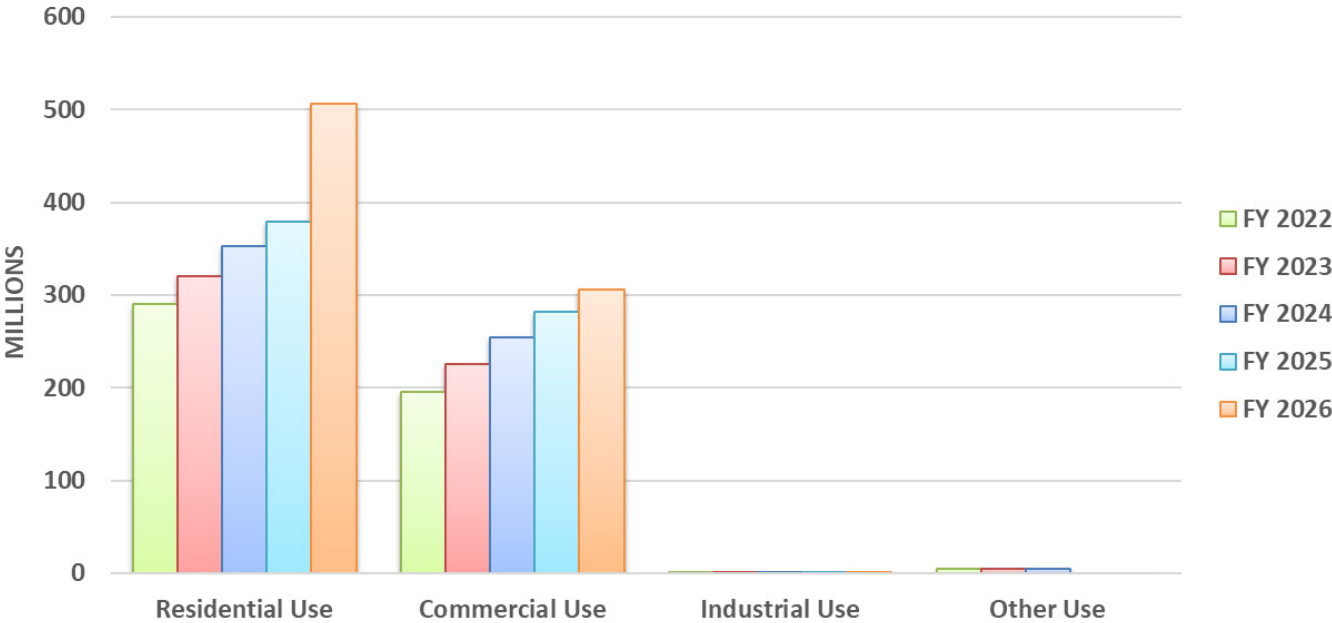
The segmentation of taxable values within the East District highlights a relatively balanced tax-base with Residential and Commercial properties representing approximately 62%, and 38% respectively.



³ The Taxable Value figures included herein represent those values utilized by the City of Pompano Beach to calculate the East District’s tax increment revenue and are net of all applicable exemptions. Broward County utilizes a different Taxable Value that does not adjust for the additional \$25,000 Senior Homestead Exemption approved by the City. North Broward Hospital District utilizes a different Taxable Value that excludes certain exemptions.

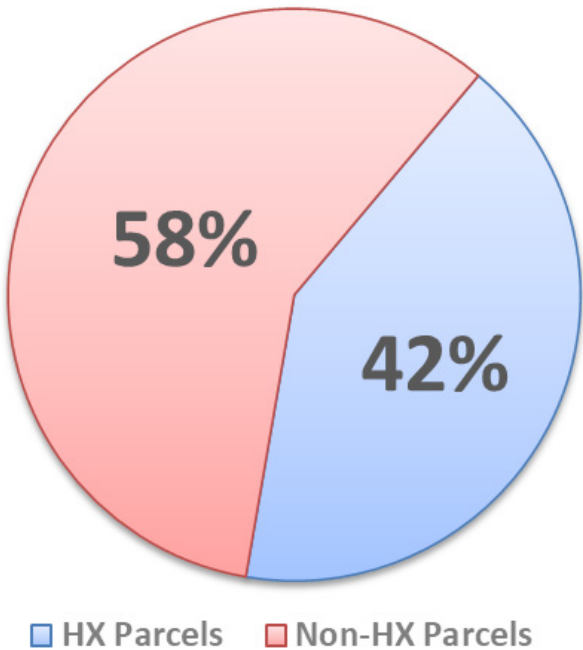
EAST DISTRICT

A balanced and diversified tax-base helps insulate the East District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five-year period ending with FY 2026.



Homeownership

Roughly 79% of the tax parcels within the East District are zoned Residential. Of these parcels, 42% had a homestead exemption in FY 2026.



EAST DISTRICT

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated by the East District's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the District. A low concentration of taxpayers indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

PRINCIPAL TAXPAYERS (TOP 10)			
TAXPAYER	PROPERTY USES	FY 2026 TAXABLE VALUE	% OF FY 2026 TAXABLE VALUE
G&C POMPANO STATION LLC	RESIDENTIAL	98,218,140	12.1%
CITY OF POMPANO BEACH*	COMMERCIAL	46,903,550	5.8%
20 NORTH OCEANSIDE OWNER LLC	COMMERCIAL	22,423,050	2.8%
AMKIN ATLANTIC SQUARE LLC	COMMERCIAL	18,326,520	2.3%
305 BRINY AVENUE LP	COMMERCIAL	18,068,320	2.2%
SANDS HARBOR RESORT	COMMERCIAL	16,874,290	2.1%
PUBLIX SUPER MARKETS INC.	COMMERCIAL	14,360,430	1.8%
TSATAS ACQUISITIONS LLC	COMMERCIAL RESIDENTIAL	12,389,610	1.5%
G&C PLATINUM 2500 INVESTORS LLC	COMMERCIAL	7,373,070	0.9%
GORDON, SHARON S %MAC D1116-L10	COMMERCIAL	6,377,210	0.8%
	TOTAL	261,314,190	32.2%

*Based on private use component(s).

The following table provides a segmentation of taxable values within the East District by development/area for FY 2026. Specifically, the Top 10 Developments comprise 85% of taxable value within the East District and 81% of total parcels.

PRINCIPAL DEVELOPMENTS/AREAS (TOP 10)			
DEVELOPMENT/AREA	PROPERTY USES	FY 2026 TAXABLE VALUE	% OF FY 2026 TAXABLE VALUE
PINEHURST 5-13 B	MIXED-USE	194,626,564	24.0%
PLAZA AT OCEANSIDE (THE) CONDO	RESIDENTIAL	186,024,076	22.9%
SEA MONARCH CONDO	RESIDENTIAL	118,751,740	14.6%
OCEAN MONARCH CONDO	RESIDENTIAL	58,747,836	7.2%
POMPANO BEACH 2-93 PB	COMMERCIAL	34,790,610	4.3%
BLOUNT BROS POMPANO BEACH SUB	COMMERCIAL	27,349,690	3.4%
HARBOR VILLAGE SEC A 28-34 B	COMMERCIAL	19,487,210	2.4%
POMPANO BEACH 2-95 PB	COMMERCIAL	17,343,250	2.1%
ATLANTIC POINT PLAT NO 1	COMMERCIAL	17,192,740	2.1%
SANDS YACHTEL 126-36 B	COMMERCIAL	16,874,290	2.1%
	TOTAL	691,188,006	85.1%

EAST DISTRICT

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that makes payments to the East District Trust Fund.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES					
TAX ROLL YEAR	FISCAL YEAR	A CITY OF POMPANO BEACH	B BROWARD COUNTY	C NORTH BROWARD HOSPITAL DISTRICT	=A+B+C TOTAL
2025	2026	5.2181	5.6658	1.2391	12.1230
2024	2025	5.2443	5.6389	1.3261	12.2093
2023	2024	5.2705	5.5492	1.4307	12.2504
2022	2023	5.2705	5.5306	1.6029	12.4040
2021	2022	5.1875	5.5134	1.2770	11.9779
2020	2021	5.1875	5.4999	1.1469	11.8343
2019	2020	5.1875	5.4878	1.0324	11.7077
2018	2019	5.1361	5.4792	1.0855	11.7008
2017	2018	4.9865	5.4623	1.2483	11.6971
2016	2017	4.8252	5.4474	1.3462	11.6188

Tax-Increment Revenues

The Redevelopment Act provides that upon creation of a CRA, a municipality shall establish, on behalf of the CRA, a Trust Fund. Taxing Authorities, as defined in the Redevelopment Act, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to deposit into the Trust Fund an amount equal to 95% of the difference between⁴:

- a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year, exclusive of any amount from any debt service millage.

The Taxing Authorities which are obligated to make annual deposits into the East District Trust Fund through FY 2031 (the original term was set to end on December 31, 2031) include the City of Pompano Beach, Broward County⁵, and the North Broward Hospital District.

⁴ Calculations referenced herein use the current fiscal year’s millage rate as established by the Taxing Authority.

⁵ County tax increment contributions shall: (1) not be used for administrative purposes; and (2) shall be used only for the construction of public improvements which are necessary to the successful development of projects contained within the East District Redevelopment Plan (pursuant to Interlocal Agreement dated November 27, 2001).

EAST DISTRICT

Effective with FY 2032 (extension period of January 1, 2032, through December 31, 2061), the only Taxing Authority obligated to make annual deposits into the East District Trust Fund is the City of Pompano Beach.

The following table provides a 10-year summary of historical tax increment revenues for the East District segmented by Taxing Authority.

TAX INCREMENT REVENUES						
		A	B	C	=A+B+C	
TAX ROLL YEAR	FISCAL YEAR	CITY OF POMpano BEACH	BROWARD COUNTY	NORTH BROWARD HOSPITAL DISTRICT	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2025	2026	\$ 3,349,285	\$ 3,636,646	\$ 796,144	\$ 7,782,075	27.8%
2024	2025	2,614,775	2,811,520	662,119	6,088,414	10.0%
2023	2024	2,380,090	2,505,947	647,090	5,533,127	12.9%
2022	2023	2,081,322	2,184,036	634,189	4,899,548	21.1%
2021	2022	1,751,047	1,861,055	432,191	4,044,293	3.4%
2020	2021	1,714,895	1,818,168	380,111	3,913,174	6.1%
2019	2020	1,633,414	1,727,971	325,077	3,686,462	14.3%
2018	2019	1,416,156	1,510,785	299,300	3,226,241	5.1%
2017	2018	1,308,036	1,432,862	327,448	3,068,346	10.5%
2016	2017	1,152,905	1,303,111	321,653	2,777,669	11.9%
2015	2016	1,039,121	1,142,272	300,598	2,481,990	12.9%

Accomplishments and Activity Status Updates

Overview of Redevelopment Goals

This has been another productive and successful year for the Pompano Beach CRA. The following report will provide an overview of projects that have been undertaken in Fiscal Year (“FY”) 2025 and will provide status updates for ongoing projects. In a joint effort with the CRA Advisory Committees and the CRA Board, the CRA confirmed its vision for the redevelopment of the Districts in 2017. In doing so, a strategy was outlined for redevelopment through a series of goals that guide how time and resources are invested. These goals occur throughout the redevelopment cycle and build upon one another in a process that facilitates an economically strong and healthy city.

Within the framework of this Annual Report, projects are listed under their primary goal (although, projects often align with multiple goals). Furthermore, each of these activities is categorized by achievement type within the Performance Data section of this report. These achievement categories align with the CRA’s Financing and Implementation plans detailed earlier in this report.

EAST DISTRICT

Goal: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.

McNab House & Gardens

Pompano Beach's rich cultural heritage dates to 1908 and is the second oldest city in Broward County. Over the decades, there have been countless historic buildings demolished and replaced with new construction. While new development is essential for a community's success, the history of a community contributes greatly to its personality. Historic preservation provides a link to the roots of the community and its people. Overall, historic preservation adds to the quality of life making for a more livable community. The location where the McNab house is currently located is being proposed for a development named Atlantic One. The McNab house and garage were subject to be demolished and an important part of Pompano Beach's History would be lost forever.

There was strong support by many, including the McNab family, to preserve the McNab House and avoid demolition. The site identified as an alternative location for The McNab House is McNab Park, a few blocks east of the existing home. The existing park is on land that was donated by the McNab family to the City of Pompano Beach.

In April 2019, the CRA Board approved relocating the house and garage to McNab Park. Repurposing the structure as restaurant space represents the highest and best use of the historic home, serving as an economic catalyst for the area and a vibrant, active use in the park.

In 2020, the McNab House and Garage were successfully relocated to McNab Park. During FY 2021, the CRA raised the house, constructed the foundation, and completed a conceptual master plan for the park.



EAST DISTRICT

The concept includes transforming the House and Garage into a restaurant and bar, lush tropical landscaping, an event pavilion and a children’s garden and classroom facility, and water features throughout the site. While the concept for the restaurant calls for private operators, the park will remain open to the public during business hours.



The overall project is anticipated to be a multi-year process.

During FY 2025, Bermello, Ajamil & Partners continued work on the construction plans.

The CRA contracted with Biederman Redevelopment Ventures for consulting services on the design and to create an operations and revenue generation plan for the McNab House and Botanical Gardens Project.

In 2025, Demolition of the existing basketball courts, playground, tennis courts and handball courts was completed and fencing was placed around the park to begin prep work for future construction.

FY 2025: \$821,558 invested in these activities.



EAST DISTRICT

Goal: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.

Beachfront

Once defined by minimal commercial activity and aging infrastructure dating back to the 1970's, Pompano Beach's beachfront required bold, strategic reinvestment to unlock its full potential. Recognizing this opportunity, the Community Redevelopment Agency (CRA) spearheaded a comprehensive revitalization effort, assembling a multidisciplinary team of experts to evaluate redevelopment opportunities across the beachfront and pier district, including the municipal parking lot west of the Pier. The planning process was grounded in detailed market absorption studies, massing analyses, and parking and traffic assessments to ensure a balanced, financially viable, and sustainable mix of uses.

To stimulate redevelopment and attract private investment, the CRA issued a \$13 million bond to transform Pompano Beach Boulevard and Beachfront Park. These improvements marked a pivotal turning point for the district. Enhancements included beach dune restoration, pedestrian-oriented streetscapes, on-street parking, expanded landscaping, an interactive fountain, upgraded kiosks, new playground equipment, outdoor fitness areas, and shaded playground and restroom facilities. The project also incorporated forward-thinking infrastructure such as electric vehicle charging readiness, solar-powered bicycle stations and parking meters, and sea turtle-friendly lighting—demonstrating the CRA's long-term commitment to sustainability, resilience, and innovation.



EAST DISTRICT



A cornerstone of the redevelopment effort was the Pompano Beach Fishing Village, which broke ground in January 2017. The project was developed across eight parcels and includes two oceanfront restaurants, a casual oceanfront tiki bar, an interior restaurant, a three-bay retail center, a parking garage with commercial liner space, and a new hotel—totaling more than 170,000 square feet of development. Construction was completed in 2023.



The CRA’s strategic public investment has successfully catalyzed significant private-sector interest in the area. The district is now attracting high-end residential development such as the W Pompano Beach (conceptual rendering to the right), along with new restaurants and commercial spaces along the Intracoastal Waterway, including Miraggio Italian Grill and The Yolk.

Today, the beachfront stands as a vibrant, mixed-use destination that strengthens economic vitality, enhances community amenities, and positions Pompano Beach as a premier coastal destination.



EAST DISTRICT

Property Acquisition/Development

In 2016, the CRA designated the area on Federal Highway south of Atlantic Boulevard, which is a major thoroughfare in the district that serves as an entry point to the beach area, as prime redevelopment real estate for property acquisition and development. The area includes several vacant properties and deteriorating buildings with uses that are not conducive to redevelopment.

In FY 2025 the CRA purchased one (1) property in the East CRA District at a cost of \$2 million. The property is a former bank drive-thru that will be demolished to create a surface parking lot adjacent to the McNab House and Botanical Gardens Project.

The CRA is in a unique position, as developers may not be willing or able to assemble parcels over time; the CRA can sustain ownership to benefit in the long term. The acquisition of this property and subsequent redevelopment can help increase the taxable value, and since the East Atlantic Transit Oriented Corridor (ETOC) land use amendment and zoning was adopted, there is potential to have a higher density development. The CRA continues to work on land assemblages for potential development of mixed-use, multistory redevelopment projects.

The CRA obtained three (3) independent appraisals at a cost of \$8,600 to assist in negotiation for purchase of property in the East CRA District during FY 2025.

Goal: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.

Incentive Programs

The following incentive programs are structured to facilitate redevelopment of the East District. These include, but are not limited to, the following:

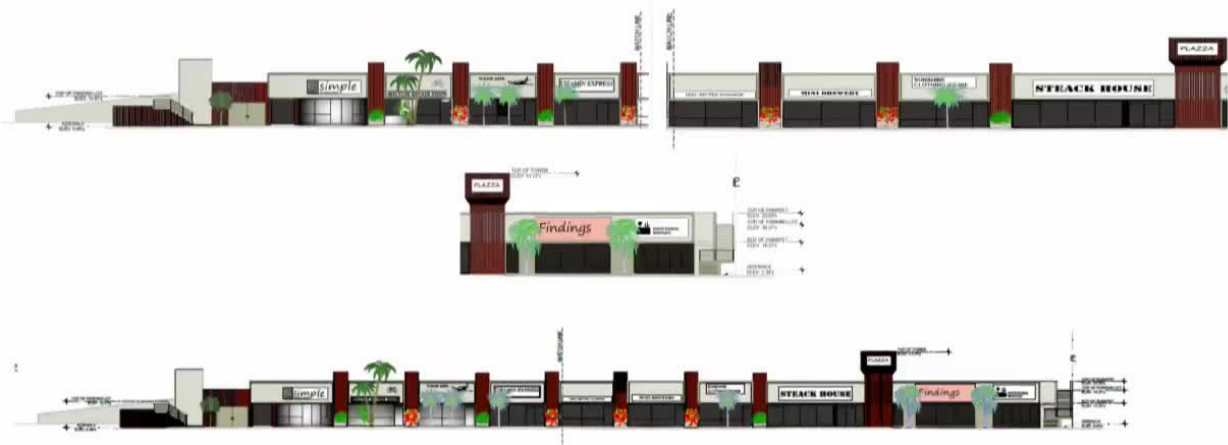
- Façade and Business Site Improvement Program - for exterior improvements of the commercial businesses located in target areas of the District.
- Strategic Investment Program ("SIP") - for the interior renovations of commercial businesses operating in target areas within the District.
- Relocation and Development Incentive Program - for the attraction of desirable businesses into the District, or the relocation of undesirable businesses outside of the District.
- Commercial Interior Build-Out Assistance Program – for capital improvements associated with repair or rehabilitation of an existing building.

EAST DISTRICT

- Minor Commercial Exterior Improvement Program – for minor exterior cosmetic improvements to an existing building.

In FY 2025, staff continued to work with East District property and business owners to educate them on funding opportunities and solicit participation in the incentive programs.

The CRA Board approved incentive program applications for the Façade and Business Site Improvement Program from LFT IRREV TR for exterior improvements to a strip center with eleven (11) storefront bays located at 110-130 North Ocean Boulevard (conceptual rendering included below), and Pompano Design LLC. for exterior improvements to 2666 East Atlantic Boulevard.



FY 2025: \$220,000 invested in these activities.

Dissemination of Information

The CRA continued Dissemination of Information on redevelopment projects and activities featuring the following initiatives during FY 2025:

- The CRA initiated a monthly newsletter targeted at businesses in the District disseminating information about the CRA projects, programs and general information.
- The CRA continued social outreach to disseminate information on city events, CRA projects, happenings, and recognized local merchants in the district through Facebook, Instagram, Twitter and the City’s newsletter.
- To continue to engage the press, the CRA renewed its contract with Kay Renz Public Relations and continued a strong publicity campaign attracting investors, developers, and the private sector.

FY 2025: Invested \$27,922 in these activities.

PERFORMANCE DATA

Performance Data

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2025 (most recent data available).

- F.S. §163.371

Performance data is provided for both the Northwest and East Redevelopment Plans including:

- Total number of activities started and completed and the estimated cost for each activity;
- Total expenditures from the Redevelopment Agency Trust Funds (included herein within the *Financial Statements* section of this report);
- Original assessed real property values within each CRA District as of the day the CRA was created (base year) – please reference the historical tax base tables included within this report;
- Total assessed real property values of property within the boundaries of the CRA as of January 1 of the reporting year – please reference the historical tax base tables included within this report;
- Total amount expended for affordable housing for low-income and middle-income residents; and
- A summary indicating Redevelopment Plan achievements. Within the framework of this data, the redevelopment activities are categorized by achievement. These achievement categories align with the CRA’s Financing and Implementation plans discussed earlier in this report.



PERFORMANCE DATA

Northwest District

Pompano Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

889

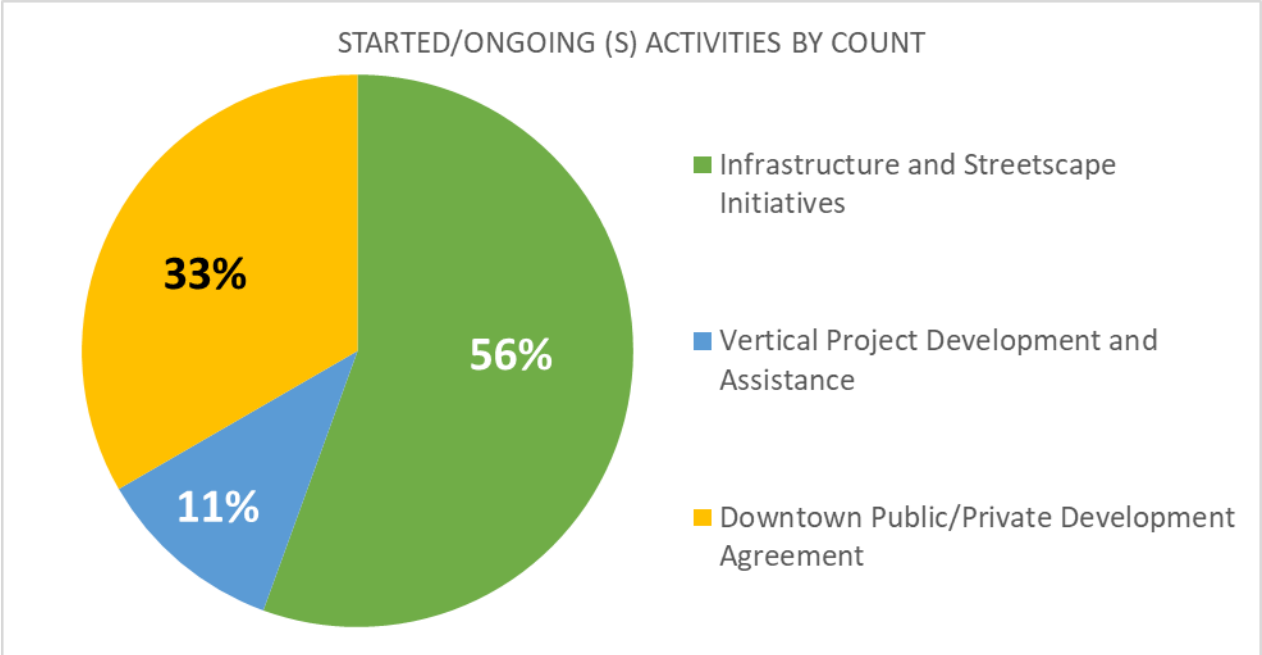
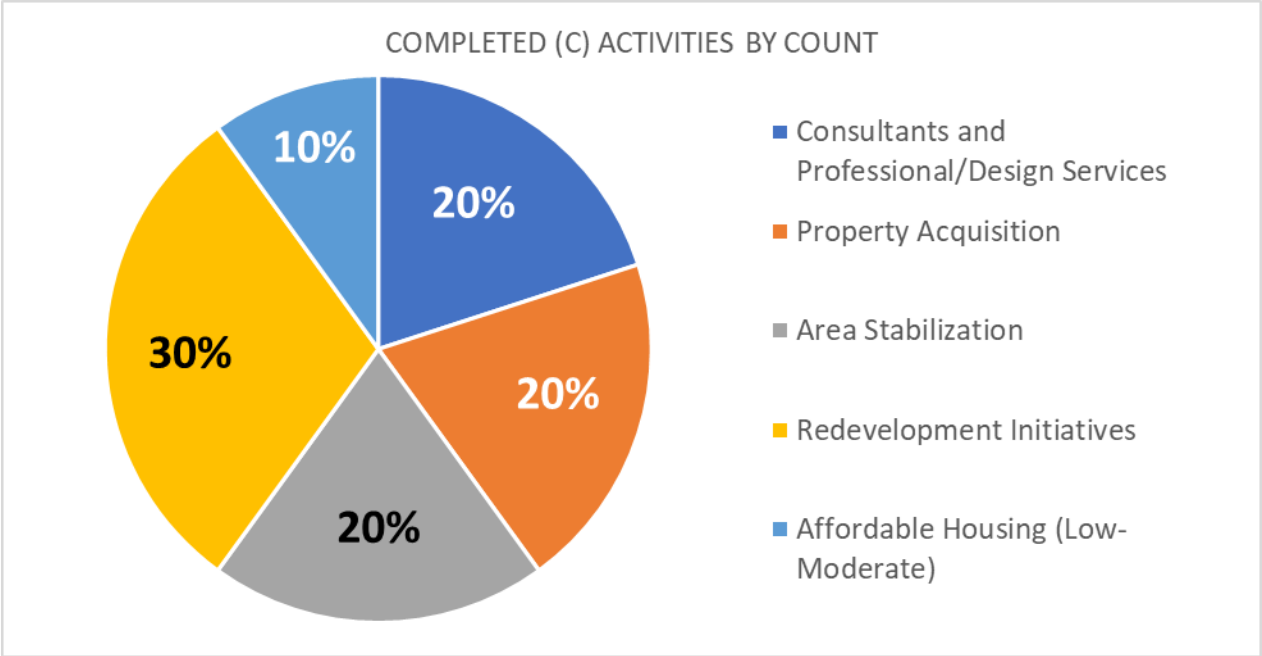
Registered Agent	Mr. Nguyen Tran
Mailing Address	P. O. Box 1300 Pompano Beach, FL 33060
Office Address	501 Dr. Martin Luther King Jr. Boulevard / Suite 1 / Pompano Beach, FL 33060
Telephone	(954) 786-7823
Fax	(954) 786-7836
Email	nguyen.tran@copbfl.com
Website	www.pompanobeachfl.gov/cra
County(ies)	Broward
Local Governing Authority	City of Pompano Beach
Date Created / Established	Tuesday, December 20, 1988
Creation Documents	City Ordinance 89-27
Board Selection	Similar to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, November 4, 2025

Total number of Activities started and/or ongoing	9
Total number of Activities completed	10
Total amount expended for low and middle income affordable housing	\$ 300,000.00

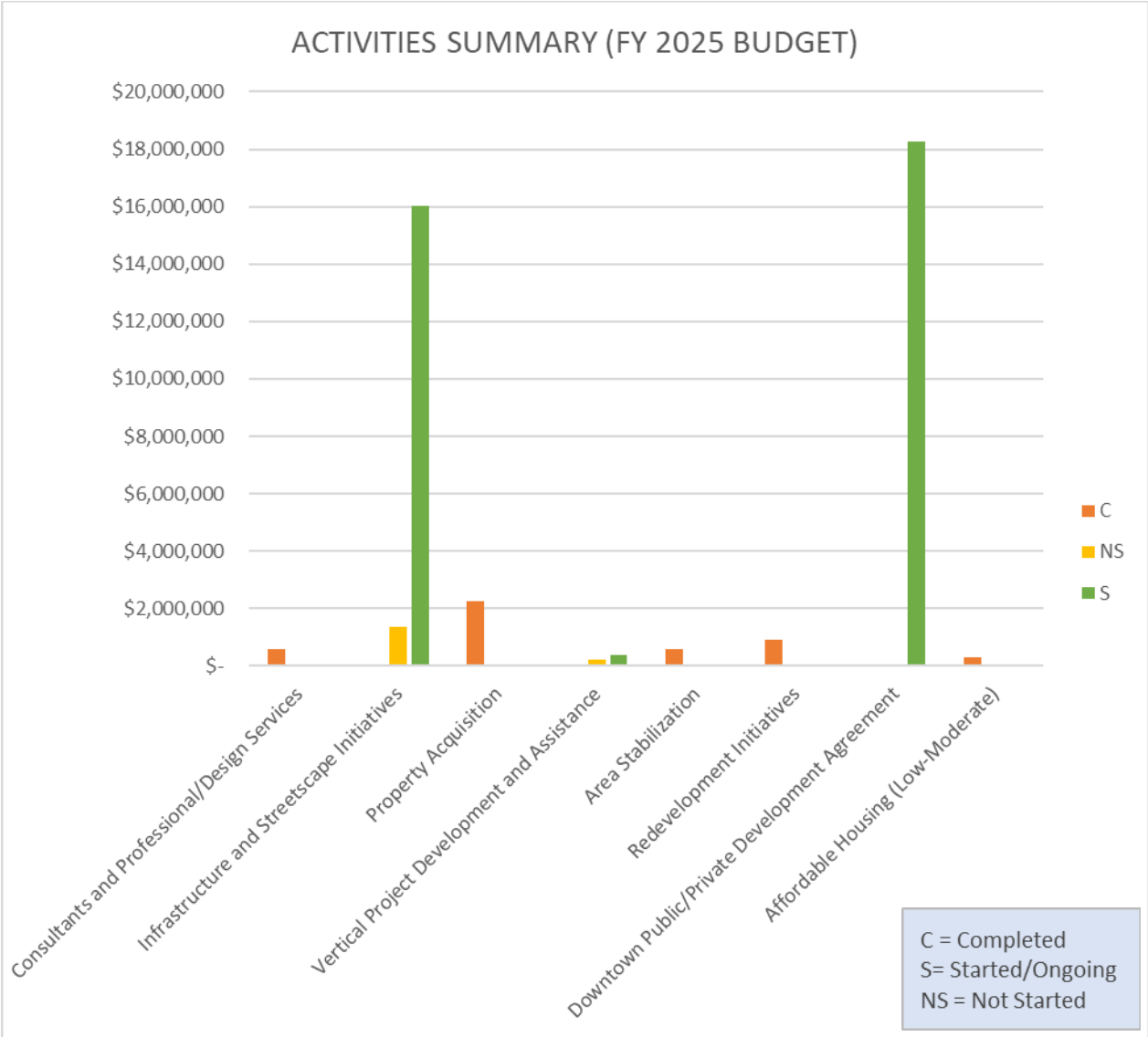
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN SECTION
Downtown Public/Private Development Agreement	2.2, 2.4, 2.5, 2.6, 2.7, 2.10, 3.5, 3.7, 3.8
Infrastructure and Streetscape Initiatives	2.1, 2.2, 2.3, 2.4, 2.5, 3.10
Vertical Project Development and Assistance	2.2, 2.4, 2.5, 2.6
Redevelopment Initiatives	2.1, 2.2, 2.4, 3.3, 3.5, 3.10
Area Stabilization	2.1, 2.2, 2.6, 3.9
Property Acquisition	2.1, 2.2, 2.4, 2.6
Consultants and Professional/Design Services	1.1, 2.1, 2.2
Affordable Housing (Low-Moderate)	3.2, 3.10

PERFORMANCE DATA



PERFORMANCE DATA



PERFORMANCE DATA

East District

Pompano Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 889

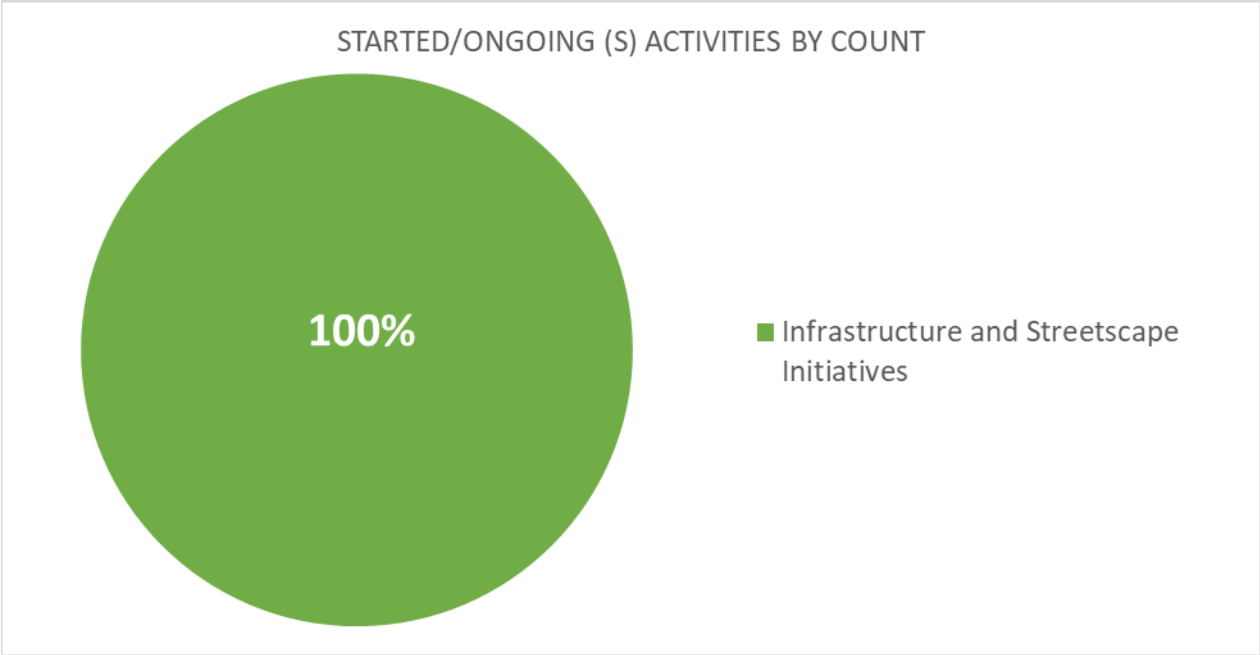
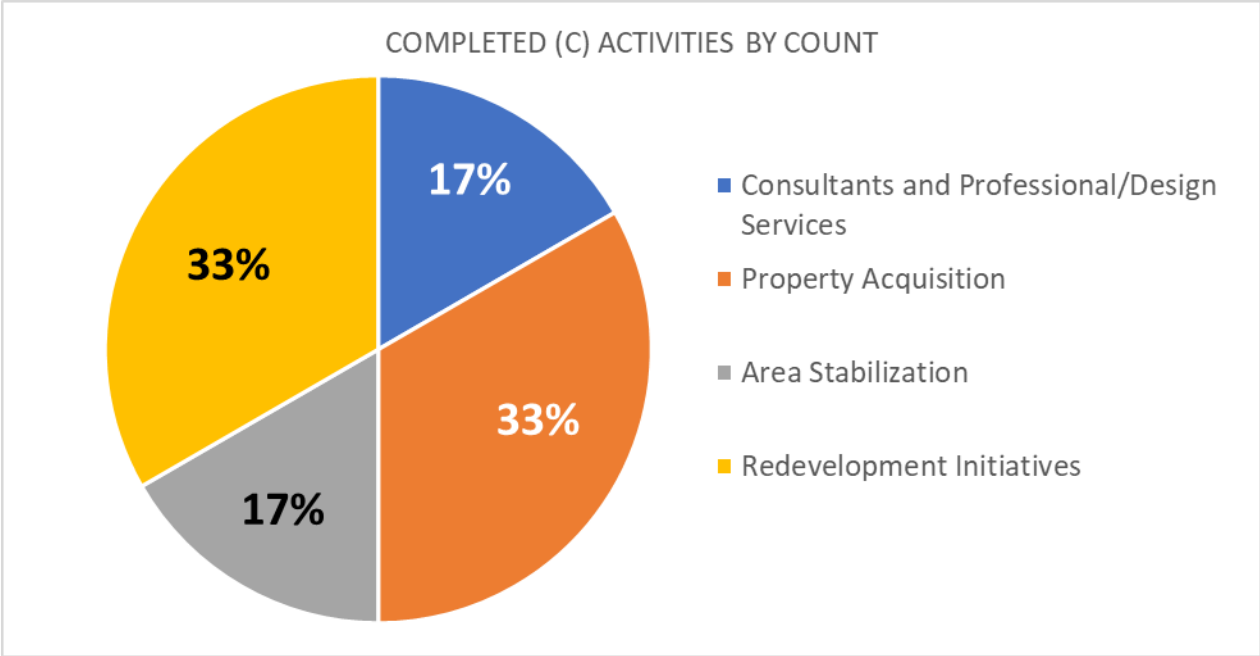
Registered Agent	Mr. Nguyen Tran
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Website	www.pompanobeachfl.gov/cra
County(ies)	Broward
Local Governing Authority	City of Pompano Beach
Date Created / Established	Tuesday, December 20, 1988
Creation Documents	City Ordinance 89-27
Board Selection	Similar to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, November 4, 2025

Total number of Activities started and/or ongoing	2
Total number of Activities completed	6
Total amount expended for low and middle income affordable housing	\$ -

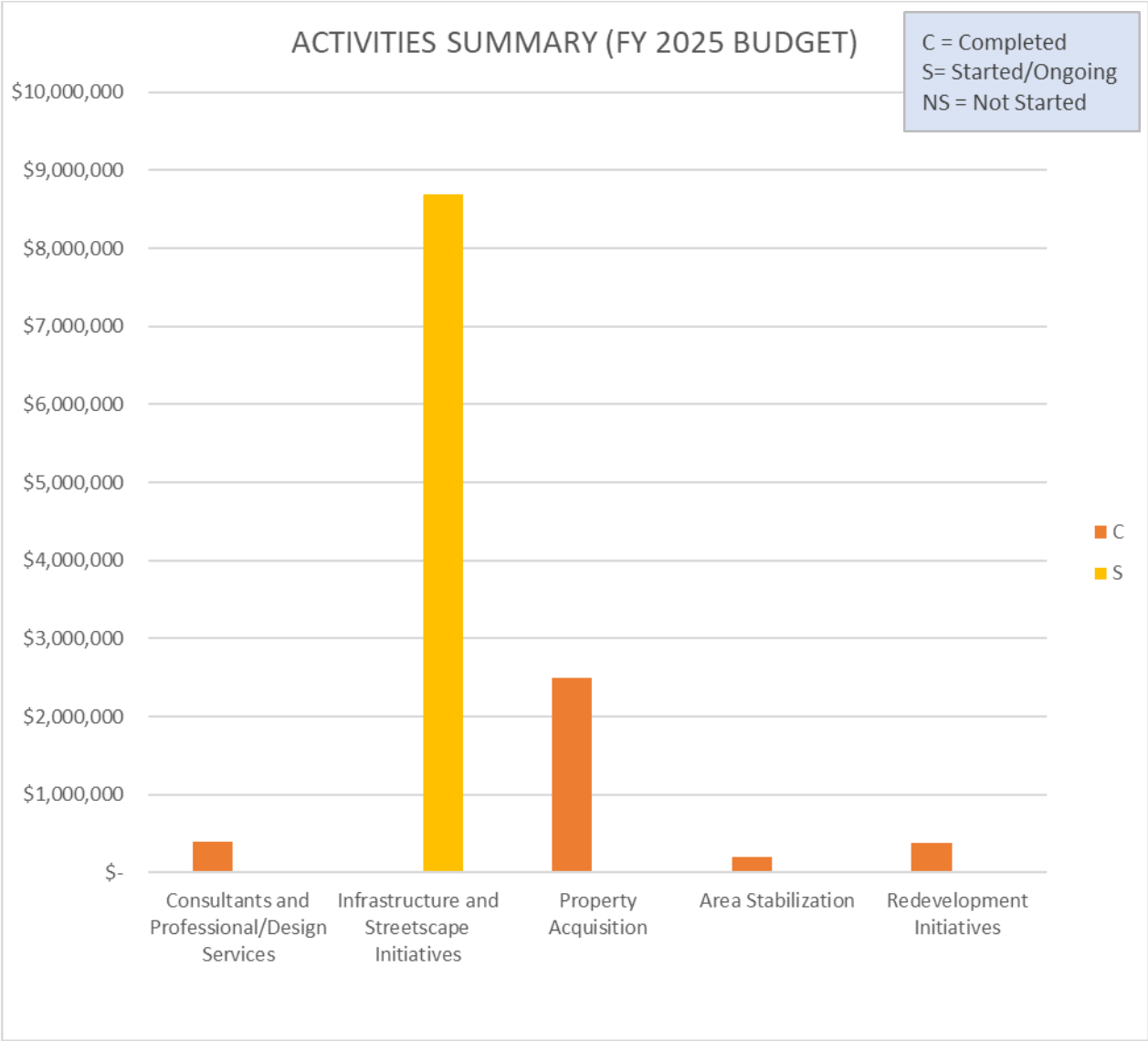
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN SECTION 5
Infrastructure and Streetscape Initiatives	2.1, 2.2, 2.3, 2.5, 2.8
Redevelopment Initiatives	3.1, 3.2, 3.3
Property Acquisition	2.4, 3.2
Consultants and Professional/Design Services	1.1
Area Stabilization	2.1, 2.2, 3.9

PERFORMANCE DATA



PERFORMANCE DATA



FINANCIAL STATEMENTS

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2025, has been prepared in accordance with Florida Statutes 163.371(2) and 163.387(8).

- Florida Statutes 163.371(2)

This Annual Report has been prepared in accordance with Florida Statutes 163.371(2) including a financial statement setting forth its income/expenses.

- Florida Statutes 163.387(8)

The Financial Statements included herein are sourced from the Annual Comprehensive Financial Report (“Financial Report”) for the fiscal year ending September 30, 2025. The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website at:

<https://www.pompanobeachfl.gov/government/cra/about-the-cra>



FINANCIAL STATEMENTS

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

BALANCE SHEET **(UNAUDITED)**

GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	Northwest Community Redevelopment District	East Community Redevelopment District
ASSETS		
Cash and cash equivalents	\$ 4,661,234	\$ 310,127
Restricted cash and cash equivalents	5,782,202	6,486,171
Unrestricted investments	11,255,081	4,761,940
Interest receivable	75,527	21,126
Accounts receivable, net	441,264	231,412
Assets held for resale for redevelopment	50,590,071	8,684,822
Prepays	1,173,567	280,000
Total assets	<u>\$ 73,978,946</u>	<u>\$ 20,775,598</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 618,358	\$ 174,059
Deposits	23,932	18,380
Unearned revenue	4,500	-
Total liabilities	<u>646,790</u>	<u>192,439</u>
Deferred inflows of resources:		
Lease revenue	<u>332,627</u>	<u>217,270</u>
Fund balances:		
Nonspendable	1,173,567	280,000
Restricted (land, encumbered projects, etc.)	(a) <u>71,825,962</u>	(b) <u>20,085,889</u>
Total fund balances	(a) <u>72,999,529</u>	(b) <u>20,365,889</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 73,978,946</u>	<u>\$ 20,775,598</u>

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$50.6 million) with the remaining portion primarily representing appropriations for specific redevelopment projects/initiatives.

(b) Fund Balance for the East Community Redevelopment District is comprised of property held for redevelopment (\$8.7 million) with the remaining portion primarily representing appropriations for specific redevelopment projects/initiatives.

FINANCIAL STATEMENTS

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES **(UNAUDITED)**

GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Northwest Community Redevelopment District	East Community Redevelopment District
REVENUES		
Taxes	\$ 7,979,459	\$ 6,088,414
Intergovernmental	1,500,000	-
Charges for services	33,368	178,345
Investment earnings (loss)	1,036,645	403,800
Other revenue	8,152	130
Total revenues	<u>10,557,624</u>	<u>6,670,689</u>
EXPENDITURES		
Current:		
Economic environment	2,836,837	1,149,281
Debt service:		
Principal	1,062,368	905,000
Interest	451,053	191,313
Capital outlay	3,295,256	981,621
Total expenditures	<u>7,645,514</u>	<u>3,227,215</u>
Excess (deficiency) of revenues over (under) expenditures	<u>2,912,110</u>	<u>3,443,474</u>
OTHER FINANCING SOURCES (USES)		
Issuance of debt for leases	10,087	-
Total other financing sources (uses)	<u>10,087</u>	<u>-</u>
Net change in fund balances	2,922,197	3,443,474
Fund balances—beginning	(a) <u>70,077,332</u>	(b) <u>16,922,415</u>
Fund balances—ending	(a) <u>\$ 72,999,529</u>	(b) <u>\$ 20,365,889</u>

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$50.6 million) with the remaining portion primarily representing appropriations for specific redevelopment projects/initiatives.

(b) Fund Balance for the East Community Redevelopment District is comprised of property held for redevelopment (\$8.7 million) with the remaining portion primarily representing appropriations for specific redevelopment projects/initiatives.

SUPPORT SMALL BUSINESSES



POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY