

East District

Financing and

Implementation Plan

(2026-2030)



“Stimulating redevelopment activity in order to strengthen the economic base of the redevelopment area”



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Summary Statement by Project ^{(1),(2)}

Source (Revenue)

Carryforward

Carryforward of Project Appropriations

Total Estimated Carryforward Balances

Revenues

Tax Increment Revenue (TIR) Allocation

City of Pompano Beach

Broward County

North Broward Hospital District

Subtotal - Tax Increment

Miscellaneous

(3) Building Rentals

Investment Earnings

Financing

(4) Tax Increment Revenue Bonds, Series 2026

Total Forecasted Revenues

Total Sources

Use (Expenditures)

Expenditures

Operations

(5) Dedicated Personnel Allocation (City staff)

City Administrative Cost Allocation

Tax Increment Split with Developer

Miscellaneous Operating Expense

Subtotal - Operations

Debt Service

Series 2013A Bond (tax-exempt refunding of 2010A)

Series 2013B Bond (tax-exempt)

(4) Tax Increment Revenue Bonds, Series 2026

Costs of Issuance

Debt Service

Subtotal - Debt Service

Redevelopment Area Investment

Infrastructure and Streetscape Initiatives

Redevelopment Initiatives

Area Stabilization

Property Acquisition

Consultants and Professional/Design Services

Subtotal - Redevelopment Area Investment

Total Forecasted Expenditures

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Carryforward							
Carryforward of Project Appropriations	\$ 9,657,124	\$ -	\$ 9,657,124				
Total Estimated Carryforward Balances	\$ 9,657,124	\$ -	\$ 9,657,124				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	\$ 18,409,545	\$ -	\$ 3,368,778	\$ 3,531,963	\$ 3,680,617	\$ 3,834,473	\$ 3,993,714
Broward County	\$ 19,794,746	-	3,622,257	3,797,721	3,957,559	4,122,993	4,294,216
North Broward Hospital District	\$ 4,659,834	-	852,720	894,019	931,640	970,577	1,010,878
<i>Subtotal - Tax Increment</i>	\$ 42,864,125	\$ -	\$ 7,843,755	\$ 8,223,703	\$ 8,569,816	\$ 8,928,043	\$ 9,298,808
Miscellaneous							
(3) Building Rentals	\$ 781,707	\$ -	\$ 147,238	\$ 151,655	\$ 156,205	\$ 160,891	\$ 165,718
Investment Earnings	\$ 371,800	-	75,000	82,300	68,600	71,500	74,400
Financing							
(4) Tax Increment Revenue Bonds, Series 2026	\$ 22,325,000	22,325,000	-	-	-	-	-
Total Forecasted Revenues	\$ 66,342,632	\$ 22,325,000	\$ 8,065,993	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926
Total Sources	\$ 75,999,756	\$ 22,325,000	\$ 17,723,117	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926
Use (Expenditures)							
Expenditures							
Operations							
(5) Dedicated Personnel Allocation (City staff)	\$ 2,846,264	\$ -	\$ 515,102	\$ 540,857	\$ 567,900	\$ 596,295	\$ 626,110
City Administrative Cost Allocation	\$ 218,700	-	41,200	42,400	43,700	45,000	46,400
Tax Increment Split with Developer	\$ 5,712,838	-	1,059,550	1,102,840	1,142,234	1,183,007	1,225,207
Miscellaneous Operating Expense	\$ 2,494,054	-	468,569	477,622	496,291	515,698	535,874
<i>Subtotal - Operations</i>	\$ 11,271,856	\$ -	\$ 2,084,421	\$ 2,163,719	\$ 2,250,125	\$ 2,340,000	\$ 2,433,591
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	\$ 3,513,057	\$ -	\$ 701,790	\$ 705,475	\$ 703,377	\$ 705,496	\$ 696,919
Series 2013B Bond (tax-exempt)	\$ 1,983,038	-	397,420	395,414	393,060	395,271	401,873
(4) Tax Increment Revenue Bonds, Series 2026							
Costs of Issuance	\$ 225,000	225,000	-	-	-	-	-
Debt Service	\$ 10,750,000	-	1,250,000	2,000,000	2,000,000	2,500,000	3,000,000
<i>Subtotal - Debt Service</i>	\$ 16,471,095	\$ 225,000	\$ 2,349,210	\$ 3,100,889	\$ 3,096,437	\$ 3,600,767	\$ 4,098,792
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	\$ 37,418,405	\$ 18,100,000	\$ 8,910,886	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Redevelopment Initiatives	\$ 1,350,000	-	350,000	250,000	250,000	250,000	250,000
Area Stabilization	\$ 884,100	-	160,000	168,000	176,400	185,200	194,500
Property Acquisition	\$ 7,693,600	4,000,000	3,693,600	-	-	-	-
Consultants and Professional/Design Services	\$ 910,700	-	175,000	178,500	182,100	185,700	189,400
<i>Subtotal - Redevelopment Area Investment</i>	\$ 48,256,805	\$ 22,100,000	\$ 13,289,486	\$ 3,193,050	\$ 3,448,059	\$ 3,219,667	\$ 3,006,543
Total Forecasted Expenditures	\$ 75,999,756	\$ 22,325,000	\$ 17,723,117	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Summary Statement by Project ^{(1),(2)}

Reserve ⁽⁶⁾

Total Uses

Surplus/(Deficit)

Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 75,999,756	\$ 22,325,000	\$ 17,723,117	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

- (1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.
- (2) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (3) Includes rental revenue from multiple properties including 110 N. Federal Highway, 119 S. Federal Highway, and 124 S. Federal Highway.
- (4) Forecasted debt service is based on the following components: Principal Amount = \$22.3 million (\$22.1 million for redevelopment projects/\$225K for issuance costs); Amortization Period = 25 years (maturity on or before 9/30/2050); Fixed Taxable Interest Rate = 5% (to provide coverage for taxable uses; flexibility to adjust as project scope is refined).
- (5) Represents an allocation of the following staff positions: CRA Director (50%), Redevelopment Project Manager III (50%), Redevelopment Project Manager I (50%), Redevelopment Project Coordinator (50%), Community Development Housing Inspector (25%), Real Property Manager (25%), Department Head Secretary (50%), City Clerk (6%), Part-Time Staff (2 positions; 50%).
- (6) Reserves are included to cover deficiencies in revenue collection/forecasting, coverage for debt service, as well as to provide funding flexibility for redevelopment projects.



Pompano Beach Community Redevelopment Agency East District Financing and Implementation Plan

Supporting Schedule - *Infrastructure and Streetscape Initiatives* Project Listing ⁽¹⁾

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 12,381,946	\$ -	\$ 1,974,427	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Financing (conceptual)							
Tax Increment Revenue Bonds, Series 2025	\$ 18,100,000	18,100,000	-	-	-	-	-
Carryforward Fund Balance	\$ 6,936,459	-	6,936,459	-	-	-	-
Total Sources	\$ 37,418,405	\$ 18,100,000	\$ 8,910,886	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Use (Expenses)							
Infrastructure and Streetscape Initiatives							
Public Parking and Capital Improvements	\$ 6,407,519	\$ -	\$ -	\$ 1,596,550	\$ 1,839,559	\$ 1,598,767	\$ 1,372,643
McNab House & Gardens	\$ 31,010,886	18,100,000	8,910,886	1,000,000	1,000,000	1,000,000	1,000,000
Total Uses	\$ 37,418,405	\$ 18,100,000	\$ 8,910,886	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Supporting Schedule - *Redevelopment Initiatives* Project Listing ⁽¹⁾

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 1,350,000	\$ -	\$ 350,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
Total Sources	\$ 1,350,000	\$ -	\$ 350,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Use (Expenses)							
Redevelopment Initiatives							
Incentive Programs	\$ 1,100,000	\$ -	\$ 300,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
(2) Dissemination of Information	\$ 250,000	-	50,000	50,000	50,000	50,000	50,000
Total Uses	\$ 1,350,000	\$ -	\$ 350,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Surplus/(Deficit)	-	-	-	-	-	-	-

- Notes:**
- (1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (2) Authority per FS 163.370(2)(b) which allows CRAs to disseminate slum clearance and Community Redevelopment information.



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Supporting Schedule - Area Stabilization Project Listing ⁽¹⁾

Source (Revenue)

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Tax Increment Revenue (TIR) Allocation	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
Total Sources	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500

Use (Expenses)

Area Stabilization							
(2) Redevelopment Ambassadors	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500
Total Uses	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

(2) Authority per FS 163.370(2)(o) which allows CRAs to develop and implement community policing innovations.



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Supporting Schedule - *Property Acquisition* Project Listing ⁽¹⁾

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 972,935	\$ -	\$ 972,935	\$ -	\$ -	\$ -	\$ -
Financing (conceptual)							
Tax Increment Revenue Bonds, Series 2025	\$ 4,000,000	4,000,000	-	-	-	-	-
Carryforward Fund Balance	\$ 2,720,665	-	2,720,665	-	-	-	-
Total Sources	\$ 7,693,600	\$ 4,000,000	\$ 3,693,600	\$ -	\$ -	\$ -	\$ -
Use (Expenses)							
Property Acquisition	\$ 7,693,600	\$ 4,000,000	\$ 3,693,600	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ 7,693,600	\$ 4,000,000	\$ 3,693,600	\$ -	\$ -	\$ -	\$ -
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:
(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Supporting Schedule - *Consultants and Professional/Design Services* Project Listing ⁽¹⁾

Source (Revenue)

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Tax Increment Revenue (TIR) Allocation	\$ 910,700	\$ -	\$ 175,000	\$ 178,500	\$ 182,100	\$ 185,700	\$ 189,400
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
Total Sources	\$ 910,700	\$ -	\$ 175,000	\$ 178,500	\$ 182,100	\$ 185,700	\$ 189,400

Use (Expenses)

Consultants and Professional/Design Services

(2) Consultants	\$ 883,700	\$ -	\$ 169,800	\$ 173,200	\$ 176,700	\$ 180,200	\$ 183,800
Professional Fees (Investment Advisor)	\$ 27,000	-	5,200	5,300	5,400	5,500	5,600
Total Uses	\$ 910,700	\$ -	\$ 175,000	\$ 178,500	\$ 182,100	\$ 185,700	\$ 189,400

Surplus/(Deficit)	-	-	-	-	-	-	-
--------------------------	---	---	---	---	---	---	---

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

(2) Includes various costs related to redevelopment activities including: legal, community, and governmental relations; zoning, housing, and tax credits; financial and real estate analysis; consulting and professional services fees (e.g. design services fees); planning and permitting fees; construction design fees; etc.



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Supporting Schedule - Miscellaneous Operating Expenditures ⁽¹⁾

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Special Legal Fees	\$ 216,640	\$ 40,000	\$ 41,600	\$ 43,260	\$ 44,990	\$ 46,790
Accounting & Auditing	\$ 47,330	8,740	9,090	9,450	9,830	10,220
Travel and Training	\$ 65,000	12,000	12,480	12,980	13,500	14,040
Postage	\$ 1,150	210	220	230	240	250
Advertising	\$ 21,670	4,000	4,160	4,330	4,500	4,680
Real Estate Property Taxes	\$ 243,730	45,000	46,800	48,670	50,620	52,640
Office Supplies	\$ 10,830	2,000	2,080	2,160	2,250	2,340
Phone	\$ 2,700	500	520	540	560	580
Minor Equipment	\$ 10,830	2,000	2,080	2,160	2,250	2,340
Software Purchases	\$ 8,110	1,500	1,560	1,620	1,680	1,750
Publications	\$ 2,200	400	420	440	460	480
Rentals and Leases	\$ 173,310	32,000	33,280	34,610	35,990	37,430
Insurance Premiums	\$ 487,450	90,000	93,600	97,340	101,230	105,280
CRA Building Maintenance	\$ 768,615	150,000	146,302	151,731	157,368	163,214
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	\$ 112,869	20,839	21,670	22,540	23,440	24,380
Central Stores	\$ 1,499	279	290	300	310	320
Health Insurance Service	\$ 274,267	50,637	52,660	54,770	56,960	59,240
Risk Management	\$ 15,611	2,881	3,000	3,120	3,240	3,370
Information Systems	\$ 30,243	5,583	5,810	6,040	6,280	6,530
Total	\$ 2,494,054	\$ 468,569	\$ 477,622	\$ 496,291	\$ 515,698	\$ 535,874

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast ⁽¹⁾

	Final FY 2025	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
City of Pompano Beach (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	8.09%	8.08%	4.00%	3.50%	3.50%	3.50%
Existing Value	\$661,263,410	\$714,673,584	\$845,110,639	\$874,948,262	\$905,830,201	\$937,793,008
New Construction						
Certified (2026); Forecast (2027-2030)	-	744,130	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg Remodel)	-	5,792,520	-	-	-	-
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	\$661,263,410	\$812,606,384	\$845,360,639	\$875,198,262	\$906,080,201	\$938,043,008
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	\$524,835,470	\$676,178,444	\$708,932,699	\$738,770,322	\$769,652,261	\$801,615,068
Millage Rate	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	\$ 2,752,395	\$ 3,546,083	\$ 3,717,856	\$ 3,874,333	\$ 4,036,287	\$ 4,203,910
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 2,614,775	\$ 3,368,778	\$ 3,531,963	\$ 3,680,617	\$ 3,834,473	\$ 3,993,714
North Broward Hospital District (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	8.08%	8.06%	4.00%	3.50%	3.50%	3.50%
Existing Value	\$662,004,890	\$715,367,132	\$845,831,929	\$875,694,797	\$906,602,865	\$938,592,715
New Construction						
Certified (2026); Forecast (2027-2030)	-	744,130	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg Remodel)	-	5,792,520	-	-	-	-
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	\$662,004,890	\$813,299,932	\$846,081,929	\$875,944,797	\$906,852,865	\$938,842,715
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	\$525,576,950	\$676,871,992	\$709,653,989	\$739,516,857	\$770,424,925	\$802,414,775
Millage Rate	1.3261	1.3261	1.3261	1.3261	1.3261	1.3261
Gross Incremental Revenue	\$ 696,968	\$ 897,600	\$ 941,072	\$ 980,673	\$ 1,021,660	\$ 1,064,082
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 662,119	\$ 852,720	\$ 894,019	\$ 931,640	\$ 970,577	\$ 1,010,878



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast ⁽¹⁾

	Final FY 2025	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<u>Broward County (Contributing Authority)</u>						
Existing Value (Actual/Forecasted Growth):	8.09%	8.08%	4.00%	3.50%	3.50%	3.50%
Existing Value	\$661,263,410	\$714,673,584	\$845,110,639	\$874,948,262	\$905,830,201	\$937,793,008
New Construction						
Certified (2026); Forecast (2027-2030)	-	744,130	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg Remodel)	-	5,792,520	-	-	-	-
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	\$661,263,410	\$812,606,384	\$845,360,639	\$875,198,262	\$906,080,201	\$938,043,008
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	\$524,835,470	\$676,178,444	\$708,932,699	\$738,770,322	\$769,652,261	\$801,615,068
Millage Rate	5.6389	5.6389	5.6389	5.6389	5.6389	5.6389
Gross Incremental Revenue	\$ 2,959,495	\$ 3,812,903	\$ 3,997,601	\$ 4,165,852	\$ 4,339,992	\$ 4,520,227
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 2,811,520	\$ 3,622,257	\$ 3,797,721	\$ 3,957,559	\$ 4,122,993	\$ 4,294,216
Total Incremental Revenue	\$ 6,088,414	\$ 7,843,755	\$ 8,223,703	\$ 8,569,816	\$ 8,928,043	\$ 9,298,808

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Supporting Schedule - Developer TIF Forecast

Pompano Station

	Base FY 2023	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Existing Value (Forecasted Growth):			4.00%	3.50%	3.50%	3.50%
Existing Value:	\$ 2,028,260	\$ 6,821,990	\$102,146,866	\$105,722,006	\$109,422,276	\$113,252,056
New Construction:						
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	\$ 2,028,260	\$ 98,218,140	\$102,146,866	\$105,722,006	\$109,422,276	\$113,252,056
Contributing Taxing Authority Millage Rates						
City of Pompano Beach	5.2705	5.2443	5.2443	5.2443	5.2443	5.2443
North Broward Hospital District	1.6029	1.3261	1.3261	1.3261	1.3261	1.3261
Broward County	5.5306	5.6389	5.6389	5.6389	5.6389	5.6389
	12.4040	12.2093	12.2093	12.2093	12.2093	12.2093
Gross Incremental Revenue	\$ 25,159	\$ 1,199,175	\$ 1,247,142	\$ 1,290,792	\$ 1,335,969	\$ 1,382,728
Statutory Reduction	95%	95%	95%	95%	95%	95%
Base Year Payment	\$ 23,901					
CRA Taxes Received		\$ 1,139,216	\$ 1,184,785	\$ 1,226,252	\$ 1,269,171	\$ 1,313,592
Base Year Payment		(23,901)	(23,901)	(23,901)	(23,901)	(23,901)
Net Payment		\$ 1,115,315	\$ 1,160,884	\$ 1,202,351	\$ 1,245,270	\$ 1,289,691
Mayla Pompano Payment Factor		95%	95%	95%	95%	95%
Annual Payment to Mayla Pompano		\$ 1,059,550	\$ 1,102,840	\$ 1,142,234	\$ 1,183,007	\$ 1,225,207

Notes:

- (1) TIF structure based on the Development and Tax Increment Financing Agreement dated November 2020.
- (2) Maximum payment amount under this obligation is \$9,135,000.



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Fiscal Notes

1. Redevelopment Area Initiatives funded through Tax Increment Revenue Allocations are subject to variances in the actual tax increment values (i.e. vis-à-vis the forecasted tax increment values set forth herein) as well as budgetary constraints (i.e. essential items such as debt service have legal priority in tax increment funding).
2. Redevelopment Area Initiative funding sources may change based on market conditions and CRA priorities.
3. The Redevelopment Area Initiatives included in the Financing and Implementation Plan are funded through tax increment generated from the current tax base and forecasted new construction as well as from other revenue sources. Tax increment from development not contemplated herein will be available to supplement any deficiencies in the forecast and/or provide additional funding for redevelopment.
4. The following section provides a brief description of the Redevelopment Area Initiatives included in the Financing and Implementation Plan.

Consultants and Professional Fees	Professional services needed to assist staff with design services and redevelopment initiatives in the East CRA District.
Dissemination of Information	Disseminate information about the revitalized target areas (Beach, East Village, Pier Development, McNab House & Botanical Gardens) of the East CRA District as per FS 163.370(2)(b).
Incentive Programs	Reimbursable incentive programs for existing commercial structures in the targeted areas of Atlantic Boulevard, Federal Highway (US1), and A1A (Ocean Boulevard).
McNab House & Gardens	Renovation of McNab Park and House to transform to restaurant use and gardens.
Property Acquisition	Acquisition of parcels for public parking opportunities, capital improvements and public infrastructure support for assembled parcels.
Public Parking and Capital Improvements	Upgrades to existing lots and acquisition of new parcels for the purpose of creating additional public parking opportunities and construction of other capital improvements in the East CRA District.
Redevelopment Ambassadors	Security Service providers will act as ambassadors of information for visitors, residents and merchants while also patrolling and providing safety measures for the East CRA District as per FS 163.370(2)(o).
Tax Increment Split with Developer	In FY 2021, the CRA entered into a Development and Tax Increment Financing Agreement for the first planned, urban style development located in the center of the commercial corridor of Atlantic Boulevard. The development is named Mayla Pompano and consists of two (2) midrise buildings of 355 residential units, of which 53 are affordable units. The CRA incentivized the affordable housing component of the project through a tax increment financing arrangement. Specifically, the CRA will reimburse a percentage of the property taxes, once paid, back to the developer to meet the financial gap projected in the development proforma.



Pompano Beach Community Redevelopment Agency
East District
FY 2026 Budget Worksheet

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD	Funds	Amended	YTD	Preliminary	Forecasted	Total	Final Est.	Capital Est.	2026 Budget		
Account	Account Description	Budget	Transactions	Available	Budget	Transactions	Funds Available	Revenue Collections	Revenues	Funds Available	Carryforward from FY 2025	Appropriation Transfers & Amendments	FY 2026 Budget	
Fund 160 - East District (Community Redevelopment Agency)														
REVENUE														
Taxes														
160-0000-311.90-10	TIF (Broward County)	2,457,118	2,505,947	48,829	2,767,176	2,811,520	44,344	-	2,811,520	44,344	-	3,622,257	3,622,257	
160-0000-311.90-20	TIF (City of Pompano Beach)	2,341,562	2,380,090	38,528	2,628,199	2,614,775	(13,424)	-	2,614,775	(13,424)	-	3,368,778	3,368,778	
160-0000-311.90-30	TIF (North Broward Hospital District)	713,256	647,090	(66,166)	714,376	662,119	(52,257)	-	662,119	(52,257)	-	852,720	852,720	
	Total	5,511,936	5,533,127	21,191	6,109,751	-	6,088,414	(21,337)	6,088,414	(21,337)	-	7,843,755	7,843,755	
Miscellaneous Revenue														
160-0000-361.10-00	Interest Earnings	50,000	479,314	429,314	75,000	144,174	69,174	77,236	221,410	146,410	-	75,000	75,000	
160-0000-361.35-00	Interest Realized Gain/(Loss)	-	28,594	28,594	-	(31,099)	(31,099)	(16,660)	(47,759)	(47,759)	-	-	-	
160-0000-362.10-00	Building Rent	121,156	34,977	(86,179)	169,603	99,616	(69,987)	53,366	152,982	(16,621)	-	147,238	147,238	
160-0000-369.92-00	Other Revenues	-	854	854	-	100	100	-	100	100	-	-	-	
	Total	171,156	543,739	372,583	244,603	-	212,791	(31,812)	326,733	82,130	-	222,238	222,238	
Leases (GASB 87)														
160-0000-383.10-01	Leased Assets GASB 87	-	135,689	135,689	-	-	-	-	-	-	-	-	-	
	Total	-	135,689	135,689	-	-	-	-	-	-	-	-	-	
Other Financing Sources														
160-0000-392.10-00	Budgetary Fund Balance	4,048,093	-	-	266,445	-	-	-	-	-	-	2,720,665	2,720,665	
160-0000-392.30-00	Project Fund Balance	4,009,366	-	-	8,823,105	-	-	-	-	-	6,936,459	-	6,936,459	
	Total	8,057,459	-	-	9,089,550	-	-	-	-	-	6,936,459	2,720,665	9,657,124	
REVENUE TOTALS		13,740,551	6,212,555	529,463	15,443,904	-	6,301,205	(53,149)	113,942	6,415,147	60,793	6,936,459	10,786,658	17,723,117

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD	Funds Available	Amended	YTD	YTD	Preliminary	Forecasted	Total Encumbrances/E xpenses	Final Est.	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026
Account	Account Description	Budget	Transactions		Budget	Encumbrances	Transactions	Funds Available	Expenses/Enc.		Funds Available			Budget
EXPENSE														
Operations														
160-1920-539.31-30	Special Legal Fees	75,000	21,195	53,805	78,000	27,581	1,958	48,461	48,461	78,000	-	-	40,000	40,000
160-1920-539.31-65	City Staff dedicated to CRA Activities	456,979	295,177	161,802	475,440	-	256,692	218,748	218,748	475,440	-	-	515,102	515,102
160-1920-539.32-10	Accounting & Auditing Services	8,000	6,531	1,469	8,400	-	6,610	1,790	1,790	8,400	-	-	8,740	8,740
160-1920-539.39-15	General Fund Administrative Cost Allocation	35,000	-	35,000	40,000	-	-	40,000	40,000	40,000	-	-	41,200	41,200
160-1920-539.39-20	Central Services (internal service charge)	16,372	16,372	-	20,232	-	11,802	8,430	8,430	20,232	-	-	20,839	20,839
160-1920-539.39-30	Central Stores (internal service charge)	261	261	-	271	-	158	113	113	271	-	-	279	279
160-1920-539.39-60	Health Insurance (internal service charge)	37,371	37,371	-	48,182	-	28,106	20,076	20,076	48,182	-	-	50,637	50,637
160-1920-539.39-65	Risk Insurance (internal service charge)	2,723	2,723	-	2,779	-	1,621	1,158	1,158	2,779	-	-	2,881	2,881
160-1920-539.39-90	Information Technology (internal service charge)	4,853	4,853	-	5,463	-	3,185	2,278	2,278	5,463	-	-	5,583	5,583
160-1920-539.40-10	Travel and Training	15,000	5,790	9,210	15,000	-	2,661	12,339	12,339	15,000	-	-	12,000	12,000
160-1920-539.41-20	Postage	200	32	168	200	-	127	73	73	200	-	-	210	210
160-1920-539.43-10	Phone	438	137	301	678	152	126	400	400	678	-	-	500	500
160-1920-539.44-10	Rentals and Leases	6,000	4,877	1,123	34,000	19,714	9,170	5,116	5,116	34,000	-	-	32,000	32,000
160-1920-539.45-85	Insurance Premiums	32,000	30,608	1,392	45,000	-	45,000	-	-	45,000	-	-	90,000	90,000
160-1920-539.46-10	CRA Building Maintenance	74,727	71,169	3,558	146,328	368	48,313	97,647	97,647	146,328	-	-	150,000	150,000
160-1920-539.48-10	Advertising	5,000	111	4,889	5,000	-	-	5,000	5,000	5,000	-	-	4,000	4,000
160-1920-539.49-30	Real Estate Taxes	38,811	38,811	-	45,000	-	34,456	10,544	10,544	45,000	-	-	45,000	45,000

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
Account	Account Description	Amended Budget	YTD Transactions	Funds Available	Amended Budget	YTD Encumbrances	YTD Transactions	Preliminary Funds Available	Forecasted Expenses/Enc.	Total Encumbrances/Expenses	Final Est. Funds Available	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
EXPENSE														
160-1920-539.51-10	Office Supplies	3,000	2,294	706	3,000	144	844	2,012	2,012	3,000	-	-	2,000	2,000
160-1920-539.52-15	Minor Equipment	2,000	186	1,814	2,000	-	375	1,625	1,625	2,000	-	-	2,000	2,000
160-1920-539.52-25	Software	400	-	400	400	-	600	(200)	-	600	(200)	-	1,500	1,500
160-1920-539.54-10	Publications	400	232	168	400	-	369	31	31	400	-	-	400	400
Total		814,535	538,730	275,805	975,773	47,959	452,173	475,641	475,641	975,973	(200)	-	1,024,871	1,024,871
Transfers														
160-1920-539.91-33	Debt Service (Transfer to Fund 314)	1,097,285	1,097,285	-	1,096,313	-	1,096,313	-	-	1,096,313	-	-	1,099,210	1,099,210
160-1920-539.91-34	Debt Service (Transfer to Fund 472)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		1,097,285	1,097,285	-	1,096,313	-	1,096,313	-	-	1,096,313	-	-	1,099,210	1,099,210
Infrastructure and Streetscape Initiatives														
160-1920-539.64-20	Computers (General)	-	-	-	-	-	-	-	-	-	-	-	-	-
160-7575-539.65-09 (16297)	Public Parking and Capital Improvements	1,100,000	-	1,100,000	-	-	-	-	-	-	-	-	-	-
160-7659-539.65-12 (19381)	Pier Street West Streetscape	70,537	-	70,537	-	-	-	-	-	-	-	-	-	-
160-7660-539.65-03 (19382)	McNab House & Gardens (Outside Consulting/Design)	-	-	-	1,032,609	309	4,359	1,027,941	-	4,668	1,027,941	1,027,941	-	1,027,941
160-7660-539.65-12 (19382)	McNab House & Gardens	7,955,294	280,638	7,674,656	7,652,568	1,239,406	504,644	5,908,518	-	1,744,050	5,908,518	5,908,518	1,974,427	7,882,945
160-7673-539.65-12 (20394)	Pier Entranceway Arch	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		9,125,831	280,638	8,845,193	8,685,177	1,239,715	509,003	6,936,459	-	1,748,718	6,936,459	6,936,459	1,974,427	8,910,886
Redevelopment Initiatives, Marketing and Special Events														
160-1920-539.48-50	Dissemination of Information	50,000	14,710	35,290	50,000	7,300	19,006	23,694	23,694	50,000	-	-	50,000	50,000
160-1920-539.83-42	Incentive Programs (Façade, etc.)	200,000	-	200,000	321,092	141,092	-	180,000	180,000	321,092	-	-	300,000	300,000
NEW	TIF Split with Developer (Mayla Pompano)	-	-	-	-	-	-	-	-	-	-	-	1,059,550	1,059,550
Total		250,000	14,710	235,290	371,092	148,392	19,006	203,694	203,694	371,092	-	-	1,409,550	1,409,550
Housing and Neighborhood Stabilization														
160-1920-539.34-30	Redevelopment Ambassadors	184,611	139,691	44,920	198,995	124,157	57,500	17,338	17,338	198,995	-	-	160,000	160,000
Total		184,611	139,691	44,920	198,995	124,157	57,500	17,338	17,338	198,995	-	-	160,000	160,000
Consultants and Professional/Design Services														
160-1920-539.31-60	Professional Services	397,100	122,747	274,353	393,700	29,504	60,230	303,966	303,966	393,700	-	-	175,000	175,000
Total		397,100	122,747	274,353	393,700	29,504	60,230	303,966	303,966	393,700	-	-	175,000	175,000
Property Acquisition/Development														
160-1920-539.65-09	Property Acquisition/Development	1,871,189	1,556,473	314,716	2,495,854	-	2,091,684	404,170	-	2,091,684	404,170	-	3,693,600	3,693,600
160-1920-539.65-99	Asset Resale/Additions	-	(1,556,473)	1,556,473	-	-	-	-	-	-	-	-	-	-
Total		1,871,189	-	1,871,189	2,495,854	-	2,091,684	404,170	-	2,091,684	404,170	-	3,693,600	3,693,600

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
Account	Account Description	Amended Budget	YTD Transactions	Funds Available	Amended Budget	YTD Encumbrances	YTD Transactions	Preliminary Funds Available	Forecasted Expenses/Enc.	Total Encumbrances/Expenses	Final Est. Funds Available	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
EXPENSE Reserve														
160-1920-539.99-10	Contingency	-	-	-	1,227,000	-	-	1,227,000	-	-	1,227,000	-	1,250,000	1,250,000
160-1920-539.99-20	Working Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	1,227,000	-	-	1,227,000	-	-	1,227,000	-	1,250,000	1,250,000
	EXPENSE TOTALS	13,740,551	2,193,801	11,546,750	15,443,904	1,589,727	4,285,909	9,568,268	1,000,639	6,876,475	8,567,429	6,936,459	10,786,658	17,723,117

Fund 160 - East District - Community Redevelopment Agency Totals														
	REVENUE TOTALS	13,740,551	6,212,555	529,463	15,443,904	-	6,301,205	(53,149)	113,942	6,415,147	60,793	6,936,459	10,786,658	17,723,117
	EXPENSE TOTALS	13,740,551	2,193,801	11,546,750	15,443,904	1,589,727	4,285,909	9,568,268	1,000,639	6,876,475	8,567,429	6,936,459	10,786,658	17,723,117
Fund 160 - East District Community Redevelopment Agency Totals		-	4,018,754	(11,017,287)	-	(1,589,727)	2,015,296	(9,621,417)	(886,697)	(461,328)	(8,506,636)	-	-	-

LEGEND
New Account
Account Name Change Needed
Potential Budget Amendment/Journal Entry

Beginning Fund Balance (as of 9/30/2024)	10,309,428
FY 2025 Revenues (Actual YTD)	6,301,205
FY 2025 Revenues (Forecasted)	113,942
FY 2025 Encumbrances (as of Report Date)	(1,589,727)
FY 2025 Expenditures (Actual YTD)	(4,285,909)
FY 2025 Expenses/Encumbrances (Forecasted)	(1,000,639)
Preliminary Available Carryforward	9,848,300
FY 2026 Carryforward (Finance Plan)	(9,657,124)
Fund Balance available for Forecast Errors	191,176
Leave roughly 2% of preliminary fund balance to protect against forecast errors.	
Fund Balance Reserve Target = 196,966	

Pompano Beach Community Redevelopment Agency
East District Bond Fund
FY 2026 Budget Worksheet

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD	Funds Available	Amended		YTD	Preliminary	Forecasted	Total	Final Est.	Capital Est.	2026 Budget	FY 2026
Account	Account Description	Budget	Transactions		Budget		Transactions	Funds Available	Revenue Collections	Revenues	Funds Available	from FY 2025	Appropriation Transfers & Amendments	Budget
Fund 314 - East CRA Bond 2013 (Community Redevelopment Agency)														
REVENUE														
Miscellaneous Revenue														
314-0000-361.10-00	Interest Earnings	-	-	-	-		-	-	-	-	-	-	-	-
314-0000-361.35-00	Interest Realized Gain/(Loss)	-	-	-	-		-	-	-	-	-	-	-	-
	Total	-	-	-	-		-	-	-	-	-	-	-	-
Other Sources														
314-0000-381.11-60	Transfer-In from Fund 160*	1,097,285	1,097,285	-	1,096,313		1,096,313	-	-	1,096,313	-	-	1,099,210	1,099,210
	Total	1,097,285	1,097,285	-	1,096,313		1,096,313	-	-	1,096,313	-	-	1,099,210	1,099,210
Other Financing Sources														
314-0000-392.30-00	Project Fund Balance	6,750	-	-	6,750		-	-	-	-	(6,750)	-	-	-
	Total	6,750	-	-	6,750		-	-	-	-	(6,750)	-	-	-
REVENUE TOTALS		1,104,035	1,097,285	-	1,103,063		1,096,313	-	-	1,096,313	(6,750)	-	1,099,210	1,099,210

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E-F	I	J=G+I	K=J-E	L	M	N=L+M
		Amended Budget	YTD Transactions	Funds Available	Amended Budget	YTD Encumbrances	YTD Transactions	Preliminary Funds Available	Forecasted Expenses/Enc.	Total Encumbrances/Expenses	Final Est. Funds Available	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
Account	Account Description													
EXPENSE														
Debt Service and Transfers														
314-1960-539.71-10	Principal Expense*	875,000	875,000	-	905,000	-	905,000	-	-	905,000	-	-	940,000	940,000
314-1960-539.72-10	Interest Expense*	222,285	222,285	-	191,313	-	103,530	87,783	87,783	191,313	-	-	159,210	159,210
	Total	1,097,285	1,097,285	-	1,096,313	-	1,008,530	87,783	87,783	1,096,313	-	-	1,099,210	1,099,210
Infrastructure and Streetscape Initiatives														
314-7659-539.65-12 (19381)	Pier Street West Streetscape	6,750	-	6,750	6,750	-	-	6,750	6,750	6,750	-	-	-	-
	Total	6,750	-	6,750	6,750	-	-	6,750	6,750	6,750	-	-	-	-
Reserve														
314-1920-539.99-10	Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSE TOTALS		1,104,035	1,097,285	6,750	1,103,063	-	1,008,530	94,533	94,533	1,103,063	-	-	1,099,210	1,099,210

Fund 314 - East District - Community Redevelopment Agency Totals														
REVENUE TOTALS		1,104,035	1,097,285	-	1,103,063	-	1,096,313	-	-	1,096,313	(6,750)	-	1,099,210	1,099,210
EXPENSE TOTALS		1,104,035	1,097,285	6,750	1,103,063	-	1,008,530	94,533	94,533	1,103,063	-	-	1,099,210	1,099,210
Fund 314 - East District Community Redevelopment Agency Totals		-	-	(6,750)	-	-	87,783	(94,533)	(94,533)	(6,750)	(6,750)	-	-	-

* The Finance Plan includes only the Debt Service figure and does not gross-up the totals by showing the Interfund Transfers for said Debt Service.