

**Pompano Beach**  
**Community Redevelopment Agency**

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# **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 <sup>(1),(2)</sup>

#### 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
<b>Carryforward</b>							
Carryforward of Project Appropriations	\$ 9,645,270	\$ -	\$ 9,645,270				
<b>Total Estimated Carryforward Balances</b>	<b>\$ 9,645,270</b>	<b>\$ -</b>	<b>\$ 9,645,270</b>				
<b>Revenues</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>							
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>	<b>\$ 42,864,125</b>	<b>\$ -</b>	<b>\$ 7,843,755</b>	<b>\$ 8,223,703</b>	<b>\$ 8,569,816</b>	<b>\$ 8,928,043</b>	<b>\$ 9,298,808</b>
<b>Miscellaneous</b>							
(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
<b>Financing</b>							
(4) Tax Increment Revenue Bonds, Series 2026	\$ 22,325,000	22,325,000	-	-	-	-	-
<b>Total Forecasted Revenues</b>	<b>\$ 66,342,632</b>	<b>\$ 22,325,000</b>	<b>\$ 8,065,993</b>	<b>\$ 8,457,658</b>	<b>\$ 8,794,621</b>	<b>\$ 9,160,434</b>	<b>\$ 9,538,926</b>
<b>Total Sources</b>	<b>\$ 75,987,902</b>	<b>\$ 22,325,000</b>	<b>\$ 17,711,263</b>	<b>\$ 8,457,658</b>	<b>\$ 8,794,621</b>	<b>\$ 9,160,434</b>	<b>\$ 9,538,926</b>
<b>Use (Expenditures)</b>							
<b>Expenditures</b>							
<b>Operations</b>							
(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>	<b>\$ 11,271,856</b>	<b>\$ -</b>	<b>\$ 2,084,421</b>	<b>\$ 2,163,719</b>	<b>\$ 2,250,125</b>	<b>\$ 2,340,000</b>	<b>\$ 2,433,591</b>
<b>Debt Service</b>							
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>	<b>\$ 16,471,095</b>	<b>\$ 225,000</b>	<b>\$ 2,349,210</b>	<b>\$ 3,100,889</b>	<b>\$ 3,096,437</b>	<b>\$ 3,600,767</b>	<b>\$ 4,098,792</b>
<b>Redevelopment Area Investment</b>							
Infrastructure and Streetscape Initiatives	\$ 37,360,151	\$ 18,100,000	\$ 8,852,632	\$ 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	\$ 7,740,000	4,000,000	3,740,000	-	-	-	-
Consultants and Professional/Design Services	\$ 910,700	-	175,000	178,500	182,100	185,700	189,400
<i>Subtotal - Redevelopment Area Investment</i>	<b>\$ 48,244,951</b>	<b>\$ 22,100,000</b>	<b>\$ 13,277,632</b>	<b>\$ 3,193,050</b>	<b>\$ 3,448,059</b>	<b>\$ 3,219,667</b>	<b>\$ 3,006,543</b>
<b>Total Forecasted Expenditures</b>	<b>\$ 75,987,902</b>	<b>\$ 22,325,000</b>	<b>\$ 17,711,263</b>	<b>\$ 8,457,658</b>	<b>\$ 8,794,621</b>	<b>\$ 9,160,434</b>	<b>\$ 9,538,926</b>



**Pompano Beach Community Redevelopment Agency**  
**East District**  
**Financing and Implementation Plan**  
**Summary Statement by Project <sup>(1),(2)</sup>**

**Reserve <sup>(6)</sup>**

**Total Uses**  
**Surplus/(Deficit)**

Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 75,987,902	\$ 22,325,000	\$ 17,711,263	\$ 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 110/119/122-124 S. Federal Highway and 23 SE 22nd Avenue.
- (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 <sup>(1)</sup>

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<b>Source (Revenue)</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ 12,437,600	\$ -	\$ 2,030,081	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
<b>Financing (conceptual)</b>							
Tax Increment Revenue Bonds, Series 2025	\$ 18,100,000	18,100,000	-	-	-	-	-
<b>Carryforward Fund Balance</b>	\$ 6,822,551	-	6,822,551	-	-	-	-
<b>Total Sources</b>	<b>\$ 37,360,151</b>	<b>\$ 18,100,000</b>	<b>\$ 8,852,632</b>	<b>\$ 2,596,550</b>	<b>\$ 2,839,559</b>	<b>\$ 2,598,767</b>	<b>\$ 2,372,643</b>
<b>Use (Expenses)</b>							
<b>Infrastructure and Streetscape Initiatives</b>							
Public Parking and Capital Improvements	\$ 6,407,519	\$ -	\$ -	\$ 1,596,550	\$ 1,839,559	\$ 1,598,767	\$ 1,372,643
McNab House & Gardens	\$ 30,952,632	18,100,000	8,852,632	1,000,000	1,000,000	1,000,000	1,000,000
<b>Total Uses</b>	<b>\$ 37,360,151</b>	<b>\$ 18,100,000</b>	<b>\$ 8,852,632</b>	<b>\$ 2,596,550</b>	<b>\$ 2,839,559</b>	<b>\$ 2,598,767</b>	<b>\$ 2,372,643</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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 <sup>(1)</sup>

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<b>Source (Revenue)</b>							
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
<b>Use (Expenses)</b>							
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 <sup>(1)</sup>

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<b>Source (Revenue)</b>							
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
<b>Use (Expenses)</b>							
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 <sup>(1)</sup>**

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<b><u>Source (Revenue)</u></b>							
Tax Increment Revenue (TIR) Allocation	\$ 928,561	\$ -	\$ 928,561	\$ -	\$ -	\$ -	\$ -
<b>Financing (conceptual)</b>							
Tax Increment Revenue Bonds, Series 2025	\$ 4,000,000	4,000,000	-	-	-	-	-
Carryforward Fund Balance	\$ 2,811,439	-	2,811,439	-	-	-	-
Total Sources	\$ 7,740,000	\$ 4,000,000	\$ 3,740,000	\$ -	\$ -	\$ -	\$ -
<b><u>Use (Expenses)</u></b>							
Property Acquisition	\$ 7,740,000	\$ 4,000,000	\$ 3,740,000	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ 7,740,000	\$ 4,000,000	\$ 3,740,000	\$ -	\$ -	\$ -	\$ -
Surplus/(Deficit)	-	-	-	-	-	-	-

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



# Pompano Beach Community Redevelopment Agency East District Financing and Implementation Plan

## Supporting Schedule - *Consultants and Professional/Design Services* Project Listing <sup>(1)</sup>

### 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	\$ -	-	-	-	-	-	-
<b>Total Sources</b>	<b>\$ 910,700</b>	<b>\$ -</b>	<b>\$ 175,000</b>	<b>\$ 178,500</b>	<b>\$ 182,100</b>	<b>\$ 185,700</b>	<b>\$ 189,400</b>

### 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
<b>Total Uses</b>	<b>\$ 910,700</b>	<b>\$ -</b>	<b>\$ 175,000</b>	<b>\$ 178,500</b>	<b>\$ 182,100</b>	<b>\$ 185,700</b>	<b>\$ 189,400</b>

#### Surplus/(Deficit)

-	-	-	-	-	-	-	-
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#### 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 <sup>(1)</sup>

	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
<b>Total</b>	<b>\$ 2,494,054</b>	<b>\$ 468,569</b>	<b>\$ 477,622</b>	<b>\$ 496,291</b>	<b>\$ 515,698</b>	<b>\$ 535,874</b>

#### 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 <sup>(1)</sup>

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



# Pompano Beach Community Redevelopment Agency East District

## Financing and Implementation Plan

### Supporting Schedule - Tax Increment Revenue Forecast <sup>(1)</sup>

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

**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

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

**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.

## EXHIBIT A



## EXHIBIT B

# Pompano Beach Community Redevelopment Agency

## East District

### FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
		Amended	Total	Capital Est.	2026 Budget	FY 2026
Account	Account Description	Budget	Revenues	Carryforward from FY 2025	Appropriation Transfers & Amendments	Budget
<b>Fund 160 - East District (Community Redevelopment Agency)</b>						
REVENUE						
Taxes						
160-0000-311.90-10	TIF (Broward County)	2,767,176	2,811,520	-	3,622,257	3,622,257
160-0000-311.90-20	TIF (City of Pompano Beach)	2,628,199	2,614,775	-	3,368,778	3,368,778
160-0000-311.90-30	TIF (North Broward Hospital District)	714,376	662,119	-	852,720	852,720
	Total	6,109,751	6,088,414	-	7,843,755	7,843,755
Miscellaneous Revenue						
160-0000-361.10-00	Interest Earnings	75,000	292,355	-	75,000	75,000
160-0000-361.35-00	Interest Realized Gain/(Loss)	-	(37,948)	-	-	-
160-0000-362.10-00	Building Rent	169,603	164,034	-	147,238	147,238
160-0000-369.92-00	Other Revenues	-	100	-	-	-
	Total	244,603	418,541	-	222,238	222,238
Other Financing Sources						
160-0000-392.10-00	Budgetary Fund Balance	266,445	-	-	2,811,439	2,811,439
160-0000-392.30-00	Project Fund Balance	8,823,105	-	6,822,551	-	6,822,551
	Total	9,089,550	-	6,822,551	2,811,439	9,633,990
REVENUE TOTALS		15,443,904	6,506,955	6,822,551	10,877,432	17,699,983

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
		Amended	Total	Capital Est.	2026 Budget	FY 2026
Account	Account Description	Budget	Encumbrances/Ex penses	Carryforward from FY 2025	Appropriation Transfers & Amendments	Budget
EXPENSE						
Operations						
160-1920-539.31-30	Special Legal Fees	78,000	78,000	-	40,000	40,000
160-1920-539.31-65	City Staff dedicated to CRA Activities	475,440	475,440	-	515,102	515,102
160-1920-539.32-10	Accounting & Auditing Services	8,400	8,400	-	8,740	8,740
160-1920-539.39-15	General Fund Administrative Cost Allocation	40,000	40,000	-	41,200	41,200
160-1920-539.39-20	Central Services (internal service charge)	20,232	20,232	-	20,839	20,839
160-1920-539.39-30	Central Stores (internal service charge)	271	271	-	279	279
160-1920-539.39-60	Health Insurance (internal service charge)	48,182	48,182	-	50,637	50,637
160-1920-539.39-65	Risk Insurance (internal service charge)	2,779	2,779	-	2,881	2,881
160-1920-539.39-90	Information Technology (internal service charge)	5,463	5,463	-	5,583	5,583
160-1920-539.40-10	Travel and Training	15,000	15,000	-	12,000	12,000
160-1920-539.41-20	Postage	200	200	-	210	210
160-1920-539.43-10	Phone	678	678	-	500	500
160-1920-539.44-10	Rentals and Leases	34,000	34,000	-	32,000	32,000
160-1920-539.45-85	Insurance Premiums	45,000	45,000	-	90,000	90,000
160-1920-539.46-10	CRA Building Maintenance	146,328	146,328	-	150,000	150,000
160-1920-539.48-10	Advertising	5,000	5,000	-	4,000	4,000
160-1920-539.49-30	Real Estate Taxes	45,000	45,000	-	45,000	45,000
160-1920-539.51-10	Office Supplies	3,000	3,000	-	2,000	2,000



## EXHIBIT B

# Pompano Beach Community Redevelopment Agency

## East District

### FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended	Total	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026
		Budget	Revenues			
160-1920-539.52-15	Minor Equipment	2,000	2,000	-	2,000	2,000
160-1920-539.52-25	Software	400	600	-	1,500	1,500
160-1920-539.54-10	Publications	400	400	-	400	400
	Total	975,773	975,973	-	1,024,871	1,024,871
Transfers						
160-1920-539.91-33	Debt Service (Transfer to Fund 314)	1,096,313	1,096,313	-	1,087,930	1,087,930
	Total	1,096,313	1,096,313	-	1,087,930	1,087,930
Infrastructure and Streetscape Initiatives						
160-7660-539.65-03 (19382)	McNab House & Gardens (Outside Consulting/Design)	1,032,609	4,977	1,027,632	-	1,027,632
160-7660-539.65-12 (19382)	McNab House & Gardens	7,652,568	1,857,649	5,794,919	2,030,081	7,825,000
	Total	8,685,177	1,862,626	6,822,551	2,030,081	8,852,632
Redevelopment Initiatives, Marketing and Special Events						
160-1920-539.48-50	Dissemination of Information	50,000	50,000	-	50,000	50,000
160-1920-539.83-42	Incentive Programs (Façade, etc.)	321,092	321,092	-	300,000	300,000
NEW	TIF Split with Developer (Mayla Pompano)	-	-	-	1,059,550	1,059,550
	Total	371,092	371,092	-	1,409,550	1,409,550
Housing and Neighborhood Stabilization						
160-1920-539.34-30	Redevelopment Ambassadors	198,995	198,995	-	160,000	160,000
	Total	198,995	198,995	-	160,000	160,000
Consultants and Professional/Design Services						
160-1920-539.31-60	Professional Services	393,700	393,700	-	175,000	175,000
	Total	393,700	393,700	-	175,000	175,000
Property Acquisition/Development						
160-1920-539.65-09	Property Acquisition/Development	2,495,854	2,091,684	-	3,740,000	3,740,000
	Total	2,495,854	2,091,684	-	3,740,000	3,740,000
Reserve						
160-1920-539.99-10	Contingency	1,227,000	-	-	1,250,000	1,250,000
	Total	1,227,000	-	-	1,250,000	1,250,000
EXPENSE TOTALS		15,443,904	6,990,383	6,822,551	10,877,432	17,699,983
Fund 160 - East District - Community Redevelopment Agency Totals						
REVENUE TOTALS		15,443,904	6,506,955	6,822,551	10,877,432	17,699,983
EXPENSE TOTALS		15,443,904	6,990,383	6,822,551	10,877,432	17,699,983
Fund 160 - East District Community Redevelopment Agency Totals		-	(483,428)	-	-	-



## EXHIBIT B

# Pompano Beach Community Redevelopment Agency

## East District Bond Fund

### FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Revenues	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
<b>Fund 314 - East CRA Bond 2013 (Community Redevelopment Agency)</b>						
REVENUE						
Other Sources						
314-0000-381.11-60	Transfer-In from Fund 160*	1,096,313	1,096,313	-	1,087,930	1,087,930
	Total	1,096,313	1,096,313	-	1,087,930	1,087,930
Other Financing Sources						
314-0000-392.30-00	Project Fund Balance	6,750	-	6,750	4,530	11,280
	Total	6,750	-	6,750	4,530	11,280
REVENUE TOTALS		1,103,063	1,096,313	6,750	1,092,460	1,099,210

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Encumbrances/Ex penses	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
EXPENSE						
Debt Service and Transfers						
314-1960-539.71-10	Principal Expense*	905,000	905,000	-	940,000	940,000
314-1960-539.72-10	Interest Expense*	191,313	191,313	-	159,210	159,210
	Total	1,096,313	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)	-
	Total	6,750	-	6,750	(6,750)	-
EXPENSE TOTALS		1,103,063	1,096,313	6,750	1,092,460	1,099,210

Fund 314 - East District - Community Redevelopment Agency Totals						
REVENUE TOTALS		1,103,063	1,096,313	6,750	1,092,460	1,099,210
EXPENSE TOTALS		1,103,063	1,096,313	6,750	1,092,460	1,099,210
Fund 314 - East District Community Redevelopment Agency Totals		-	-	-	-	-

\* 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.