

Pompano Beach
Community Redevelopment Agency

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Northwest 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

Northwest District

Financing and Implementation Plan

Summary Statement by Project ⁽¹⁾

Source (Revenue)

Carryforward

Carryforward of Project Appropriations

Total Estimated Carryforward Balances

Revenues

Tax Increment Revenue (TIR) Allocation

City of Pompano Beach

Intergovernmental

Taxing Authorities Interlocal (Approved Projects)

Lands Sale(s)

Downtown Public/Private Development Agreement

Miscellaneous

Micro-Enterprise Loan Program (repayments)

Building Rentals

Investment Earnings

Financing

(2) Tax Increment Revenue Bonds, Series 2026

(3) Tax Increment Revenue Bonds, Series 2028

Total Forecasted Revenues

Total Sources

Use (Expenditures)

Expenditures

Operations

(4) Dedicated Personnel Allocation (City staff)

City Administrative Cost Allocation

Tax Increment Split with Developers

Miscellaneous Operating Expense

Subtotal - Operations

Debt Service

Tax Increment Revenue Bonds, Series 2022

(2) Tax Increment Revenue Bonds, Series 2026

Costs of Issuance

Debt Service

(3) Tax Increment Revenue Bonds, Series 2028

Costs of Issuance

Debt Service

Subtotal - Debt Service

Redevelopment Area Investment

Downtown Public/Private Development

Infrastructure

Land Acquisition

Public Parking

Contingency

ILA Rent Payments (Civic Buildings, etc.)

Downtown District Incentive Programs

Infrastructure and Streetscape Initiatives

Vertical Project Development and Assistance

Redevelopment Initiatives

Area Stabilization

Property Acquisition

Consultants and Professional/Design Services

Subtotal - Redevelopment Area Investment

Total Forecasted Expenditures

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Carryforward						
Carryforward of Project Appropriations	\$ 13,986,062	\$ 13,986,062				
Total Estimated Carryforward Balances	\$ 13,986,062	\$ 13,986,062				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	\$ 52,050,284	\$ 9,449,549	\$ 9,889,286	\$ 10,346,613	\$ 10,856,067	\$ 11,508,769
Intergovernmental						
Taxing Authorities Interlocal (Approved Projects)	\$ 750,000	750,000	-	-	-	-
Lands Sale(s)						
Downtown Public/Private Development Agreement	\$ 65,425,301	-	6,791,040	31,453,606	10,195,200	16,985,455
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	\$ 5,000	3,000	2,000	-	-	-
Building Rentals	\$ 436,026	82,127	84,591	87,129	89,743	92,436
Investment Earnings	\$ 980,000	200,000	180,000	192,000	198,000	210,000
Financing						
(2) Tax Increment Revenue Bonds, Series 2026	\$ 32,300,000	32,300,000	-	-	-	-
(3) Tax Increment Revenue Bonds, Series 2028	\$ 32,300,000	-	-	32,300,000	-	-
Total Forecasted Revenues	\$ 184,246,611	\$ 42,784,676	\$ 16,946,917	\$ 74,379,348	\$ 21,339,010	\$ 28,796,660
Total Sources	\$ 198,232,673	\$ 56,770,738	\$ 16,946,917	\$ 74,379,348	\$ 21,339,010	\$ 28,796,660
Use (Expenditures)						
Expenditures						
Operations						
(4) Dedicated Personnel Allocation (City staff)	\$ 5,134,741	\$ 929,455	\$ 975,676	\$ 1,024,460	\$ 1,075,683	\$ 1,129,467
City Administrative Cost Allocation	\$ 841,500	152,300	159,900	167,900	176,300	185,100
Tax Increment Split with Developers	\$ 1,752,583	322,784	336,107	349,962	364,372	379,358
Miscellaneous Operating Expense	\$ 4,010,675	739,465	771,560	799,810	831,790	868,050
<i>Subtotal - Operations</i>	\$ 11,739,499	\$ 2,144,004	\$ 2,243,243	\$ 2,342,132	\$ 2,448,145	\$ 2,561,975
Debt Service						
Tax Increment Revenue Bonds, Series 2022	\$ 6,296,350	\$ 1,260,900	\$ 1,259,350	\$ 1,257,050	\$ 1,259,000	\$ 1,260,050
(2) Tax Increment Revenue Bonds, Series 2026						
Costs of Issuance	\$ 375,000	375,000	-	-	-	-
Debt Service	\$ 9,671,900	-	2,096,100	2,214,850	2,327,350	3,033,600
(3) Tax Increment Revenue Bonds, Series 2028						
Costs of Issuance	\$ 375,000	-	-	375,000	-	-
Debt Service	\$ 4,896,300	-	-	-	2,447,650	2,448,650
<i>Subtotal - Debt Service</i>	\$ 21,614,550	\$ 1,635,900	\$ 3,355,450	\$ 3,846,900	\$ 6,034,000	\$ 6,742,300
Redevelopment Area Investment						
Downtown Public/Private Development						
Infrastructure	\$ 61,793,036	\$ 29,868,036	\$ -	\$ 31,925,000	\$ -	\$ -
Land Acquisition	\$ 13,017,417	13,017,417	-	-	-	-
Public Parking	\$ 7,172,573	-	-	7,172,573	-	-
Contingency	\$ 10,250,000	-	-	10,250,000	-	-
ILA Rent Payments (Civic Buildings, etc.)	\$ 9,696,434	-	-	-	3,232,145	6,464,289
Downtown District Incentive Programs	\$ 1,000,000	-	1,000,000	-	-	-
Infrastructure and Streetscape Initiatives	\$ 2,359,458	2,359,458	-	-	-	-
Vertical Project Development and Assistance	\$ 2,577,623	526,123	490,400	505,100	520,200	535,800
Redevelopment Initiatives	\$ 2,100,000	500,000	400,000	400,000	400,000	400,000
Area Stabilization	\$ 2,315,400	439,800	450,900	462,300	474,100	488,300
Property Acquisition	\$ 8,474,964	4,030,000	1,399,884	1,677,810	859,031	508,239
Consultants and Professional/Design Services	\$ 1,489,700	350,000	316,000	266,500	274,500	282,700
<i>Subtotal - Redevelopment Area Investment</i>	\$ 122,246,605	\$ 51,090,834	\$ 4,057,184	\$ 52,659,283	\$ 5,759,976	\$ 8,679,328
Total Forecasted Expenditures	\$ 155,600,654	\$ 54,870,738	\$ 9,655,877	\$ 58,848,315	\$ 14,242,121	\$ 17,983,603



Pompano Beach Community Redevelopment Agency

Northwest District

Financing and Implementation Plan

Summary Statement by Project ⁽¹⁾

Reserve ⁽⁵⁾

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Redevelopment Project Reserve	\$ 5,100,000	\$ 1,900,000	\$ 1,500,000	\$ 1,500,000	\$ 100,000	\$ 100,000
Downtown Public/Private Development Agreement	\$ 37,532,019	-	5,791,040	14,031,033	6,996,889	10,713,057
Total Forecasted Reserves	\$ 42,632,019	\$ 1,900,000	\$ 7,291,040	\$ 15,531,033	\$ 7,096,889	\$ 10,813,057
Total Uses	\$ 198,232,673	\$ 56,770,738	\$ 16,946,917	\$ 74,379,348	\$ 21,339,010	\$ 28,796,660
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as well as 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) Forecasted debt service is based on the following components: PAR Amount = \$37.5 million (\$31.9 million for redevelopment projects/\$375K for issuance costs/\$5 million for additional proceeds); 23-Year Term; Fixed Interest Rate = 5.19%.

(3) Forecasted debt service is based on the following components: PAR Amount = \$37.5 million (\$31.9 million for redevelopment projects/\$375K for issuance costs/\$5 million for additional proceeds); 21-Year Term; Fixed Interest Rate = 5.17%.

(4) 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%), Service Worker I (100%), Service Workers (3 FTE; 100%), Part-Time Grounds Crew (3 positions; 100%), Part-Time Staff (2 positions; 50%).

(5) 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

Northwest District

Financing and Implementation Plan

Supporting Schedule - *Downtown Public/Private Development Project Listing* (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation						
(4), (5) Public/Private Development Tax Increment (RocaPoint)	\$ 225,725	\$ -	\$ -	\$ -	\$ 33,834	\$ 191,891
Intergovernmental Funding						
Taxing Authorities Interlocal (Approved Projects)	\$ 750,000	750,000	-	-	-	-
Land Sale(s)						
(4), (5) Downtown Public/Private Development Agreement	\$ 65,425,301	-	6,791,040	31,453,606	10,195,200	16,985,455
(7) Financing						
Tax Increment Revenue Bonds, Series 2026	\$ 31,925,000	31,925,000	-	-	-	-
Tax Increment Revenue Bonds, Series 2028	\$ 31,925,000	-	-	31,925,000	-	-
Carryforward Fund Balance						
Northwest District CRA Trust Fund	\$ 3,811,579	3,811,579	-	-	-	-
Taxing Authorities Interlocal (Approved Projects)	\$ 6,398,874	6,398,874	-	-	-	-
Total Sources	\$140,461,479	\$ 42,885,453	\$ 6,791,040	\$ 63,378,606	\$ 10,229,034	\$ 17,177,346
Use (Expenses)						
Downtown Public/Private Development Agreement						
(2) Downtown District Infrastructure						
Tax Increment Revenue Bond Contribution	\$ 56,682,793	\$ 24,757,793	\$ -	\$ 31,925,000	\$ -	\$ -
CRA General Fund Contribution	\$ 3,710,243	3,710,243	-	-	-	-
Taxing Authorities Interlocal Agreement	\$ 1,400,000	1,400,000	-	-	-	-
	\$ 61,793,036	\$ 29,868,036	\$ -	\$ 31,925,000	\$ -	\$ -
(3) Downtown District Land Acquisition						
Tax Increment Revenue Bond Contribution	\$ 7,167,207	\$ 7,167,207	\$ -	\$ -	\$ -	\$ -
CRA General Fund Contribution	\$ 101,336	101,336	-	-	-	-
Taxing Authorities Interlocal Agreement	\$ 5,748,874	5,748,874	-	-	-	-
	\$ 13,017,417	\$ 13,017,417	\$ -	\$ -	\$ -	\$ -
Downtown District Public Parking						
(6) CRA General Fund Contribution	\$ 7,172,573	\$ -	\$ -	\$ 7,172,573	\$ -	\$ -
	\$ 7,172,573	\$ -	\$ -	\$ 7,172,573	\$ -	\$ -
Public/Private Development Agreement Contingency	\$ 10,250,000	-	-	10,250,000	-	-
Total Downtown Public/Private Development Agreement	\$ 92,233,026	\$ 42,885,453	\$ -	\$ 49,347,573	\$ -	\$ -
(5) ILA Rent Payments (Civic Buildings, etc.)						
	\$ 9,696,434	-	-	-	3,232,145	6,464,289



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Financing and Implementation Plan

Supporting Schedule - *Downtown Public/Private Development Project Listing* (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
(6) Downtown District Incentive Programs						
Home Buyer Assistance Programs	\$ 1,000,000	-	1,000,000	-	-	-
(6) Reserve	\$ 37,532,019	-	5,791,040	14,031,033	6,996,889	10,713,057
Total Uses	\$140,461,479	\$ 42,885,453	\$ 6,791,040	\$ 63,378,606	\$ 10,229,034	\$ 17,177,346
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) FY 2024/2025 encumbrances/expenditures, inclusive of Development Fees, are estimated at \$3,534,391.

(3) FY 2024/2025 encumbrances/expenditures are estimated at \$16,982,593.

(4) Land Sale values are sourced from Attachment No. 6 presented to the CRA Board on April 30, 2025 ("New Downtown Pompano Beach - Sources and Uses Financial Models"). Specifically, the section entitled "Downtown Development - Assumes Only Develop What Own Today (Not developing existing Lakins Center Site) & Self Financed". Please note: tax increment contained herein represents the land sale valuations coming onto the taxroll once ownership shifts from public to private. No vertical construction is forecasted to add to the taxroll during this time period.

(5) ILA Rent Payments are sourced from Attachment No. 6 presented to the CRA Board on April 30, 2025 ("New Downtown Pompano Beach - Sources and Uses Financial Models"). Specifically, the section entitled "Downtown Development - Full Buildout - Original June 2024".

(6) Tax increment and land sale revenue generated from this Public/Private Downtown Development will be utilized as detailed herein and/or reserved until there is a clear and sufficient surplus ILA Rent Payment revenue trend. At that point, remaining Reserve funding will be reprogrammed to eligible redevelopment initiatives.

(7) Included within these figures is \$7 million (\$3.5 million from each bond series), representing a reimbursement from bond proceeds for previously appropriated initiatives (e.g. Downtown Public/Private Development Agmt), that is allocated towards Downtown District Infrastructure.



Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan

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

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<u>Source (Revenue)</u>						
Tax Increment Revenue (TIR) Allocation	\$ 1,659,458	\$ 1,659,458	\$ -	\$ -	\$ -	\$ -
Carryforward Fund Balance						
Northwest District CRA Trust Fund	\$ 700,000	700,000	-	-	-	-
Total Sources	\$ 2,359,458	\$ 2,359,458	\$ -	\$ -	\$ -	\$ -
<u>Use (Expenses)</u>						
Infrastructure and Streetscape Initiatives						
11 NE 1st St. Building Improvements	\$ 550,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -
Sonata Infrastructure Improvements	\$ 300,000	300,000	-	-	-	-
Infrastructure and Streetscape Improvements	\$ 1,509,458	1,509,458	-	-	-	-
Total Uses	\$ 2,359,458	\$ 2,359,458	\$ -	\$ -	\$ -	\$ -
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

Northwest District

Financing and Implementation Plan

Supporting Schedule - Vertical Project Development and Assistance Project Listing ^{(1),(2)}

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 2,141,597	\$ 443,996	\$ 405,809	\$ 417,971	\$ 430,457	\$ 443,364
Miscellaneous						-
Bldg Rentals	\$ 436,026	82,127	84,591	87,129	89,743	92,436
Carryforward Fund Balance	\$ -	-	-	-	-	-
Total Sources	\$ 2,577,623	\$ 526,123	\$ 490,400	\$ 505,100	\$ 520,200	\$ 535,800
Use (Expenses)						
Project Development and Assistance						
Tenant Improvements	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -
(2) CRA Building Maintenance	\$ 1,592,700	300,000	309,000	318,300	327,800	337,600
Rentals & Leases	\$ 934,923	176,123	181,400	186,800	192,400	198,200
Total Uses	\$ 2,577,623	\$ 526,123	\$ 490,400	\$ 505,100	\$ 520,200	\$ 535,800
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 buildings and other properties in CRA possession.



Pompano Beach Community Redevelopment Agency

Northwest District

Financing and Implementation Plan

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

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 2,095,000	\$ 497,000	\$ 398,000	\$ 400,000	\$ 400,000	\$ 400,000
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	\$ 5,000	3,000	2,000	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-
Total Sources	\$ 2,100,000	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Use (Expenses)						
Redevelopment Initiatives						
Incentive Programs	\$ 1,200,000	\$ 400,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
(2) Dissemination of Information	\$ 900,000	100,000	200,000	200,000	200,000	200,000
Total Uses	\$ 2,100,000	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
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

Northwest District

Financing and Implementation Plan

Supporting Schedule - *Area Stabilization* Project Listing ⁽¹⁾

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 2,315,400	\$ 439,800	\$ 450,900	\$ 462,300	\$ 474,100	\$ 488,300
Carryforward Fund Balance	\$ -	-	-	-	-	-
Total Sources	\$ 2,315,400	\$ 439,800	\$ 450,900	\$ 462,300	\$ 474,100	\$ 488,300
Use (Expenses)						
Area Stabilization						
(2) Redevelopment Ambassadors	\$ 1,963,300	\$ 369,800	\$ 380,900	\$ 392,300	\$ 404,100	\$ 416,200
Additional Safety/Security	\$ 251,500	50,000	50,000	50,000	50,000	51,500
Emergency Rehabilitation of Housing Stock	\$ 100,600	20,000	20,000	20,000	20,000	20,600
Total Uses	\$ 2,315,400	\$ 439,800	\$ 450,900	\$ 462,300	\$ 474,100	\$ 488,300
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

Northwest District

Financing and Implementation Plan

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

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 5,855,467	\$ 1,410,503	\$ 1,399,884	\$ 1,677,810	\$ 859,031	\$ 508,239
Carryforward Fund Balance	\$ 2,619,497	2,619,497	-	-	-	-
Total Sources	\$ 8,474,964	\$ 4,030,000	\$ 1,399,884	\$ 1,677,810	\$ 859,031	\$ 508,239
Use (Expenses)						
Property Acquisition						
Property Maintenance/Special Services	\$ 159,300	\$ 30,000	\$ 30,900	\$ 31,800	\$ 32,800	\$ 33,800
Property Acquisition	\$ 8,315,664	4,000,000	1,368,984	1,646,010	826,231	474,439
Total Uses	\$ 8,474,964	\$ 4,030,000	\$ 1,399,884	\$ 1,677,810	\$ 859,031	\$ 508,239
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

Northwest District

Financing and Implementation Plan

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

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	\$ 1,489,700	\$ 350,000	\$ 316,000	\$ 266,500	\$ 274,500	\$ 282,700
Carryforward Fund Balance	\$ -	-	-	-	-	-
Total Sources	\$ 1,489,700	\$ 350,000	\$ 316,000	\$ 266,500	\$ 274,500	\$ 282,700
Use (Expenses)						
Consultants and Professional/Design Services						
Demolition Services	\$ 94,200	\$ 50,000	\$ 10,600	\$ 10,900	\$ 11,200	\$ 11,500
(2) Consultants	\$ 1,367,500	294,800	300,000	250,000	257,500	265,200
Professional Fees (Investment Advisor)	\$ 28,000	5,200	5,400	5,600	5,800	6,000
Total Uses	\$ 1,489,700	\$ 350,000	\$ 316,000	\$ 266,500	\$ 274,500	\$ 282,700
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

Northwest 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	\$ 947,850	\$ 175,000	\$ 182,000	\$ 189,280	\$ 196,850	\$ 204,720
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	\$ 3,700	680	710	740	770	800
Water and Sewer	\$ 135,400	25,000	26,000	27,040	28,120	29,240
Insurance Premiums	\$ 704,120	130,000	135,200	140,610	146,230	152,080
Advertising	\$ 28,190	5,200	5,410	5,630	5,860	6,090
Real Estate Taxes	\$ 379,140	70,000	72,800	75,710	78,740	81,890
Credit Card Bank Fees	\$ 5,400	1,000	1,040	1,080	1,120	1,160
Office Supplies	\$ 16,230	3,000	3,120	3,240	3,370	3,500
Phone	\$ 3,230	600	620	640	670	700
Minor Equipment	\$ 8,110	1,500	1,560	1,620	1,680	1,750
Computer Equipment	\$ 5,500	-	2,500	-	-	3,000
Software Purchases	\$ 8,110	1,500	1,560	1,620	1,680	1,750
Publications	\$ 2,700	500	520	540	560	580
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	\$ 484,650	89,480	93,060	96,780	100,650	104,680
Central Stores	\$ 6,450	1,190	1,240	1,290	1,340	1,390
Health Insurance Service	\$ 769,989	142,159	147,850	153,760	159,910	166,310
Risk Management	\$ 138,752	25,612	26,640	27,710	28,820	29,970
Vehicle Insurance	\$ 205,460	37,930	39,450	41,030	42,670	44,380
Information Systems	\$ 45,364	8,374	8,710	9,060	9,420	9,800
Total	\$ 4,010,675	\$ 739,465	\$ 771,560	\$ 799,810	\$ 831,790	\$ 868,050

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 Northwest 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):	12.94%	8.96%	4.00%	4.00%	4.00%	4.00%
Existing Value:	\$1,899,018,400	\$2,069,172,158	\$2,281,857,379	\$2,373,651,675	\$2,469,117,742	\$2,575,465,133
New Construction:						
Certified (2026); Forecast (2027-2030)	-	14,350,354	500,000	500,000	500,000	500,000
Old Town Square	-	68,701,090	-	-	-	-
Highland Oaks (110 units)	-	38,723,148	-	-	-	-
Rick Case Habitat Community (10 units)	-	3,146,884	-	-	-	-
Downtown Public/Private Development (RocaPoint)	-	-	-	-	6,791,040	31,453,606
Taxable Value	\$1,899,018,400	\$2,194,093,634	\$2,282,357,379	\$2,374,151,675	\$2,476,408,782	\$2,607,418,739
Base Year Value	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
Tax Increment	\$1,601,630,379	\$1,896,705,613	\$1,984,969,358	\$2,076,763,654	\$2,179,020,761	\$2,310,030,718
Millage Rate	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	\$ 8,399,430	\$ 9,946,893	\$ 10,409,775	\$ 10,891,172	\$ 11,427,439	\$ 12,114,494
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Total Incremental Revenue	\$ 7,979,459	\$ 9,449,549	\$ 9,889,286	\$ 10,346,613	\$ 10,856,067	\$ 11,508,769

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

Northwest District

Financing and Implementation Plan

Supporting Schedule - Developer TIF Forecast (1),(2),(3)

	BASE FY 2020	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Old Town Square LLC						
Existing Value (Forecasted Growth):			4.00%	4.00%	4.00%	4.00%
Existing Value:	\$ 934,320	\$ 1,670,470	\$ 73,186,422	\$ 76,113,879	\$ 79,158,434	\$ 82,324,772
New Construction:						
Old Town Square (mixed-use)	-	68,701,090	-	-	-	-
Taxable Value	\$ 934,320	\$ 70,371,560	\$ 73,186,422	\$ 76,113,879	\$ 79,158,434	\$ 82,324,772
Contributing Taxing Authority Millage Rates						
City of Pompano Beach	5.1875	5.2443	5.2443	5.2443	5.2443	5.2443
North Broward Hospital District	1.0324					
Children's Services Council	0.4882					
Broward County	5.4878					
	12.1959	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	\$ 11,395	\$ 369,050	\$ 383,812	\$ 399,164	\$ 415,131	\$ 431,736
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Base Year Payment	\$ 10,825					
CRA Taxes Received		\$ 350,597	\$ 364,621	\$ 379,206	\$ 394,374	\$ 410,149
Base Year Payment		(10,825)	(10,825)	(10,825)	(10,825)	(10,825)
Net Payment		\$ 339,772	\$ 353,796	\$ 368,381	\$ 383,549	\$ 399,324
Old Town Square Payment Factor		95%	95%	95%	95%	95%
Calculated Payment to Old Town Square		\$ 322,784	\$ 336,107	\$ 349,962	\$ 364,372	\$ 379,358
Cumulative Payment to Old Town Square		\$ 322,784	\$ 658,891	\$ 1,008,853	\$ 1,373,225	\$ 1,752,583
Capped Payment to Old Town Square		\$ 322,784	\$ 336,107	\$ 349,962	\$ 364,372	\$ 379,358

Notes:

- (1) TIF structure based on the Development and Tax Increment Financing Agreement dated October 2019.
 (2) Property Folios were consolidated from 7 distinct accounts to 1 account starting in tax year 2020.
 (3) Maximum payment amount under this obligation is \$7,800,000.



Pompano Beach Community Redevelopment Agency

Northwest 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 initiatives.
4. The following section provides a brief description of the Redevelopment Area Initiatives included in the Financing and Implementation Plan.

Additional Safety/Security	Additional services to address safety measures for the Downtown Pompano target area.
Consultants and Professional Fees	Professional services needed for exploration of various components of the NW CRA redevelopment initiatives mostly for target areas of Downtown Pompano, Collier City, and Hunters Manor.
CRA Building Maintenance	Costs associated with maintenance of CRA leased/owned buildings.
Demolition Services	Demolition cost associated with the removal of dilapidated/blighted CRA owned properties in the NW CRA District.
Dissemination of Information	Disseminate information about the revitalized target area of Downtown Pompano and other business or community sectors of the NW CRA District as per FS 163.370(2)(b).
Downtown District Incentive Programs	Home Buyer Assistance Program - down payment assistance for single family home buyers.
Downtown District Infrastructure	Capital improvement projects constructed in Downtown including, but not limited to, drainage, landscaping, sidewalks, lighting, traffic calming, etc.
Downtown District Land Acquisition	Acquisition of retail, commercial, residential and vacant properties within the Downtown District target area.
Downtown District Public Parking	Design, construction, infrastructure cost for public parking.
Emergency Rehabilitation of Housing Stock	Supplement to Office of Housing emergency rehabilitation programs.
ILA Rent Payments (Civic Buildings, etc.)	As per CRA Resolution No. 2024-34 and City Resolution No. 2024-155.
Incentive Programs	Incentive programs to address property renovations mostly in the target area of MLK Boulevard and Old Town.
Infrastructure and Streetscape Improvements	Infrastructure /Streetscape improvements including NW 6th Ave/parking lot, etc.
Property Acquisition	Acquisition of retail, commercial, residential and vacant properties within Downtown Pompano target area.
Property Maintenance/Special Services	Maintenance services for CRA owned properties in the NW CRA District.
Public/Private Development Agreement Contingency	10% contingency Cap and reserved for sole use by City/CRA to cover unforeseen conditions and/or potential cost escalations.
Rentals & Leases	Rental/lease expenses for multiple properties (including 11 NE 1st Street).
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 NW CRA District as per FS 163.370(2)(o).
Sonata (Infrastructure Improvements)	Agreement representing a CRA investment totaling \$1.5 million toward public infrastructure costs funded in the amount of \$300,000 per year for a period of five years commencing on October 1, 2022, and thereafter on each consecutive October 1st until paid in full.
Tax Increment Split with Developer	In 2019, the CRA entered into a Development and Tax Increment Financing Agreement for the Old Town Square Development inclusive of approximately 5,000 sq.ft. of commercial uses, approximately 280 residential units, and approximately 300 parking spaces (garage). 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.
Tenant Improvements	Capital improvements to CRA controlled buildings in Downtown Pompano for CRA tenants.
11 NE 1st Street Building Improvements	Exterior and interior improvements to the building located at 11 NE 1st Street.

EXHIBIT A



Pompano Beach Community Redevelopment Agency

Northwest District

FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
		Amended	Total	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026
		Budget	Revenues			Budget
Account	Account Description	Budget	Revenues			
Fund 150 - Northwest District (Community Redevelopment Agency)						
REVENUE						
Taxes						
150-0000-311.90-20	TIF (City of Pompano Beach)	8,018,253	7,979,459	-	9,449,549	9,449,549
	Total	8,018,253	7,979,459	-	9,449,549	9,449,549
Charges for Services						
150-0000-345.20-00	Micro-Enterprise Loan Program	6,000	2,179	-	3,000	3,000
	Total	6,000	2,179	-	3,000	3,000
Miscellaneous Revenue						
150-0000-361.10-00	Interest Earnings	150,000	917,359	-	200,000	200,000
150-0000-361.35-00	Interest Realized Gain/(Loss)	-	(303,428)	-	-	-
150-0000-362.10-00	Building Rental	85,244	58,124	-	82,127	82,127
150-0000-369.92-00	Other Revenues	-	5,713	-	-	-
	Total	235,244	677,768	-	282,127	282,127
Other Financing Sources						
150-0000-392.10-00	Budgetary Fund Balance	6,132,571	-	-	2,609,497	2,609,497
150-0000-392.30-00	Project Fund Balance	15,453,858	-	4,521,579	-	4,521,579
	Total	21,586,429	-	4,521,579	2,609,497	7,131,076
REVENUE TOTALS		29,845,926	8,659,406	4,521,579	12,344,173	16,865,752

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
		Amended Budget	Total Encumbrances/Ex penses	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
Account	Account Description					
EXPENSE						
Operations						
150-1910-539.31-30	Special Legal Fees	175,000	175,000	-	175,000	175,000
150-1910-539.31-65	City Staff dedicated to CRA Activities	487,428	487,428	-	929,455	929,455
150-1910-539.32-10	Accounting & Auditing Services	8,400	8,400	-	8,740	8,740
150-1910-539.39-15	General Fund Administrative Cost Allocation	145,000	145,000	-	152,300	152,300
150-1910-539.39-20	Central Services (internal service charge)	86,874	86,874	-	89,480	89,480
150-1910-539.39-30	Central Stores (internal service charge)	1,155	1,155	-	1,190	1,190
150-1910-539.39-60	Health Insurance (internal service charge)	135,257	135,257	-	142,159	142,159
150-1910-539.39-65	Risk Insurance (internal service charge)	24,703	24,703	-	25,612	25,612
150-1910-539.39-80	Vehicle Insurance (internal service charge)	33,855	33,855	-	37,930	37,930
150-1910-539.39-90	Information Technology (internal service charge)	8,195	8,195	-	8,374	8,374
150-1910-539.40-10	Travel and Training	15,000	15,000	-	12,000	12,000
150-1910-539.41-20	Postage	650	650	-	680	680
150-1910-539.43-10	Phone	678	678	-	600	600
150-1910-539.43-40	Water and Sewer Service	20,000	20,000	-	25,000	25,000
150-1910-539.44-10	Rentals and Leases	293,022	293,022	-	176,123	176,123
150-1910-539.45-85	Insurance Premiums	85,000	85,000	-	130,000	130,000

Pompano Beach Community Redevelopment Agency

Northwest District

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
150-1910-539.48-10	Advertising	5,000	5,000	-	5,200	5,200
150-1910-539.49-30	Real Estate Taxes	45,000	45,000	-	70,000	70,000
150-1910-539.49-50	Credit Card Bank Fees	1,000	1,000	-	1,000	1,000
150-1910-539.51-10	Office Supplies	4,000	4,000	-	3,000	3,000
150-1910-539.52-15	Minor Equipment	2,000	2,000	-	1,500	1,500
150-1910-539.52-25	Software	1,000	1,000	-	1,500	1,500
150-1910-539.54-10	Publications	500	500	-	500	500
	Total	1,578,717	1,578,717	-	1,997,343	1,997,343
Debt Service						
150-1910-539.71-20	Debt Service (Principal)	494,126	494,126	-	-	-
150-1910-539.91-49	Debt Service (Transfer to Fund 326)	1,256,550	1,256,550	-	804,788	804,788
150-1910-539.72-10	Debt Service (Interest)	16,266	18,653	-	-	-
	Total	1,766,942	1,769,329	-	804,788	804,788
Downtown Public/Private Development Agreement						
150-7714-539.31-60 (22194)	Downtown District Developer Fee	5,929,701	2,219,458	3,710,243	-	3,710,243
150-7714-539.46-60 (22194)	Downtown District Demolition Services	300,000	188,664	111,336	(10,000)	101,336
150-7714-539.65-09 (22194)	Downtown District Land Acquisition	12,047,580	12,069,754	-	-	-
	Total	18,277,281	14,477,876	3,821,579	(10,000)	3,811,579
Infrastructure and Streetscape Initiatives						
150-1910-539.64-20	Computers (General)	2,000	2,000	-	-	-
150-7656-539.65-12 (19378)	Downtown Infrastructure	170,625	170,625	-	-	-
150-7687-539.65-12 (21408)	11 NE 1st Street (Façade/Interior Improvements)	700,000	-	700,000	(150,000)	550,000
150-7712-539.65-12 (22192)	Sonata (Infrastructure Improvements)	300,000	300,000	-	300,000	300,000
150-7720-539.65-12 (22196)	Infrastructure/Streetscape Improvements	996,305	996,305	-	1,509,458	1,509,458
	Total	2,168,930	1,468,930	700,000	1,659,458	2,359,458
Vertical Project Development and Assistance						
150-1910-539.46-10	CRA Building Maintenance	379,653	379,653	-	300,000	300,000
150-1910-539.84-59	Tenant Improvements	207,016	207,016	-	50,000	50,000
	Total	586,669	586,669	-	350,000	350,000
Redevelopment Initiatives, Marketing and Special Events						
150-1910-539.48-50	Dissemination of Information	186,242	186,242	-	100,000	100,000
150-1910-539.83-42	Incentive Programs (Façade, etc.)	744,803	744,803	-	400,000	400,000
150-1910-539.83-43	Business Attraction and Development	40,000	40,000	-	-	-
TBD	Tax Increment Split (Old Town Square)	-	-	-	322,784	322,784
	Total	971,045	971,045	-	822,784	822,784
Housing and Neighborhood Stabilization						
150-1910-539.83-07	Emergency Rehabilitation of Housing Stock	20,000	20,000	-	20,000	20,000
150-1910-539.34-30	Redevelopment Ambassadors	481,454	481,454	-	369,800	369,800
150-1910-539.34-31	Additional Safety/Security (cameras)	121,402	121,402	-	50,000	50,000
	Total	622,856	622,856	-	439,800	439,800
Property Acquisition						
150-1910-539.46-50	Property Maintenance/Special Services	440,136	440,136	-	30,000	30,000
150-1910-539.65-09	Property Acquisition (General)	1,838,662	406,631	-	4,000,000	4,000,000
	Total	2,278,798	846,767	-	4,030,000	4,030,000

Pompano Beach Community Redevelopment Agency

Northwest District

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
Consultants and Professional/Design Services						
150-1910-539.31-60	Professional Services	555,230	555,230	-	300,000	300,000
150-1910-539.46-60	Demolition Services	20,000	20,000	-	50,000	50,000
	Total	575,230	575,230	-	350,000	350,000
Reserve/Other						
150-1910-539.99-10	Redevelopment Project Reserve	1,019,458	-	-	1,900,000	1,900,000
	Total	1,019,458	-	-	1,900,000	1,900,000
EXPENSE TOTALS		29,845,926	22,897,419	4,521,579	12,344,173	16,865,752

Fund 150 - Community Redevelopment Agency Totals						
REVENUE TOTALS		29,845,926	8,659,406	4,521,579	12,344,173	16,865,752
EXPENSE TOTALS		29,845,926	22,897,419	4,521,579	12,344,173	16,865,752
Fund 150 - Community Redevelopment Agency Totals		-	(14,238,013)	-	-	-

LEGEND

New Account

Budget Amendment In Process

Pompano Beach Community Redevelopment Agency

Northwest District (Taxing Authorities Interlocal)

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
Fund 153 - Northwest District (Taxing Authorities Interlocal)						
REVENUE						
Intergovernmental Revenue						
153-0000-338.25-00	Taxing Authorities Interlocal	1,500,000	1,500,000	-	750,000	750,000
	Total	1,500,000	1,500,000	-	750,000	750,000
Other Financing Sources						
153-000-392.30-00	Project Fund Balance	10,803,985	-	6,398,874	-	6,398,874
	Total	10,803,985	-	6,398,874	-	6,398,874
	REVENUE TOTALS	12,303,985	1,500,000	6,398,874	750,000	7,148,874

		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						
Infrastructure and Streetscape Initiatives						
153-7672-539.65-12 (20393)	Dixie Highway/Atlantic Boulevard	1,603,985	1,603,985	-	-	-
153-7714-539.65-09 (22194)	Downtown District Land Acquisition	10,050,000	4,301,126	5,748,874	-	5,748,874
153-7714-539.65-12 (22194)	Downtown District Infrastructure	650,000	-	650,000	750,000	1,400,000
	Total	12,303,985	5,905,111	6,398,874	750,000	7,148,874
	EXPENSE TOTALS	12,303,985	5,905,111	6,398,874	750,000	7,148,874

Fund 153 - Northwest District (Taxing Authorities Interlocal) Totals						
	REVENUE TOTALS	12,303,985	1,500,000	6,398,874	750,000	7,148,874
	EXPENSE TOTALS	12,303,985	5,905,111	6,398,874	750,000	7,148,874
Fund 153 - Northwest District (Taxing Authorities Interlocal) Totals		-	(4,405,111)	-	-	-

Pompano Beach Community Redevelopment Agency

Series 2022 CRA Tax Increment Revenue Bond

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
Fund 326 - Series 2022 CRA Tax Increment Revenue Bond						
REVENUE						
Miscellaneous Revenue						
326-0000-361.10-00	Interest Earnings	-	54,878	-	-	-
	Total	-	54,878	-	-	-
Other Sources						
326-0000-381.11-50	Transfer-In from Fund 150*	1,256,550	1,256,550	-	804,788	804,788
	Total	1,256,550	1,256,550	-	804,788	804,788
Other Financing Sources						
326-0000-392.10-00	Budgetary Fund Balance	115,929	-	-	456,112	456,112
326-0000-392.30-00	Project Fund Balance	2,724,764	-	-	-	-
	Total	2,840,693	-	-	456,112	456,112
REVENUE TOTALS		4,097,243	1,311,428	-	1,260,900	1,260,900

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Encumbrances/E xpenses	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
EXPENSE						
Debt Service and Transfers						
326-1333-513.71-10	Principal Expense*	855,000	855,000	-	885,000	885,000
326-1333-513.72-10	Interest Expense*	401,550	401,550	-	375,900	375,900
	Total	1,256,550	1,256,550	-	1,260,900	1,260,900
Infrastructure and Streetscape Initiatives						
326-7672-539.65-12	Dixie Highway/Atlantic Boulevard Infrastructure	2,840,693	2,840,693	-	-	-
	Total	2,840,693	2,840,693	-	-	-
EXPENSE TOTALS		4,097,243	4,097,243	-	1,260,900	1,260,900

Fund 326 - Series 2022 CRA Tax Increment Revenue Bond						
REVENUE TOTALS		4,097,243	1,311,428	-	1,260,900	1,260,900
EXPENSE TOTALS		4,097,243	4,097,243	-	1,260,900	1,260,900
Fund 326 - Series 2022 CRA Tax Increment Revenue Bond		-	(2,785,816)	-	-	-

* 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.