



Pompano Beach Community Redevelopment Agency

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



Annual Report

for the

Fiscal Year Ending September 30, 2021



BOARD OF COMMISSIONERS

Board of Commissioners

REX HARDIN
CHAIR



Rex.Hardin@copbfl.com

BEVERLY PERKINS
VICE CHAIR



Beverly.Perkins@copbfl.com

ANDREA MCGEE
BOARD MEMBER



Andrea.McGee@copbfl.com



Mission Statement

*Stimulating redevelopment activity in order
to strengthen the economic base of the
redevelopment area.*

RHONDA EATON
BOARD MEMBER



Rhonda.Eaton@copbfl.com

TOM MCMAHON
BOARD MEMBER



Tom.McMahon@copbfl.com

CYNDY FLOYD
BOARD MEMBER



Cindy.Floyd@copbfl.com

LETTER FROM THE EXECUTIVE DIRECTOR

Letter from the Executive Director

Date: March 21, 2022

The last several years have been extraordinary for Pompano Beach in every sense of the word. As 2020 began, local businesses were booming, and our great city attracted thousands of people daily into our offices, hotels, restaurants, and shops. Then, in March 2020, COVID-19 changed everything. As coronavirus spread across the nation, companies told employees to work from home. Office buildings went dark. Local small businesses struggled without those extra visitors every day. However, our resiliency as a community has been strong and economic growth has returned quickly, bringing with it a whole host of new challenges to overcome including labor and commodity availability, inflationary cost growth, etc.

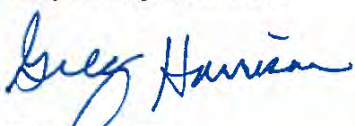
The people of Pompano Beach can be proud that, despite unprecedented challenges, city and CRA staff continued to deliver extraordinary services and partnered with citizens, business owners, and community stakeholders to provide much needed support for those in our community most affected by the pandemic. With the involvement of the CRA Board, residents, business owners, and other stakeholders, we have completed major projects and worked aggressively to redevelop and economically grow our community. We are committed to stimulating redevelopment activity in order to strengthen the economic base of the redevelopment area.

Presented herein is the 2021 Annual Report for the CRA which covers the period from October 1, 2020, through September 30, 2021, and includes the following information:

- General background information regarding the CRA and the Redevelopment Areas;
- Historical/current performance data (economic and financial) for each redevelopment area including # of activities started/completed, expenditures of the Redevelopment Agency Trust Funds, taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report of activities (redevelopment projects, initiatives, etc.) within the redevelopment areas including a status report of the progress made in carrying out the Redevelopment Plan;
- Comparison of Redevelopment Plan goals, objectives, and policies to program accomplishments; and
- Financial statements for the fiscal year ending September 30, 2021.

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

Respectfully Submitted,



Greg Harrison
CRA Executive Director



TABLE OF CONTENTS

Table of Contents

| | |
|--|------------------|
| BOARD OF COMMISSIONERS..... | 1 |
| LETTER FROM THE EXECUTIVE DIRECTOR..... | 2 |
| TABLE OF CONTENTS | 3 |
| POMPANO BEACH CRA..... | 5 |
| BACKGROUND..... | 5 |
| POWERS..... | 5 |
| REDEVELOPMENT AREAS..... | 6 |
| FUNDING SOURCE | 6 |
| AWARDS AND ACKNOWLEDGEMENTS | 7 |
| FINANCING AND IMPLEMENTATION PLANS | 8 |
| NORTHWEST DISTRICT | 9 |
| BACKGROUND..... | 9 |
| BOUNDARY MAP | 10 |
| TAX-BASE | 10 |
| TAXABLE VALUES BY USE TYPE | 11 |
| HOMEOWNERSHIP | 11 |
| TAXPAYER CONCENTRATION..... | 12 |
| MILLAGE RATES..... | 13 |
| TAX-INCREMENT REVENUES | 13 |
| <i>Tax-Increment Stipulations.....</i> | <i>14</i> |
| ACCOMPLISHMENTS AND ACTIVITY STATUS UPDATES..... | 15 |
| <i>Overview of Redevelopment Goals</i> | <i>15</i> |
| <i>Goal 1: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.</i> | <i>16</i> |
| Downtown Pompano Infrastructure and Streetscapes | 16 |
| Innovation District Drainage and Infrastructure | 21 |
| Security and Additional Security/Safety..... | 22 |
| Community Garden..... | 22 |
| <i>Goal 2: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.....</i> | <i>24</i> |
| Innovation District | 24 |
| Redevelopment along MLK Boulevard | 25 |
| Opportunity Zone | 26 |
| Collier City | 26 |
| Hunters Manor..... | 27 |
| Property Acquisition | 28 |

TABLE OF CONTENTS

| | |
|---|-----------|
| <i>Goal 3: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.</i> | 29 |
| 165 NE 1 st Avenue | 29 |
| 731 MLK Boulevard | 30 |
| Incentive Programs..... | 30 |
| Cultural Arts..... | 32 |
| <i>Goal 4: Create an environment that promotes workforce development, job creation, community building, and opportunity for residents.</i> | 32 |
| Programs | 32 |
| EAST DISTRICT | 33 |
| BACKGROUND..... | 33 |
| BOUNDARY MAP | 33 |
| TAX-BASE | 34 |
| TAXABLE VALUES BY USE TYPE | 34 |
| HOMEOWNERSHIP | 35 |
| TAXPAYER CONCENTRATION | 36 |
| MILLAGE RATES..... | 37 |
| TAX-INCREMENT REVENUES | 37 |
| ACCOMPLISHMENTS AND ACTIVITY STATUS UPDATES..... | 38 |
| <i>Overview of Redevelopment Goals</i> | <i>38</i> |
| <i>Goal 1: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.</i> | 39 |
| Pier Street West Streetscape..... | 39 |
| Public Parking and Capital Improvements..... | 40 |
| Security | 40 |
| <i>Goal 2: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.</i> | 40 |
| McNab House & Gardens | 40 |
| Pier Redevelopment | 42 |
| Property Acquisition/Development | 46 |
| <i>Goal 3: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.</i> | 46 |
| Incentive Programs..... | 46 |
| Business Attraction, Marketing, and Special Events | 47 |
| PERFORMANCE DATA | 48 |
| Northwest District..... | 49 |
| East District..... | 52 |
| FINANCIAL STATEMENTS..... | 55 |

Pompano Beach CRA

Background

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

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

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

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

Powers

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

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

POMPANO BEACH CRA

Redevelopment Areas

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

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

Funding Source

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



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

POMPANO BEACH CRA

Awards and Acknowledgements



OUT OF THE BOX – LARGE COMMUNITY

Pompano Beach CRA
McNab House Restoration and Botanical Garden Project



While new development is an essential gauge to a community's success, historic preservation contributes greatly to the roots of the community and its people. The McNab House, built in 1926, was not historically designated and was subject to demolition to make room for new development. The CRA relocated the McNab House and garage to its namesake park located on the main commercial corridor of Pompano Beach for adaptive reuse as a restaurant and botanical garden. This redevelopment project will create a destination venue that will have an economic impact on a desolate block and surrounding area.



POMPANO BEACH CRA

Financing and Implementation Plans

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

Formulation of the Finance Plan involved all the following:

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

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

- Finance Plan for the Northwest District

The CRA Board adopted the updated Finance Plan on September 21, 2021 (Fiscal Years “FY” 2022-2026).

The Finance Plan forecasts investment totaling over \$55 million (excluding operations/debt service) within District boundaries over the next five (5) years.

- Finance Plan for the East District

The CRA Board adopted the updated Finance Plan on September 21, 2021 (FY 2022-2026).

The Finance Plan forecasts investment totaling over \$11 million (excluding operations/debt service) within District boundaries over the next five (5) years.

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



NORTHWEST DISTRICT

Northwest District

Background

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

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

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

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

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

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

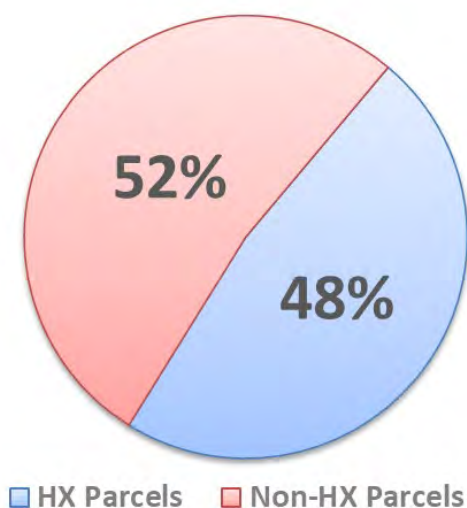
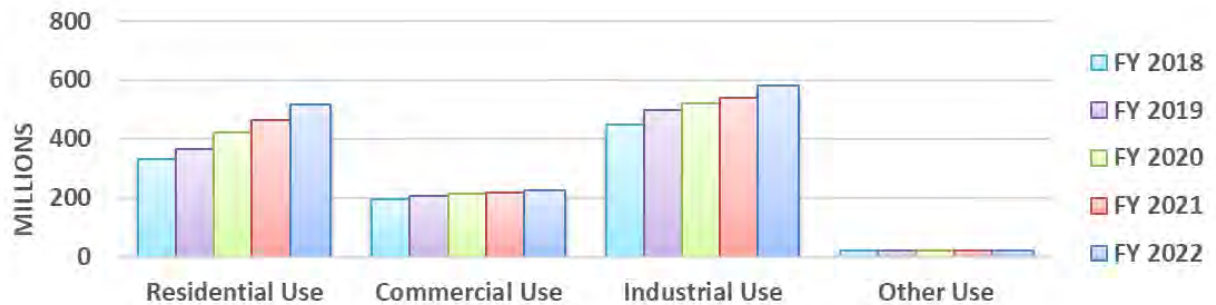
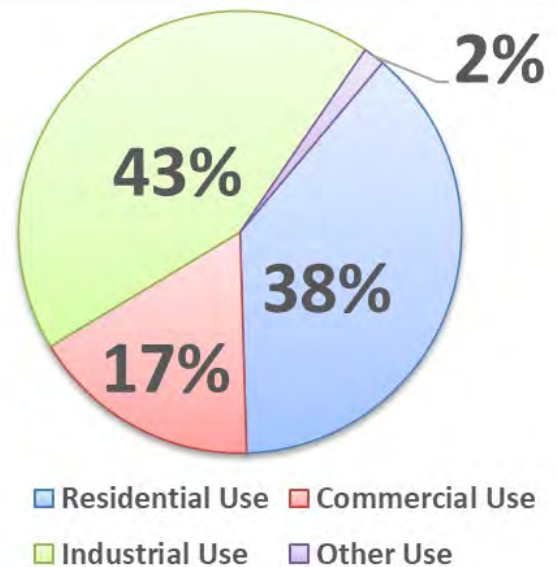
The Northwest District encompasses an area of approximately 3,084 acres.

NORTHWEST DISTRICT

Taxable Values by Use Type

The segmentation of taxable values within the Northwest District highlights a relatively balanced tax-base with Residential, Commercial, and Industrial properties representing approximately 38%, 17%, and 43% respectively with the balance comprising other uses (e.g., institutional).

A balanced and diversified tax-base helps insulate the Northwest District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five-year period ending with FY 2022.



Homeownership

Roughly 75% of the tax parcels within the Northwest District are zoned Residential. Of these parcels, 48% had a homestead exemption in FY 2022.

Increasing homeownership is an active goal of the CRA as it plays a vital role in helping to build strong, stable communities. In addition to it bolstering a community's treasury through taxes, research shows the many social benefits it provides, including increased volunteerism, improved health, and less crime.

NORTHWEST DISTRICT

Taxpayer Concentration

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

| PRINCIPAL TAXPAYERS | | | |
|------------------------------------|--------------|-----------------------|----------------------------|
| TAXPAYER | PROPERTY USE | FY 2022 TAXABLE VALUE | % OF FY 2022 TAXABLE VALUE |
| POMPANO INDUSTRIAL VENTURE LLC | INDUSTRIAL | 44,420,510 | 3.3% |
| BAERS FURNITURE CO INC. | INDUSTRIAL | 23,300,630 | 1.7% |
| LONE OAK-BROWARD LLC | INDUSTRIAL | 21,400,000 | 1.6% |
| NAPLETON INVESTMENT PARTNERSHIP LP | COMMERCIAL | 19,185,580 | 1.4% |
| COPANS MOTORS INC. | COMMERCIAL | 16,610,730 | 1.2% |
| POMPANO CENTER OF COMMERCE | INDUSTRIAL | 15,478,610 | 1.2% |
| CONTINENTAL CABLEVISION OF JAX | MIXED-USE | 11,730,610 | 0.9% |
| LITTLE BEAR 2 LLC | INDUSTRIAL | 10,686,870 | 0.8% |
| 2401 W ATLANTIC LLC | COMMERCIAL | 10,462,500 | 0.8% |
| OLDCASTLE APG SOUTH INC. | INDUSTRIAL | 10,163,970 | 0.8% |
| TOTAL | | 183,440,010 | 13.7% |

The following table provides a segmentation of taxable values within the Northwest District by development/area for FY 2022. Specifically, the Top-10 Developments comprise 34% of taxable value within the Northwest District and 36% of total parcels.

| PRINCIPAL DEVELOPMENTS/AREAS (TOP 10) | | | |
|---------------------------------------|--------------|-----------------------|----------------------------|
| DEVELOPMENT/AREA | PROPERTY USE | FY 2022 TAXABLE VALUE | % OF FY 2022 TAXABLE VALUE |
| 38-48-42 | MIXED-USE | 67,123,930 | 5.0% |
| POMPANO CENTER EXCHANGE 175-169B | INDUSTRIAL | 65,838,120 | 4.9% |
| AVONDALE 6-29 B | MIXED-USE | 57,936,530 | 4.3% |
| 34-48-42 | MIXED-USE | 57,549,720 | 4.3% |
| ADDITION TO COPANS INDUSTRIAL | MIXED-USE | 52,465,370 | 3.9% |
| FLO EAST CO PLAT 77-5 B | MIXED-USE | 41,444,300 | 3.1% |
| 35-48-42 | MIXED-USE | 34,011,160 | 2.5% |
| LIBERTY PARK ESTATES SEC 2 | RESIDENTIAL | 27,483,920 | 2.0% |
| KENDALL GREEN SEC A 43-49 B | MIXED-USE | 25,014,380 | 1.9% |
| POMPANO TERRACE 10-11 B | MIXED-USE | 21,604,230 | 1.6% |
| TOTAL | | 450,471,660 | 33.6% |

NORTHWEST DISTRICT

Millage Rates

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

| CONTRIBUTING TAXING AUTHORITY MILLAGE RATES | | | | | | |
|---|-------------|----------------------------|---------------------|--------------------------------------|----------------------------------|-------------------|
| TAX ROLL YEAR | FISCAL YEAR | A CITY OF POMPANO BEACH | B BROWARD COUNTY | C NORTH BROWARD HOSPITAL DISTRICT | D CHILDREN'S SERVICES COUNCIL | =A+B+C+D TOTAL |
| 2021 | 2022 | 5.1875 | - | - | - | 5.1875 |
| 2020 | 2021 | 5.1875 | - | - | - | 5.1875 |
| 2019 | 2020 | 5.1875 | 5.4878 | 1.0324 | 0.4882 | 12.1959 |
| 2018 | 2019 | 5.1361 | 5.4792 | 1.0855 | 0.4882 | 12.1890 |
| 2017 | 2018 | 4.9865 | 5.4623 | 1.2483 | 0.4882 | 12.1853 |
| 2016 | 2017 | 4.8252 | 5.4474 | 1.3462 | 0.4882 | 12.1070 |
| 2015 | 2016 | 4.9865 | 5.4741 | 1.4425 | 0.4882 | 12.3913 |
| 2014 | 2015 | 4.7470 | 5.4584 | 1.5939 | 0.4882 | 12.2875 |
| 2013 | 2014 | 4.8712 | 5.4400 | 1.7554 | 0.4882 | 12.5548 |
| 2012 | 2013 | 4.9700 | 5.2576 | 1.8564 | 0.4902 | 12.5742 |

Tax-Increment Revenues

The Redevelopment Act provides that upon creation of a CRA, a municipality shall establish, on behalf of the CRA, a Trust Fund. Taxing Authorities, as defined in the Redevelopment Act, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to deposit into the Trust Fund an amount equal to 95% of the difference between³:

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

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

³ Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

NORTHWEST DISTRICT

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

| TAX INCREMENT REVENUES | | | | | | | |
|------------------------|-------------|-----------------------|----------------|---------------------------------|-----------------------------|-----------------|--------------------------|
| | | A | B | C | D | =A+B+C+D | |
| TAX ROLL YEAR | FISCAL YEAR | CITY OF POMPANO BEACH | BROWARD COUNTY | NORTH BROWARD HOSPITAL DISTRICT | CHILDREN'S SERVICES COUNCIL | TOTAL (ROUNDED) | % CHANGE OVER PRIOR YEAR |
| 2021 | 2022 | \$ 5,148,986 | - | - | - | \$ 5,148,986 | 10.7% |
| 2020 | 2021 | 4,653,166 | - | - | - | 4,653,166 | (54.4%) |
| 2019 | 2020 | 4,341,516 | 4,592,464 | 864,035 | 408,584 | 10,206,599 | 10.9% |
| 2018 | 2019 | 3,879,359 | 4,139,399 | 819,891 | 368,743 | 9,207,392 | 14.0% |
| 2017 | 2018 | 3,305,419 | 3,621,518 | 827,465 | 323,615 | 8,078,017 | 14.6% |
| 2016 | 2017 | 2,809,269 | 3,172,966 | 783,768 | 284,234 | 7,050,237 | 8.7% |
| 2015 | 2016 | 2,609,586 | 2,866,125 | 754,904 | 255,490 | 6,486,105 | 9.7% |
| 2014 | 2015 | 2,284,877 | 2,627,831 | 767,193 | 234,986 | 5,914,887 | 6.5% |
| 2013 | 2014 | 2,155,604 | 2,407,987 | 776,800 | 216,038 | 5,556,429 | 3.6% |
| 2012 | 2013 | 2,119,601 | 2,243,116 | 791,716 | 209,060 | 5,363,493 | (3.9%) |

Tax-Increment Stipulations

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

Tax Increment: The Interlocal Agreement stipulated that, among other things, the final tax increment contribution from the County, North Broward Hospital District ("NBHD"), and the Children's Services Council ("CSC") was in fiscal year 2020 (paid in December 2019). Moving forward, these entities will not pay tax increment to the Northwest District. The City of Pompano Beach will continue to contribute tax increment through the end of the Northwest District's life (December 31, 2040).


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

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

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

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

NORTHWEST DISTRICT

| Fiscal Year | | Tax Increment | | | | Approved Project Funding by Program | | | Approved Project Funding by Taxing Authority | | | | County |
|---|------|---------------------|------------|----------|---------|-------------------------------------|----------------|--------------|--|-------------|-------------|--------------|---------------------|
| Period | Year | City TIF | County TIF | NBHD TIF | CSC TIF | Project Funding | Annual Funding | Total | County | NBHD | CSC | Total | Residential Funding |
| 10/1/2018-9/30/2019 | 2019 | ✓ | ✓ | ✓ | ✓ | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 10/1/2019-9/30/2020 | 2020 | ✓ | ✓ | ✓ | ✓ | - | - | - | - | - | - | - | - |
| 10/1/2020-9/30/2021 | 2021 | ✓ | - | - | - | 5,200,000 | - | 5,200,000 | 3,850,000 | 1,000,000 | 350,000 | 5,200,000 | - |
| 10/1/2021-9/30/2022 | 2022 | ✓ | - | - | - | 1,800,000 | 1,500,000 | 3,300,000 | 1,950,000 | 1,000,000 | 350,000 | 3,300,000 | 2,100,000 |
| 10/1/2022-9/30/2023 | 2023 | ✓ | - | - | - | - | 1,500,000 | 1,500,000 | 450,000 | 750,000 | 300,000 | 1,500,000 | 2,700,000 |
| 10/1/2023-9/30/2024 | 2024 | ✓ | - | - | - | - | 1,500,000 | 1,500,000 | 450,000 | 750,000 | 300,000 | 1,500,000 | 2,600,000 |
| 10/1/2024-9/30/2025 | 2025 | ✓ | - | - | - | - | 1,500,000 | 1,500,000 | 450,000 | 750,000 | 300,000 | 1,500,000 | 2,600,000 |
| 10/1/2025-9/30/2026 | 2026 | ✓ | - | - | - | - | 750,000 | 750,000 | 375,000 | 275,000 | 100,000 | 750,000 | - |
|  | | | | | | | | | | | | | - |
| | | 10/1/2039-9/30/2040 | 2040 | ✓ | - | - | - | - | - | - | - | - | - |
| 10/1/2040-12/31/2040 | 2041 | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | \$7,000,000 | \$6,750,000 | \$13,750,000 | \$7,525,000 | \$4,525,000 | \$1,700,000 | \$13,750,000 | \$10,000,000 |

Accomplishments and Activity Status Updates

Overview of Redevelopment Goals

This has been another productive and successful year for the Pompano Beach CRA. The following report will provide an overview of projects that have been undertaken in Fiscal Year (“FY”) 2021 and will provide status updates for ongoing projects. In a joint effort with the CRA Advisory Committees and the CRA Board, the CRA confirmed its vision for the redevelopment of the Districts in 2017. In doing so, a strategy was outlined for redevelopment through a series of goals that guide how time and resources are invested. These goals occur throughout the redevelopment process and build upon one another in a process that facilitates an economically strong and healthy city. Within the framework of this Annual Report, projects are listed under their primary goal (although, projects often align with multiple goals). Furthermore, each of these activities is categorized by achievement type within the Performance Data section of this report. These achievement categories align with the CRA’s Financing and Implementation plans detailed earlier in this report.

NORTHWEST DISTRICT

Goal 1: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.

Downtown Pompano Infrastructure and Streetscapes

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

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

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

In 2021 the CRA continued to invest in Downtown Pompano infrastructure projects including: Annie Gillis Park Plaza Improvements; Downtown Pompano Drainage and Above Ground Improvements; and Atlantic Boulevard and Dixie Highway Intersection Improvements.

The following sections provide detailed project descriptions and 2021 status updates on the Downtown Pompano infrastructure improvements.

- **Annie Gillis Park Plaza Improvements**

In 2017, members of the Northwest CRA Advisory Committee expressed an interest in creating a plaza on MLK Boulevard like Fire Fountain Plaza in Old Town. CRA staff presented the idea to create a plaza in the existing Annie Gillis Park, especially since the park is located just across the street of the new City Vista residential development.

NORTHWEST DISTRICT

The CRA engaged a consultant during FY 2018 to facilitate public input and leverage staff research to create a concept plan for the Annie Gillis Urban Plaza.



Annie Gillis Park Plaza (conceptual rendering)

In 2019, Cartaya & Associates, a consulting team retained by the CRA, prepared a set of the design plans and made a presentation to the NWCRA Advisory Board. The Board approved the conceptual plans and Cartaya's architects worked to finalize the design.

In FY 2020, Cartaya & Associates completed the design and the CRA posted a solicitation for construction services. MBR Construction was ranked #1 and staff negotiated a construction contract in the sum of \$1,396,763 and the CRA Board approved the contract in September 2021. The project is currently under construction and is anticipated to be completed by July 2022.



Annie Gillis Park Plaza (under construction)

Expended \$10,590 (design services)/Encumbered \$1,396,763 (construction) in FY 2021.

NORTHWEST DISTRICT

- **Downtown Pompano Drainage and Above Ground Improvements**

The CRA hired a consultant during FY 2018 to design pedestrian enhancements and address water retainage issues for an area in Downtown that is regularly utilized during the monthly Old Town Untapped event. In 2019, the CRA retained a team led by Keith & Associates, Inc., a Pompano Beach-based firm to assist with final concepts and design of an alleyway that serves as the focal point of the Old Town Untapped event. The area was renamed as “Old Town’s Backyard” and the main objectives of the design were to create an engaging area that would serve as a gathering place, much like a beer garden. The design includes the addition of an oak tree for natural shade, installation of outdoor lighting, brick pavers and inviting sitting facilities.



Old Town’s Backyard (conceptual rendering)

The design plans were completed and the CRA posted a solicitation for construction services. MBR Construction was ranked no. 1 and staff negotiated a contract in the sum of \$1,620,000 including contingency funds. The CRA Board approved the contract in September 2021. Permits for the project were approved in October 2021 and work commenced in November 2021. Anticipated completion by August 2022.

Expended \$2,932 (engineering)/Encumbered \$1,632,900 (construction) in FY 2021.



Old Town’s Backyard (under construction)

NORTHWEST DISTRICT

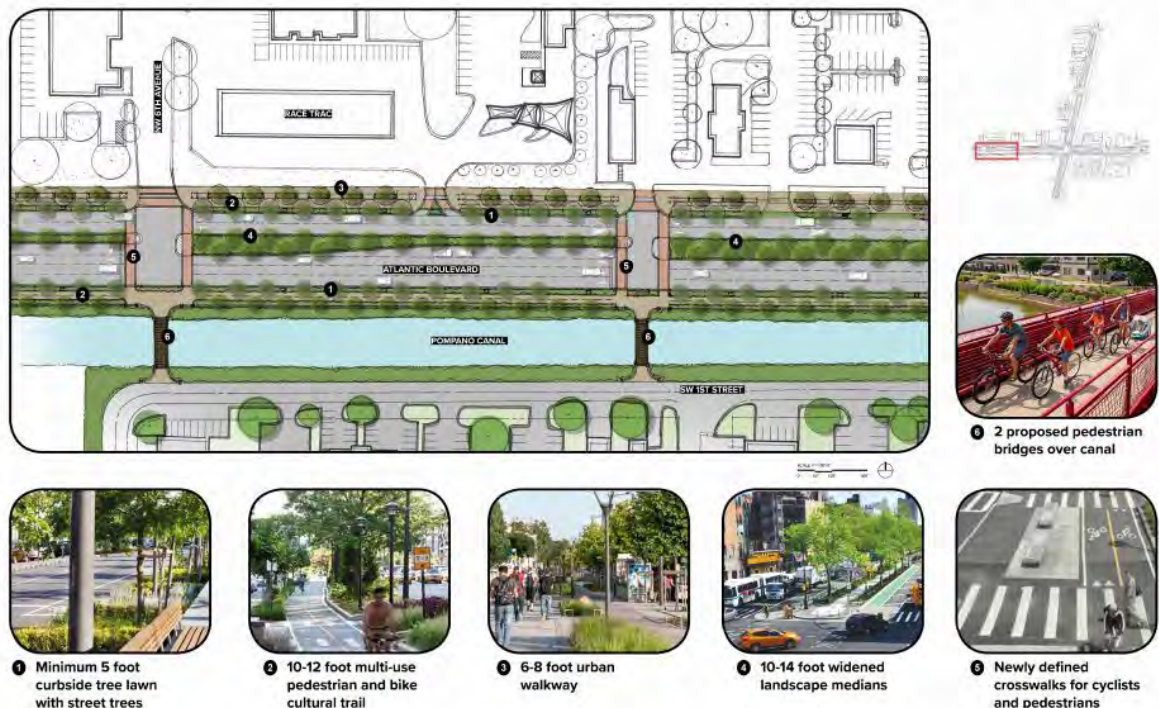
- **Atlantic Boulevard and Dixie Highway Intersection Improvements**

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

- Determining the feasibility of eliminating travel lanes;
- Realigning the roadways to provide more fluid traffic movements;
- Establishing safer crossings for pedestrians;
- Increasing opportunities for bicycle lanes and users;
- Accounting for future mass transit requirements; and
- Implementing a more cohesive complete streets system that considered each of the above users.

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

CONCEPTUAL DESIGN: ATLANTIC BOULEVARD



NORTHWEST DISTRICT

During 2019, the City took over this very important project, which will be funded utilizing proceeds from a General Obligation Bond (“GO Bond”) approved by voter referendum on March 13, 2018. The City advertised design and Construction Management at Risk (“CMAR”) services. Upon concluding the selection process, the City retained a team led by Kimley-Horn & Associates, Inc. (“KA”) for all design-related activities and The Whiting-Turner Contracting Company to lead the construction efforts. The preliminary design by EDSA served as the baseline and KA’s team has focused their energy on finalizing engineering plans. The project will be completed in two separate phases. Phase I is expected to be complete by September 2021, while Phase II should be complete by September 2024. The initial budget for this project is approximately \$52 million. The GO Bond will supply \$24.6 million. The Florida Department of Transportation (“FDOT”) transferred an additional \$4.7 million when the City took over the roadways. The CRA has pledged \$15 million. The remaining +/- \$8 million is unfunded, but the City is looking into various grants including Broward County Surtax (penny tax) and BUILD grant (federal).

In 2020, the design team worked together with the FDOT and Florida East Coast (“FEC”) railway to advance design plans to 50% completion.



Conceptual Design of Atlantic Boulevard Intersection

NORTHWEST DISTRICT

Update: The design is still in progress (approaching 90%). Permits to adopt a temporary Maintenance of Traffic plan and install traffic delineators were approved in December 2021. Major construction isn't expected to occur until Spring 2022 with anticipated completion by December 2023. Surtax funding hasn't been approved as of yet. Staff submitted plans and forms to Broward County for approval and to execute an Interlocal Agreement ("ILA"). As of the end of 2021, the County is still reviewing all documents.

Innovation District Drainage and Infrastructure

This project scope involves design services for a creative drainage system within the Innovation District. Although the design has not started for the Innovation District Drainage project, some of the infrastructure to support the Stormwater Master Plan were completed under the auspices of a privately funded project (City Vista). Drainage facilities intended to support the Stormwater Master Plan were constructed along NW 4th Avenue (from MLK Boulevard to NW 4th Street) and on NW 4th Street (from NW 4th Avenue to NW 6th Avenue).

The installation of these facilities effectively reduced the need to re-build those streets. The costs were absorbed by the Developer. The rest of the facilities outlined in the Stormwater Master Plan have not been designed. The design integrates a canal system concept that requires extensive planning, engineering, and review by the governing authorities. Moreover, staff recommended a Master Developer be part of the design and decision-making process. Such an approach would enable the design to meet the Developer's objectives without jeopardizing success. Staff intends to engage Master Developer(s) in 2022 and work hand-in-hand. Additionally, staff plans to seek out grant opportunities and engage a master design team to effectively integrate the canals with all other design elements such as roadways, bridges, landscape, lighting, etc.

Expended \$0 in FY 2021.



NORTHWEST DISTRICT

Security and Additional Security/Safety

The CRA, in coordination with the Broward County Sheriff's Office and City Code Compliance, continued its partnership with a private unarmed security firm during 2021 to patrol MLK Boulevard and Old Town in the Northwest District. The private security firm, Professional Security Consultants ("PSC"), was selected a part of a competitive Request-for-Proposals procurement process during 2019 and resulted in multi-year service agreement. PSC aids the CRA in its redevelopment efforts and improves safety, awareness, and enforcement. This service is an effective tool to reduce criminal activity and provide merchants, residents, and visitors



a sense of safety when the "yellow shirts" are present.

The CRA is committed to community policing innovations and security guards wear body cameras as an added deterrent of criminal activity. In addition, a camera network system was installed in the Civic Square of Old Town to increase safety and security and has proven so effective that additional locations have already been targeted for a future camera system expansion.

Expended/Encumbered \$256,332 on security related services in FY 2021.

Community Garden

The Patricia Davis Community Garden is a CRA initiative to bring urban gardening to the Northwest District. Located in the Blanche Ely neighborhood, the Garden focuses on growing seasonal, organic produce to be sold throughout the neighborhood and the seasonal Green Market. The Garden also has ten (10) plots that have been leased by local families to be cultivated exclusively for their use. In the 2021 season, a portion of the produce was donated to a local foundation as part of a monthly drive through food drive at the E. Pat Larkins Center located in the Northwest District to assist those within the community in-need because of the COVID-19 pandemic.

There is also a job training and educational component to the Community Garden, with a local resident receiving on-the-job training and apprenticeships in proper gardening techniques and local community food related issues.

NORTHWEST DISTRICT

During FY 2021, the CRA maintained the contract with The Fruitful Field, Inc. to provide management of the garden's operations, events, and programming. This year, the garden created & hosted a paid work program called "Grow City Youth," where youth (ages 14-18) use organic urban gardening to develop life skills that will prepare them for their future in the workforce.



The Grow City youth employment is paid for with the sales of produce at the Green Market and grant funding received from the Deluca Foundation.

Expended/Encumbered \$44,406 on
Community Garden activities in FY 2021.



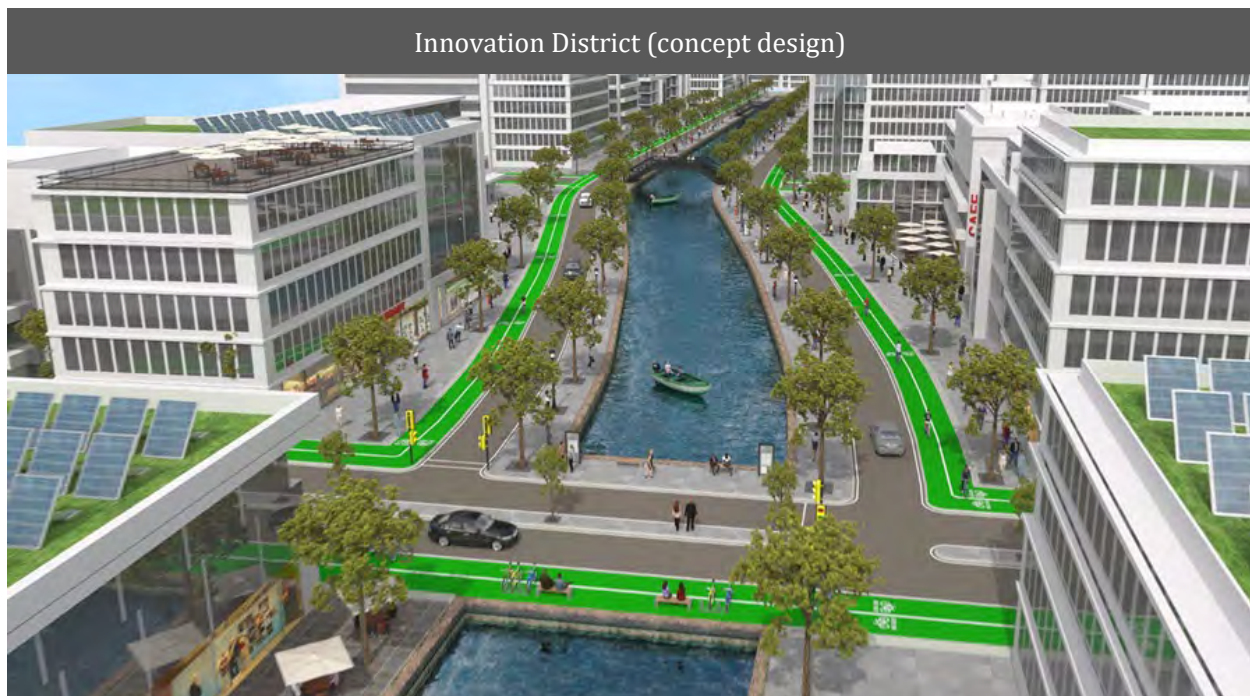
NORTHWEST DISTRICT

Goal 2: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.

Innovation District

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

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



NORTHWEST DISTRICT

Appropriate uses in the Innovation District could include:

- corporate headquarters;
- general office and commercial;
- hotel;
- educational and/or vocational;
- clean technology;
- information technology;
- financial/professional services; and
- residential.

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

The CRA has 22-acres of land in the core of the proposed Innovation District and more acreage in the DPTOC (Downtown Pompano Transit Oriented Corridor). A two-step solicitation process to select a master developer for the Innovation District began in 2019 with three (3) proposers being selected to participate in step 2 of the process. Selection of the master developer and the resulting contract was delayed due to COVID-19. The solicitation was cancelled with plans to issue a new solicitation for a master developer for the Innovation District and Downtown area in FY2022.

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

Expended \$0 on these activities during FY 2021.

Redevelopment along MLK Boulevard

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

Redevelopment projects along the MLK Boulevard/Hammondville Road corridor include:

- **Development Sites - MLK Gateway**

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

NORTHWEST DISTRICT

the notion of collaboration; the proximity of different economic uses encourages interaction between business, residents, and stakeholders and allows for heightened levels of local collaboration and innovation to be achieved.

The CRA is highly committed to supporting local collaboration efforts whenever circumstances permit and is currently pursuing a variety of initiatives. In FY 2021, the CRA continued to receive interest from developers for this site. An Unsolicited Proposal was received on the “Gateway Site” and was vetted through the Northwest CRA Advisory Committee and the CRA Board in FY 2021. The CRA Board did not accept the proposal feeling market conditions have changed and requested staff to issue a Request For Proposal on this site in FY 2022.

Opportunity Zone

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

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

The City of Pompano Beach received approval for two Qualified Opportunity Zones (“QOZ”), Census Tract 304.02 and Census Tract 306. The Downtown Pompano Beach Innovation District is located entirely within a QOZ.

Collier City

The CRA has been actively working with different general contractors as part of an affordable single-family infill housing program in Collier City. In 2019, the NW 31st Sports Park Project, a City project adjacent to the CRA, resulted in an unsolicited proposal by the developer of the Sports Park for 71 market rate townhome units, which was approved.

The Sports Park will be an operational soccer academy, and the townhomes will provide convenient housing for academy employees and future Collier City residents. In FY 2018, a groundbreaking ceremony was held for the 1st townhome development, Kensington Square.



Conceptual design for the Sports Park

NORTHWEST DISTRICT



Habitat Homes (9 Infill Lots)

The CRA entered into a development agreement for 9 infill single family home lots with Habitat Homes which are currently in different phases of construction with anticipated completion of the homes in FY 2022.

Hunters Manor

In September 2019, the CRA issued a Request For Proposal for a qualified developer to construct up to a sixty-five (65) single family detached residential subdivision known as Hunters Manor, an assemblage of property owned by the CRA. In September 2020, the CRA Board approved a development agreement with D.R. Horton as the highest ranked firm for construction of this development. Upon issuance of the first permit to construct these homes, the developer will pay the CRA \$1,475,000 for the property. Currently, they are in site plan review, and it is anticipated a construction permit will be issued in FY 2022.

Hunters Manor
Single-Family
Homes
(conceptual
rendering)



NORTHWEST DISTRICT

Property Acquisition

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

In FY 2021 the CRA purchased three (3) properties in the Downtown Pompano Transit Oriented Corridor area of the Northwest CRA District. The acquisition of these parcels is to create large assemblages to further transform the neighborhood and expedite the removal of blight. These property acquisitions will attract private investment and assist in fueling successful development of the Innovation District and surrounding areas. On October 14, 2021, the CRA closed on the purchase of 330 NW 5th Street, a 15,000 square foot vacant lot for a purchase price of \$101,250 and 333 NW 4th Street, a 3,420 square foot single family home on a 7,500 square foot lot for a purchase price of \$225,000. On September 21, 2021, the CRA closed on the purchase of 337 NW 4th Street, directly west of 333 NW 4th Street, for a purchase price of \$265,000. The property was an 1,817 square foot four (4) unit multi-family building on a 7,500 square foot lot. Due to the age and condition of the structures on both properties, demolition is planned for FY 2022.

One (1) of the parcels deeded to the CRA in lieu of foreclosure in FY 2020 is part of an assembly in the “Coral Highlands” neighborhood directly north of Markham Elementary School and west of N. Andrews Avenue. The parcel located at 1681 NW 15th Way is 30,298 square feet in area and is a blighted vacant lot adjacent to a single-family home. The CRA now owns four (4) adjacent parcels in this assembly totaling 70,372 square feet in area. All four (4) parcels are zoned Residential Multi-Family 12 (RM-12). In 2021 the CRA spent \$20,000 for the removal of illegally dumped debris and overgrowth from the parcel at 1681 NW 15th Way.

The Coral Highlands is 8.3 acres in size and does not have public roadways, dedicated right-of-way, or improvements for future development. The properties on the western portion of the neighborhood have been in a cycle of blight and offered for sale at prior tax deed auctions. The CRA will continue to assemble the blighted properties in this area and perform remediation for debris and fill from illegal dumping and removal of invasive vegetation to ready the area for future development.

Expended \$607,031 on property acquisition related activities during FY 2021.

NORTHWEST DISTRICT

Goal 3: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.

Over the past several years, the CRA has come into possession of a few key properties in Downtown Pompano. This is an emerging cultural arts and entertainment district that has seen physical changes in the past few years with the Downtown Pompano Streetscape Project and participation of property owners in the CRA's incentive programs. The CRA has taken an active role in enhancing this area, not only through improvements in the public realm, but by also bringing in tenants that create the optimal merchandise mix for the area. For properties in CRA possession, the CRA can offer contributions toward tenant improvements which can help attract new businesses that are skeptical about investing in an up-and-coming area. In FY 2021, the CRA continued to work on its business attraction efforts and saw more prospective tenants' express interest in the CRA's initiatives.

165 NE 1st Avenue

The CRA secured a viable tenant for this property and renovations began in September 2021. The correlation of the improvements to the structure and Old Town's Backyard plaza improvements are vital to the opening of this business. Currently the plaza improvements and renovation to the structure are under construction. As part of the sublease agreement, CRA provided a tenant improvement allowance for 3 phase electrical panel, HVAC system and miscellaneous subtenant improvements.

Encumbered \$114,258 on these activities during FY 2021.

44 NE 1st Street

In 2020, the CRA negotiated a sublease and patio lease with The Lean Grill LLC, a viable restaurant tenant. The CRA worked with Development Services Department on an Interim Use Permit allowing "Papamigos" to place a food truck next to their future brick and mortar location in Old Town. This allowed them to become operational and build their brand and customer base during the COVID-19 pandemic. The food truck will remain on location while they go under construction which is anticipated to begin in FY 2022. As part of the sublease agreement, CRA provided a tenant improvement allowance for 3 phase electrical panel, HVAC system and miscellaneous subtenant improvements.

Encumbered \$110,300 on these activities during FY 2021.



Papamigos Food Truck

NORTHWEST DISTRICT

731 MLK Boulevard

In 2021, the CRA experienced full tenancy capacity of this property which are all minority owned, small businesses including restaurants, professional offices, hair salon, photo and print shop. The CRA completed some minor renovations to the exterior of the property.

Expended \$7,000 on these activities during FY 2021.



Incentive Programs

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

- Façade and Business Site Improvement Program - for exterior improvements of commercial businesses located in target areas of the District;
- Strategic Investment Program ("SIP") - for the interior renovations of commercial businesses operating in target areas of the District;
- Strategic Investment Streetscape Program ("SISP") - for the beautification of streetscapes adjacent to CRA projects in target areas of the District;
- Capital Improvement Grant Program - for the subsidization of capital improvements for which businesses seek outside financing;
- Relocation and Development Incentive Program - for the attraction of desirable businesses into the District, or the relocation of undesirable businesses outside of the District; and
- Real Estate Development Accelerator Program ("REDA") - for the attraction of large-scale redevelopment projects valued at over \$5 million into the District.

No applications for programs were received during FY 2021.

NORTHWEST DISTRICT

Business Attraction, Development, Marketing, and Special Events

FY 2021 leveraged the annual Marketing Plan as a base for all marketing activities in the Northwest District. The marketing strategies delineated merchant communications, business development, retention, economic growth, promotion, and advertisements. All of these strategies were implemented throughout FY 2021 as options to aide in the incubation of small businesses here in the local community.



To encourage residents and visitors to patronize local businesses in the Northwest District during Covid-19, a branded campaign was initiated called “Love Always” as a way to increase sales by driving foot traffic into the stores and encouraging on-line or pick-up services. Three subcampaigns were created named “Sunset Sips” aimed at local restaurants, “Shop Pompano” for local retailers offering specials,

discounts and promotions and “Play Pompano” featuring hair salons, spas and family activities. The CRA provided collateral materials and promoted this initiative through social media platforms, digital marketing, advertising and press releases.

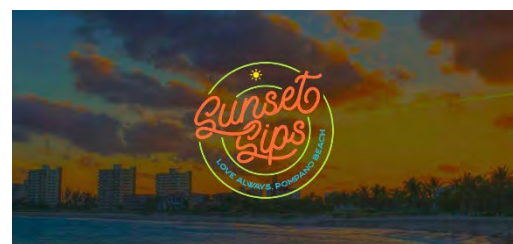
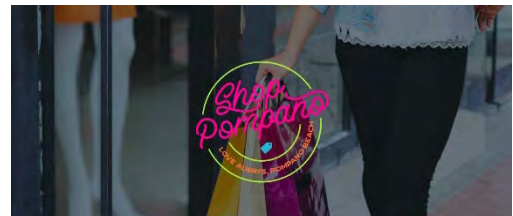
To continue to engage the press, the CRA renewed its contract with Kay Renz Public Relations and continued a strong publicity campaign attracting investors, developers, and the private sector.

In addition to the Love Always campaign, the CRA continued the social outreach and promoted events,



happenings and local merchants through Facebook, Instagram, Twitter and e-blasts.

Expended \$42,714 on these activities during FY 2021.



NORTHWEST DISTRICT

Cultural Arts

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

Goal 4: Create an environment that promotes workforce development, job creation, community building, and opportunity for residents.

Programs

Business creation, retention, attraction and advocate for residents, vendors and contractors of the CRA districts through community outreach, distribution of collateral materials, website postings, newsletters, etc.

The strategies used to accomplish these goals include:

- Strategic Partnerships: Enterprise Florida, Greater Pompano Beach Chamber of Commerce, Broward County Office of Economic and Small Business Development, Greater Fort Lauderdale (Broward County) Alliance, etc.;
- Neighborhood Ambassador – VIPs (Volunteers in Pompano);
- Shop Local – Small Business Saturday at the Pompano Beach Green Market.



EAST DISTRICT

East District

Background

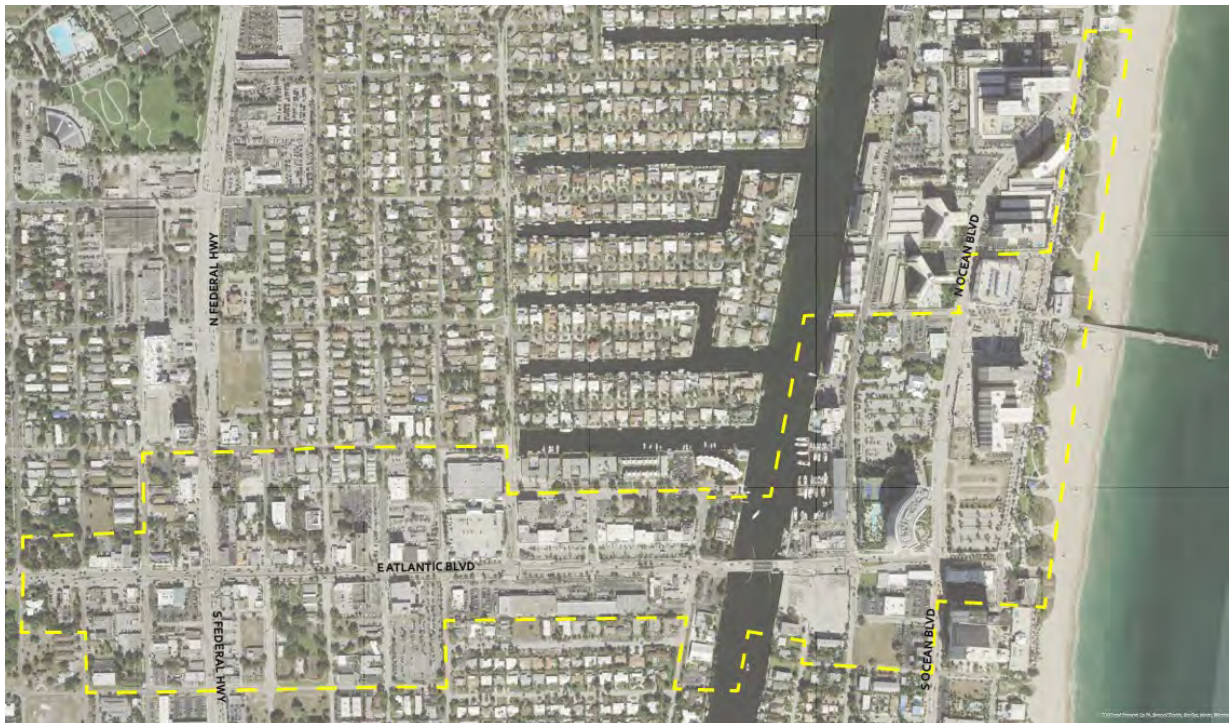
Through adoption of Resolution No. 2002-11 on October 9, 2001, the City Commission declared certain areas lying along Atlantic Boulevard (between NE 18th Avenue and the beach) and State Road A1A (between SE 2nd Street and NE 3rd Street) as blighted and approved creation of the Agency's second district: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

The City Commission approved the East District Redevelopment Plan ("Redevelopment Plan") through adoption of Resolution No. 2002-58 on November 13, 2001 and created the East District Trust Fund ("Trust Fund") through adoption of Ordinance No. 2002-12 on December 11, 2001. The term of the East District ends on December 31, 2031.

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

The East District encompasses an area of approximately 158 acres.

Boundary Map



EAST DISTRICT

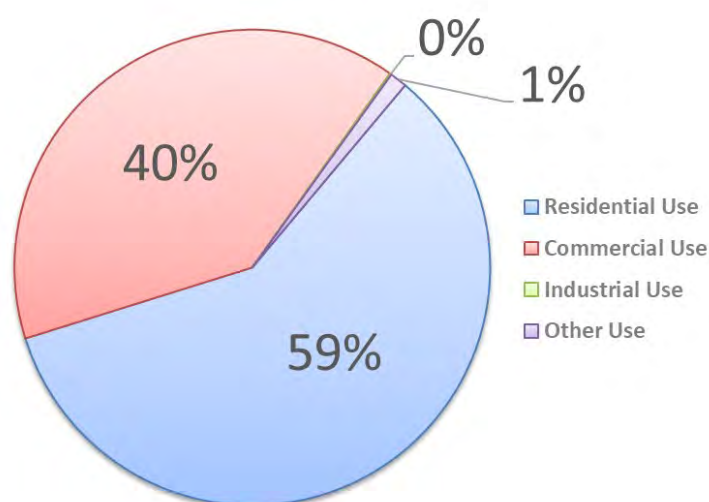
Tax-Base

The following table provides a 10-year summary of the historical assessment (taxable) values and increment values for the East District as of January 1st of each year⁴. While this report generally pertains to FY 2021 activity, the following section also includes FY 2022 property valuation data to highlight current trends. The East District experienced minor tax base growth in FY 2022 due to the residential and commercial market segments (1% and 2% growth respectively).

| TAXABLE PROPERTY VALUES | | | | | | |
|-------------------------|-------------|---------------|--------------------------|-------------------------|---------------------------|--------------------------|
| TAX ROLL YEAR | FISCAL YEAR | A | B | | =A-B | |
| | | TAXABLE VALUE | % CHANGE OVER PRIOR YEAR | BASE YEAR TAXABLE VALUE | INCREMENTAL TAXABLE VALUE | % CHANGE OVER PRIOR YEAR |
| 2021 | 2022 | 491,745,030 | 1.5% | 136,427,940 | 355,317,090 | 2.1% |
| 2020 | 2021 | 484,409,090 | 3.5% | 136,427,940 | 347,981,150 | 5.0% |
| 2019 | 2020 | 467,875,350 | 9.7% | 136,427,940 | 331,447,410 | 14.2% |
| 2018 | 2019 | 426,665,750 | 3.4% | 136,427,940 | 290,237,810 | 5.1% |
| 2017 | 2018 | 412,549,480 | 6.3% | 136,427,940 | 276,121,540 | 9.8% |
| 2016 | 2017 | 387,937,600 | 9.0% | 136,427,940 | 251,509,660 | 14.7% |
| 2015 | 2016 | 355,782,440 | 7.0% | 136,427,940 | 219,354,500 | 11.9% |
| 2014 | 2015 | 332,469,700 | 7.4% | 136,427,940 | 196,041,760 | 13.3% |
| 2013 | 2014 | 309,437,960 | 3.9% | 136,427,940 | 173,010,020 | 7.2% |
| 2012 | 2013 | 297,831,190 | 1.0% | 136,427,940 | 161,403,250 | 1.9% |

Taxable Values by Use Type

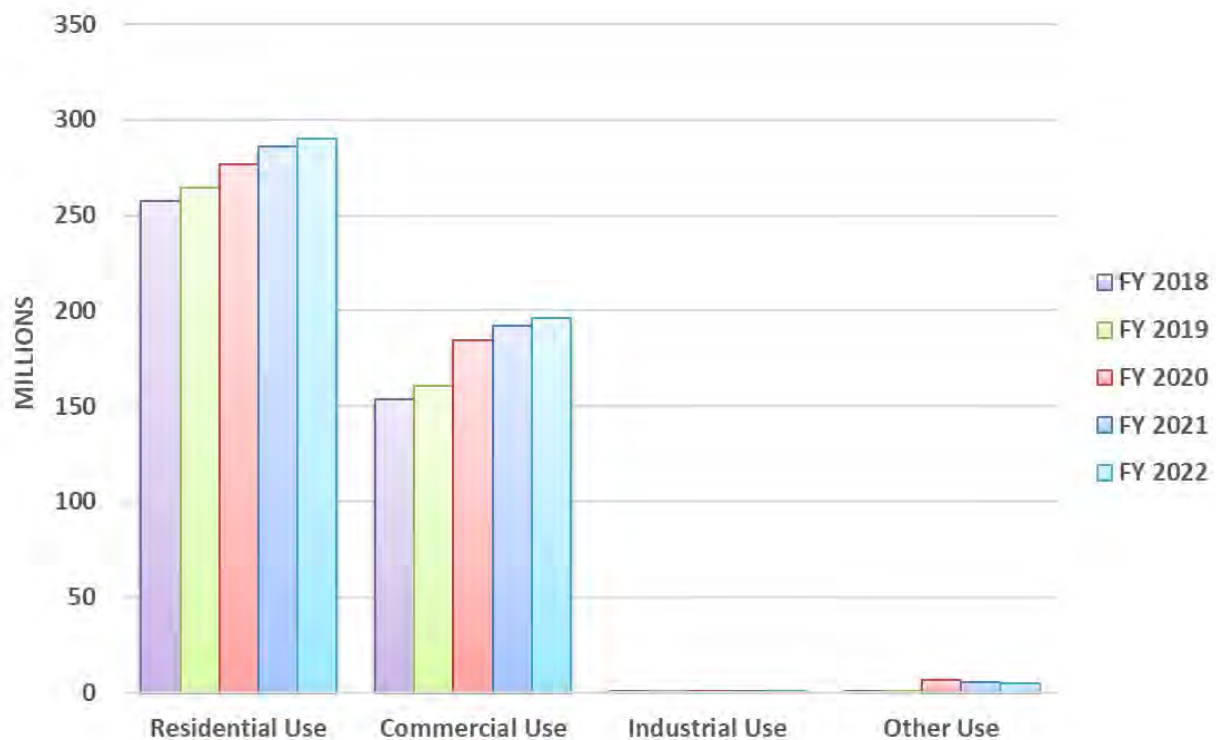
The segmentation of taxable values within the East District highlights a relatively balanced tax-base with Residential and Commercial properties representing approximately 59%, and 40% respectively with the balance comprising other uses (e.g., Industrial).



⁴ The Taxable Value figures included herein represent those values utilized by the City of Pompano Beach to calculate the East District's tax increment revenue and are net of all applicable exemptions. Broward County utilizes a different Taxable Value that does not adjust for the additional \$25,000 Senior Homestead Exemption approved by the City. North Broward Hospital District utilizes a different Taxable Value that excludes certain exemptions.

EAST DISTRICT

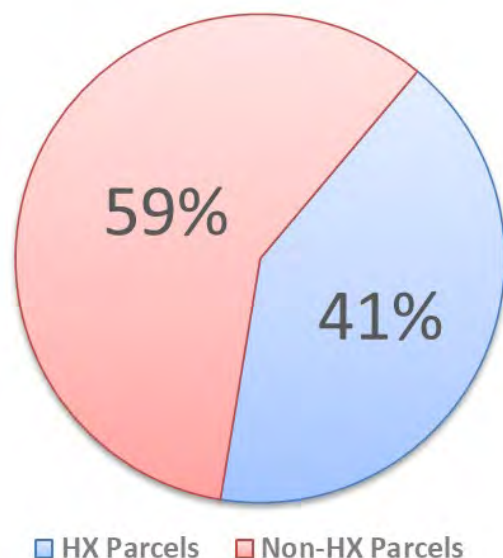
A balanced and diversified tax-base helps insulate the East District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five-year period ending with FY 2022.



Homeownership

Roughly 79% of the tax parcels within the East District are zoned Residential. Of these parcels, 41% had a homestead exemption in FY 2022.

Increasing homeownership is an active goal of the CRA as it plays a vital role in helping to build strong, stable communities. In addition to it bolstering a community's treasury through taxes, research shows the many social benefits it provides, including increased volunteerism, improved health, and less crime.



EAST DISTRICT

Taxpayer Concentration

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

| PRINCIPAL TAXPAYERS (TOP 10) | | | |
|------------------------------|------------------------|-----------------------|----------------------------|
| TAXPAYER | PROPERTY USE | FY 2022 TAXABLE VALUE | % OF FY 2022 TAXABLE VALUE |
| AMKIN ATLANTIC SQUARE LLC | COMMERCIAL | 15,749,700 | 3.2% |
| SANDS HARBOR RESORT | COMMERCIAL | 15,919,150 | 3.2% |
| CITY OF POMPANO BEACH* | COMMERCIAL | 12,606,060 | 2.6% |
| JJ LAND REALTY | COMMERCIAL | 12,182,730 | 2.5% |
| PUBLIX SUPER MARKETS INC. | COMMERCIAL | 12,112,800 | 2.4% |
| ATLANTIC 3350 LLC | COMMERCIAL | 6,844,140 | 1.4% |
| TSATAS ACQUISITIONS LLC | COMMERCIAL RESIDENTIAL | 5,743,090 | 1.2% |
| GORDON, SHARON S | COMMERCIAL | 5,669,510 | 1.2% |
| JOSEPH MARTINELLI TR | COMMERCIAL | 5,073,140 | 1.0% |
| 3400 ATLANTIC LLC | COMMERCIAL | 4,893,830 | 1.0% |
| TOTAL | | 96,794,150 | 19.7% |

**Based on private use component(s).*

The following table provides a segmentation of taxable values within the East District by development/area for FY 2022. Specifically, the Top-10 Developments comprise 84% of taxable value within the East District and 81% of total parcels.

| PRINCIPAL DEVELOPMENTS/AREAS (TOP 10) | | | |
|---------------------------------------|--------------|-----------------------|----------------------------|
| DEVELOPMENT/AREA | PROPERTY USE | FY 2022 TAXABLE VALUE | % OF FY 2022 TAXABLE VALUE |
| PLAZA AT OCEANSIDE (THE) CONDO | RESIDENTIAL | 132,444,510 | 26.9% |
| SEA MONARCH CONDO | RESIDENTIAL | 82,411,150 | 16.8% |
| PINEHURST 5-13 B | MIXED-USE | 69,278,250 | 14.1% |
| OCEAN MONARCH CONDO | RESIDENTIAL | 42,291,120 | 8.6% |
| BLOUNT BROS POMPANO BEACH SUB | MIXED-USE | 17,942,750 | 3.6% |
| SANDS YACHTEL 126-36 B | COMMERCIAL | 15,919,150 | 3.2% |
| HARBOR VILLAGE SEC A 28-34 B | MIXED-USE | 15,384,010 | 3.1% |
| POMPANO BEACH 2-95 PB | MIXED-USE | 14,226,230 | 2.9% |
| MARSHALLS SUB OF GOV LOTS 1 & 2 | MIXED-USE | 13,156,290 | 2.7% |
| PINEHURST-RESUB OF BLK 18 | MIXED-USE | 12,112,800 | 2.5% |
| TOTAL | | 415,166,260 | 84.4% |

EAST DISTRICT

Millage Rates

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

| CONTRIBUTING TAXING AUTHORITY MILLAGE RATES | | | | | |
|---|-------------|--------------------------------|---------------------|---|-----------------|
| TAX ROLL YEAR | FISCAL YEAR | A CITY OF POMPAN O BEACH | B BROWARD COUNTY | C NORTH BROWARD HOSPITAL DISTRICT | =A+B+C TOTAL |
| 2021 | 2022 | 5.1875 | 5.5134 | 1.2770 | 11.9779 |
| 2020 | 2021 | 5.1875 | 5.4999 | 1.1469 | 11.8343 |
| 2019 | 2020 | 5.1875 | 5.4878 | 1.0324 | 11.7077 |
| 2018 | 2019 | 5.1361 | 5.4792 | 1.0855 | 11.7008 |
| 2017 | 2018 | 4.9865 | 5.4623 | 1.2483 | 11.6971 |
| 2016 | 2017 | 4.8252 | 5.4474 | 1.3462 | 11.6188 |
| 2015 | 2016 | 4.9865 | 5.4741 | 1.4425 | 11.9031 |
| 2014 | 2015 | 4.7470 | 5.4584 | 1.5939 | 11.7993 |
| 2013 | 2014 | 4.8712 | 5.4400 | 1.7554 | 12.0666 |
| 2012 | 2013 | 4.9700 | 5.2576 | 1.8564 | 12.0840 |

Tax-Increment Revenues

The Redevelopment Act provides that upon creation of a CRA, a municipality shall establish, on behalf of the CRA, a Trust Fund. Taxing Authorities, as defined in the Redevelopment Act, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to deposit into the Trust Fund an amount equal to 95% of the difference between⁵:

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

The Taxing Authorities which are obligated to make annual deposits into the East District Trust Fund include the City of Pompano Beach, Broward County⁶, and the North Broward Hospital District.

⁵ Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

⁶ County tax increment contributions shall: (1) not be used for administrative purposes; and (2) shall be used only for the construction of public improvements which are necessary to the successful development of projects contained within the East District Redevelopment Plan (pursuant to Interlocal Agreement dated November 27, 2001).

EAST DISTRICT

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

| TAX INCREMENT REVENUES | | | | | | |
|------------------------|-------------|-----------------------|----------------|---------------------------------|-----------------|--------------------------|
| TAX ROLL YEAR | FISCAL YEAR | A | B | C | =A+B+C | % CHANGE OVER PRIOR YEAR |
| | | CITY OF POMPANO BEACH | BROWARD COUNTY | NORTH BROWARD HOSPITAL DISTRICT | TOTAL (ROUNDED) | |
| 2021 | 2022 | \$ 1,751,047 | \$ 1,861,055 | \$ 432,191 | \$ 4,044,293 | 3.4% |
| 2020 | 2021 | 1,714,895 | 1,818,168 | 380,111 | 3,913,174 | 6.1% |
| 2019 | 2020 | 1,633,414 | 1,727,971 | 325,077 | 3,686,462 | 14.3% |
| 2018 | 2019 | 1,416,156 | 1,510,785 | 299,300 | 3,226,241 | 5.1% |
| 2017 | 2018 | 1,308,036 | 1,432,862 | 327,448 | 3,068,346 | 10.5% |
| 2016 | 2017 | 1,152,905 | 1,303,111 | 321,653 | 2,777,669 | 11.9% |
| 2015 | 2016 | 1,039,121 | 1,142,272 | 300,598 | 2,481,990 | 12.9% |
| 2014 | 2015 | 884,080 | 1,018,358 | 296,847 | 2,199,285 | 10.7% |
| 2013 | 2014 | 800,628 | 896,702 | 288,517 | 1,985,846 | 7.1% |
| 2012 | 2013 | 762,065 | 808,149 | 284,648 | 1,854,862 | 4.7% |

Accomplishments and Activity Status Updates

Overview of Redevelopment Goals

This has been another productive and successful year for the Pompano Beach CRA. The following report will provide an overview of projects that have been undertaken in Fiscal Year ("FY") 2021 and will provide status updates for ongoing projects. In a joint effort with the CRA Advisory Committees and the CRA Board, the CRA confirmed its vision for the redevelopment of the Districts in 2017. In doing so, a strategy was outlined for redevelopment through a series of goals that guide how time and resources are invested. These goals occur throughout the redevelopment cycle and build upon one another in a process that facilitates an economically strong and healthy city. Within the framework of this Annual Report, projects are listed under their primary goal (although, projects often align with multiple goals). Furthermore, each of these activities is categorized by achievement type within the Performance Data section of this report. These achievement categories align with the CRA's Financing and Implementation plans detailed earlier in this report.

EAST DISTRICT

Goal 1: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.

Pier Street West Streetscape

During 2019, the CRA and City partnered to retain a design professional to finalize a conceptual and final engineering plan to make improvements along the segment of roadway from State Road A1A to N. Riverside Drive. The road, also known as NE 2nd Street, will be the subject of dramatic streetscape improvements that will match the beauty of Pier Street east of State Road A1A. Lush landscape, updated utilities, wider sidewalks, and on-street parking will help change the roadway's behavior and make it an inviting connector between the beach and the Intracoastal Waterway, where the main Water Taxi Station resides.

In FY 2020, the design team secured all required permits from outside government agencies including FDOT and County. Staff negotiated a GMP with Burkhardt Construction for the installation of a new traffic signal. In FY 2021, Burkhardt completed installation of the traffic signal with a substantial completion date of November 15, 2021. The CRA issued a Request For Proposal in FY 2021 to complete the streetscape of Pier Street.

Expended \$729,048 on these activities during FY 2021.



Pier Street West Streetscape (location map)

EAST DISTRICT

Public Parking and Capital Improvements

Staff worked on multiple initiatives to implement public parking opportunities and to develop a comprehensive plan to build a mobility hub. There were no actual designs nor construction completed in 2021. Staff intends to retain a design professional to assist with schematics in 2022 and possibly engage a private developer to partner with the CRA and City to build facilities at strategic locations, particularly in the East Village area.

Expended \$0 on these activities during FY 2021.

Security

Redevelopment is a public/private partnership whereby active public sector involvement will subsequently spur private sector investment. Partnerships are vital to achieve a common goal. One important partnership program implemented by the CRA is the Security Ambassadors program which is focused on reducing crime by working with residents and businesses to improve neighborhood safety, awareness, and enforcement.

After a one (1) year period without ambassador services, the CRA issued a Request For Proposal for the East CRA and executed a contract with the highest ranked firm, Professional Security Consultants (PSC).



PSC is a private unarmed security firm that will patrol the East CRA District, assisting the CRA in its redevelopment efforts to improve safety, awareness, and enforcement. This program is already under way in the Northwest District and has proven to be an effective tool to reduce criminal activity and provide merchants, residents, and visitors a sense of safety when the “yellow shirts” are present.

Expended \$52,861 on this activity during FY 2021.

Goal 2: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.

McNab House & Gardens

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

EAST DISTRICT

Atlantic One. The McNab house and garage were subject to be demolished and an important part of Pompano Beach's History would be lost forever.

There was strong support by many, including the McNab family, to preserve the McNab House and avoid demolition. The site identified as an alternative location for The McNab House is McNab Park, a few blocks east of the existing home. The existing park is on land that was donated by the McNab family to the City of Pompano Beach. In April 2019, the CRA Board approved the relocation of the house and garage to McNab Park for adaptive reuse of as restaurant space as the highest and best use of the historic home and become an economic generator to the area as well as provide an active use in the park.

The concept includes renovations to the House, lush tropical landscaping, and water features throughout the site. Within the McNab House and Botanical Gardens concept, a paseo is suggested to activate the area with pedestrians and bicyclists. While the concept for the restaurant calls for private operators, the park will remain open to the public during business hours. Below is a summary of the milestones related to this economic development project.

Phase I - Included the concept and house move approval;

Phase II - The house moves to the destination site;

Phase III - Final Concept approval for the House and Garden area; and

Phase IV – Final Site Development.

The overall project is anticipated to be a multi-year process. During FY 2021, the CRA raised the house, constructed the foundation, and completed a conceptual master plan for the park. Expended \$505,042 on these activities during FY 2021.



McNab House and
Botanical Gardens
(conceptual
master plan)

EAST DISTRICT

Pier Redevelopment

The Pompano Beach Pier Development encompasses approximately 6-acres and constitutes a major redevelopment initiative in the East District.

In 2010, a methodical and comprehensive process began that was focused on facilitating redevelopment of the Pier area, including the large municipal parking lot on the west side of the street from the Pier. The CRA assembled a technical team including CRA and City staff and outside consultants to determine the appropriate mix of uses by conducting market absorption, massing, parking, and traffic analyses.

The City needed a partner from the private sector to implement this redevelopment and in 2011 a Request for Qualifications was issued. The City received two responses and, after evaluation, recommended Pompano Pier Associates, LLC as the number one ranked firm. In 2013, the Development Agreement outlining the terms for a commercial development with beach-oriented retail and restaurants was approved.

Construction for this new development, called Pompano Beach Fishing Village, started in January 2017 and is anticipated to continue through 2023. There are 8 parcels (C1, C2, E, R1, R2, R3, R4, and R5) as part of this development including two oceanfront restaurants north of the Fishing Pier, an oceanfront outdoor tiki bar south of the Fishing Pier, a parking garage with commercial liner, and a new hotel. Beach House on Parcel C1 and Oceanic on Parcel C2 opened in 2018 and 2019 respectively.



EAST DISTRICT

During FY 2021, the developer continued working on the construction of Parcels R2 and R5, secured a tenant for Parcel R3, and continued advertising for tenants for Parcel R4 despite the COVID-19 pandemic's deleterious effects on commercial businesses.

Below is a description of the activities during FY 2021 for each of the development parcels that had movement during the fiscal year

- **Parcel R2 (BurgerFi, Kilwins, Cannoli Kitchen):** During FY 2018, the developer announced two tenants had come onboard, Kilwins, a popular confectionary, and BurgerFi, the well-known burger chain. Cannoli Kitchen was also named a tenant for the building. In November 2017, the developer submitted plans for permit approval and in 2019, this site went under construction.

The building received its Certificate of Completion in September 2020, and tenant improvements began thereafter with anticipated completion in February 2021. BurgerFi and Kilwins opened in Spring 2021. The remaining tenant Cannoli Kitchen completed construction and opened in November 2021.



Ribbon Cutting

EAST DISTRICT



Kilwins



EAST DISTRICT

- **Parcel R3 (Restaurant):** During FY 2021, the developer entered into an agreement to construct a Restaurant with indoor/outdoor patio dining. The Site Plans have gone through the review process and currently they are in for permits to begin construction in 2022.
- **Parcel R4 (Garage commercial liner):** During FY 2020, the Developer continued looking for retail, food, and beverage tenants for Parcel R4. Tenants will most likely be announced once all other parcels are occupied to ensure the overall success of the area. However, there were multiple inquiries and staff is convinced the Developer will have no trouble filling the available 6,000+ sq. ft. of retail space.
- **Parcel R5 (Hilton):** A 3rd Amendment to the Development Agreement between the City and the developer was approved by the Commissioners in FY 2018 to recognize that the developer would be erecting a boutique hotel on Parcel R5. The developer had announced that the new 150 room hotel would be a Hilton brand. This was very exciting, as this will be one of the few new hotels on the barrier island. In 2019, this site went under construction.

The project was completed, and the double branded Home2Suites/Tru by Hilton celebrated their grand opening on September 29, 2021.



Home2Suites/Tru by Hilton

EAST DISTRICT

Property Acquisition/Development

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

In prior years the CRA purchased over 1 acre of land for a potential redevelopment project.

The CRA made minor improvements to the 110 S. Federal Highway building in the amount of \$12,625 so it could be marketed to prospective tenants.

The CRA closed on the purchase of 2200 E. Atlantic Boulevard on April 7, 2021. This property was occupied by the Pompano Beach Chamber of Commerce and is located on the northwest corner of McNab Park, which has been leased by the CRA from the City for the development of the McNab House Restaurant and Botanical Gardens. The purchase price of \$950,000 included \$670,000 for the property and \$280,000 in relocation assistance for the Chamber of Commerce to relocate to Downtown Pompano Transit Oriented Corridor once developed. The property was a 2,994 square foot building on a 9,029 square foot lot. Due to the condition of the building and planned McNab House Restaurant and Botanical Gardens project the structure was demolished May 2021 at a cost of \$47,569.

See McNab House and Garden project for additional details.

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

Expended \$1,100,000 on these activities during FY 2021.

Goal 3: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.

Incentive Programs

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

- Façade and Business Site Improvement Program - for exterior improvements of the commercial businesses located in target areas of the District;

EAST DISTRICT

- Strategic Investment Program (“SIP”) - for the interior renovations of commercial businesses operating in target areas within the District;
- Strategic Investment Streetscape Program (“SISP”) - for the beautification of streetscapes adjacent to CRA projects in target areas of the District;
- Capital Improvement Grant Program - for the subsidization of capital improvements for which businesses seek outside financing;
- Relocation and Development Incentive Program - for the attraction of desirable businesses into the District, or the relocation of undesirable businesses outside of the District; and
- Real Estate Development Accelerator Program (“REDA”) - for the attraction of large-scale redevelopment projects valued at over \$5 million into the District.

In FY 2021, staff continued to work with East District property and business owners to educate them on funding opportunities and solicit participation in the incentive programs.

One application was received and approved for the Facade and Business Site Improvement Program from Trufa Negra, LLC for exterior improvements to the property located at 1905 E. Atlantic Boulevard (4 Retail Bays).

Encumbered \$80,000 on this activity during FY 2021.

Business Attraction, Marketing, and Special Events

FY 2021 leveraged the Marketing Plan as a base for all marketing activities in the East District. The marketing strategies delineated merchant communications, business development, retention, and growth within the District, in addition to promotion, advertisement, and special events. All these strategies were implemented throughout FY 2021 as options to aid in the incubation of small businesses here in the local community.



To encourage residents and visitors to patronize local businesses in the East District during Covid-19, a branded campaign was initiated called “Love Always” as a way to increase sales to small businesses by driving foot traffic into the stores and encouraging on-line or pick-up services. Three sub campaigns were created named “Sunset Sips” aimed at local restaurants, “Shop Pompano” for local retailers offering specials, discounts and promotions and “Play Pompano” featuring hair salons, spas and family activities. The CRA provided collateral materials and promoted the campaign through social media platforms, digital marketing, advertising and press releases.

Expended \$75,855 on these activities during FY 2021.

PERFORMANCE DATA

Performance Data

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2021 (most recent data available).

- F.S. §163.371

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

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

PERFORMANCE DATA

Northwest District

Pompano Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

889

| | |
|----------------------------|--|
| Registered Agent | Mr. Nguyen Tran |
| Mailing Address | P. O. Box 1300 Pompano Beach, FL 33060 |
| Office Address | 501 Dr. Martin Luther King Jr. Boulevard / Suite 1 / Pompano Beach, FL 33060 |
| Telephone | (954) 786-7823 |
| Fax | (954) 786-7836 |
| Email | marsha.carmichael@copbfl.com |
| Website | www.pompanobeachfl.gov/cra |
| County(ies) | Broward |
| Local Governing Authority | City of Pompano Beach |
| Date Created / Established | Tuesday, December 20, 1988 |
| Creation Documents | City Ordinance 89-27 |
| Board Selection | Similar to Local Governing Authority |
| Authority to Issue Bonds | Yes |
| Revenue | Tax Increment Financing |
| Most Recent Update | Wednesday, October 6, 2021 |

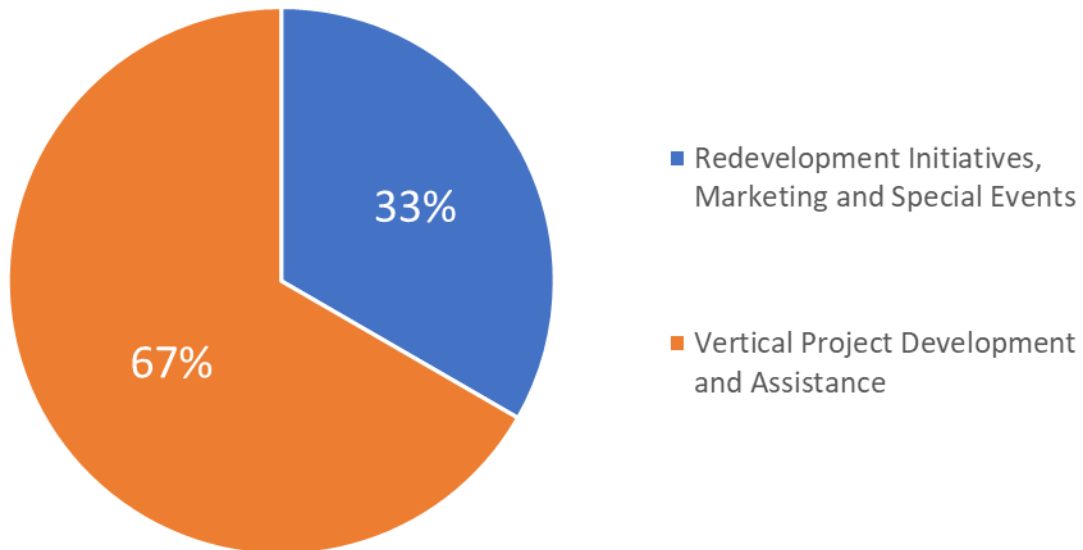
| | |
|--|------------------|
| Total number of Activities started and/or ongoing | 13 |
| Total number of Activities completed | 3 |
| Current Year Taxable Value in CRA | \$ 1,342,204,420 |
| Actual expended increment revenue | \$ 6,689,672 |
| Base Year Taxable Value in CRA | \$ 297,388,021 |
| Current Year Tax Increment Value | \$ 1,044,816,399 |
| | |
| Total amount expended for low and middle income affordable housing | \$ - |

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

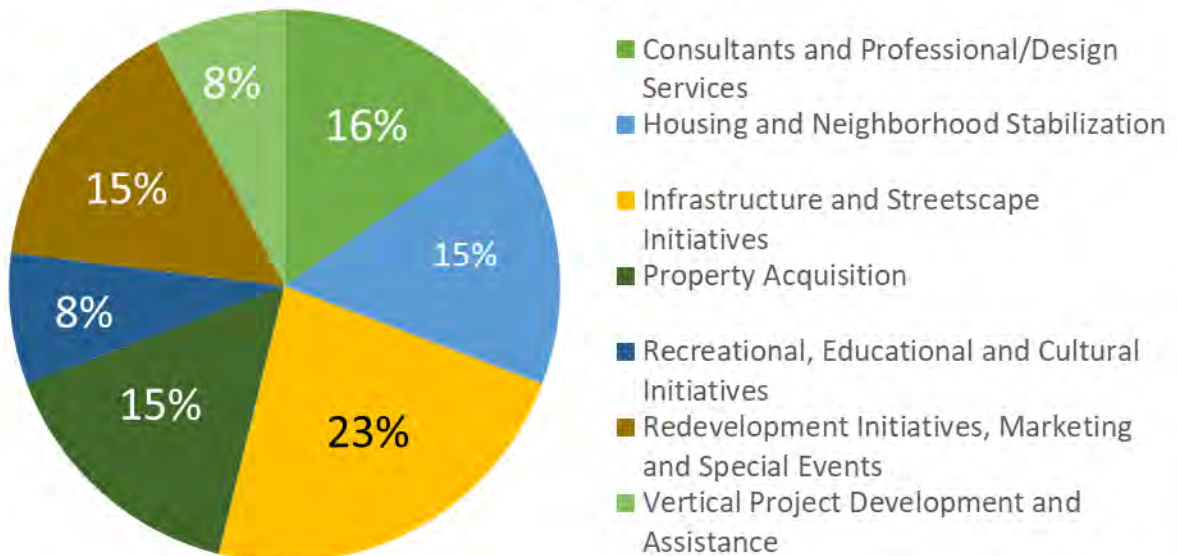
| ACHIEVEMENT | CRA PLAN SECTION |
|---|------------------------------------|
| Infrastructure and Streetscape Initiatives | 2.1, 2.2, 2.4, 2.5, 2.6, 3.7, 3.10 |
| Vertical Project Development and Assistance | 2.1, 2.2, 2.4, 2.5, 2.6, 3.5 |
| Redevelopment Initiatives, Marketing and Special Events | 2.1, 2.2, 2.4, 3.3, 3.5, 3.10 |
| Housing and Neighborhood Stabilization | 2.1, 2.2, 2.6, 3.9 |
| Recreational, Educational and Cultural Initiatives | 2.10, 3.7 |
| Property Acquisition | 2.1, 2.2, 2.4, 2.6 |
| Consultants and Professional/Design Services | 1.1, 2.1, 2.2 |

PERFORMANCE DATA

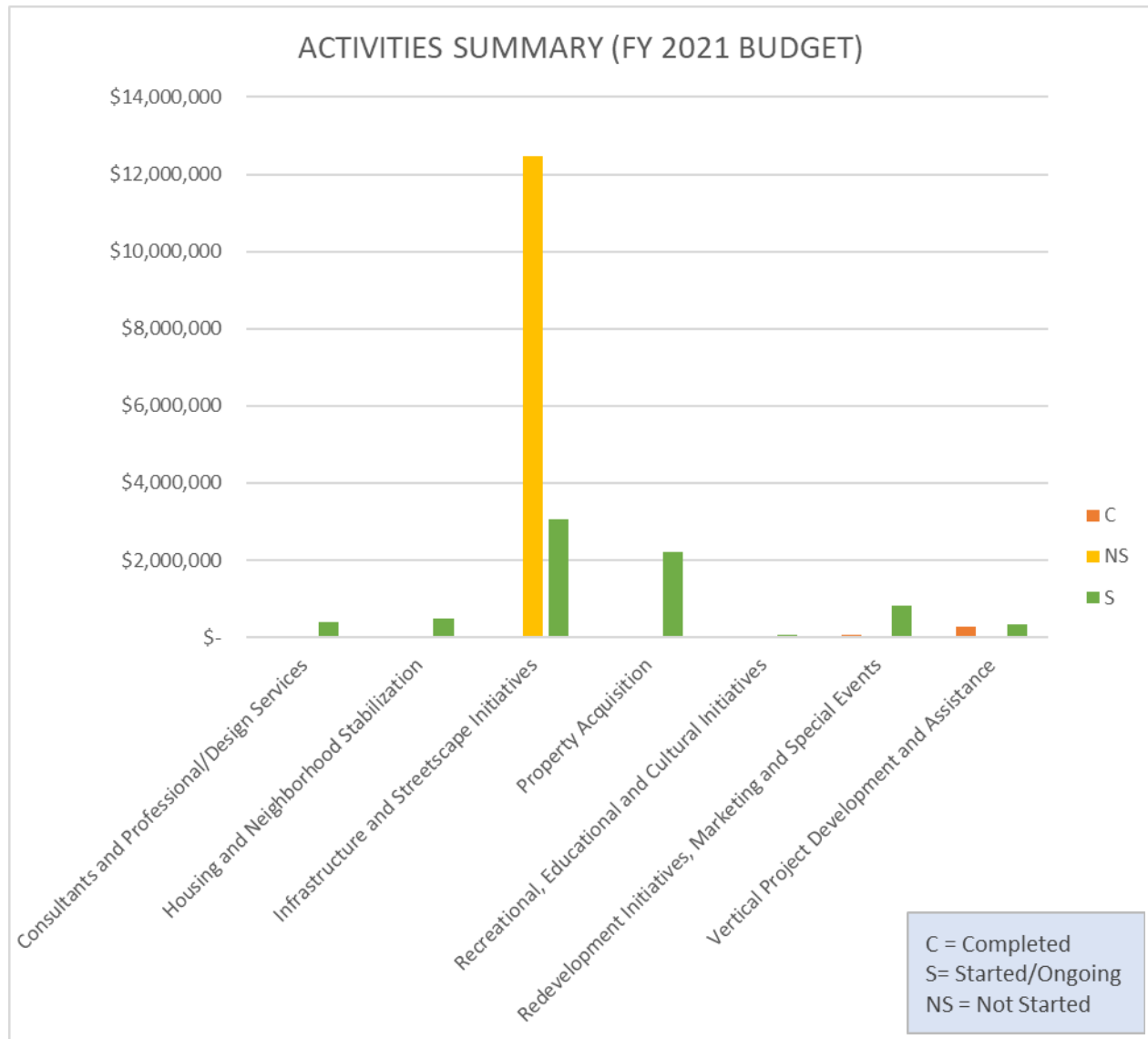
COMPLETED (C) ACTIVITIES BY COUNT



STARTED/ONGOING (S) ACTIVITIES BY COUNT



PERFORMANCE DATA



PERFORMANCE DATA

East District

Pompano Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

889

| | |
|----------------------------|--|
| Registered Agent | Mr. Nguyen Tran |
| Mailing Address | P. O. Box 1300 Pompano Beach, FL 33060 |
| Office Address | 501 Dr. Martin Luther King Jr. Boulevard / Suite 1 / Pompano Beach, FL 33060 |
| Telephone | (954) 786-7823 |
| Fax | (954) 786-7836 |
| Email | marsha.carmichael@copbfl.com |
| Website | www.pompanobeachfl.gov/cra |
| County(ies) | Broward |
| Local Governing Authority | City of Pompano Beach |
| Date Created / Established | Tuesday, December 20, 1988 |
| Creation Documents | City Ordinance 89-27 |
| Board Selection | Similar to Local Governing Authority |
| Authority to Issue Bonds | Yes |
| Revenue | Tax Increment Financing |
| Most Recent Update | Wednesday, October 6, 2021 |

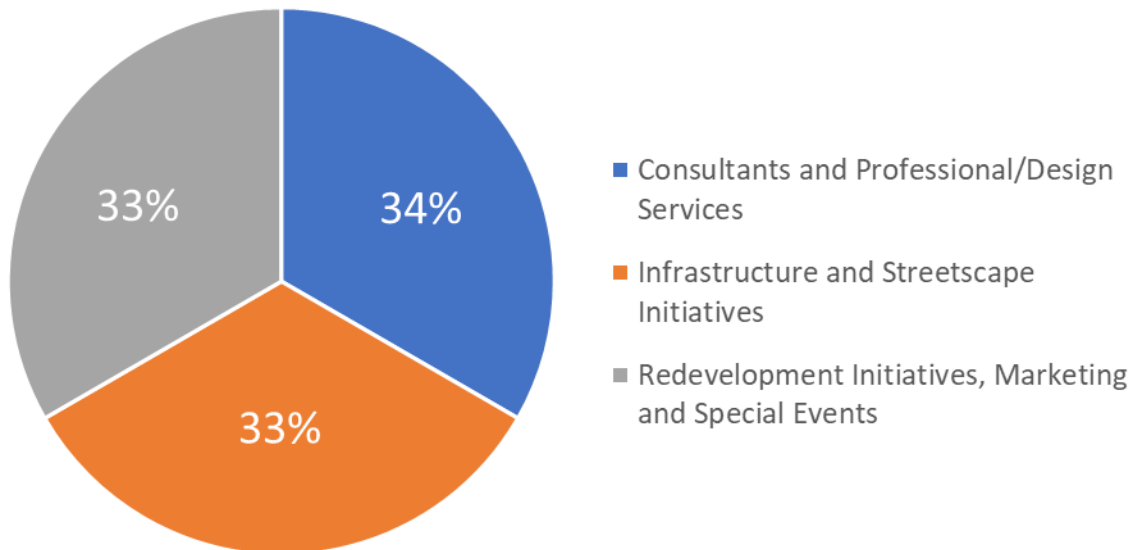
| | |
|--|----------------|
| Total number of Activities started and/or ongoing | 4 |
| Total number of Activities completed | 3 |
| Current Year Taxable Value in CRA | \$ 491,745,030 |
| Actual expended increment revenue | \$ 3,014,807 |
| Base Year Taxable Value in CRA | \$ 136,427,940 |
| Current Year Tax Increment Value | \$ 355,317,090 |
| | |
| Total amount expended for low and middle income affordable housing | \$ - |

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

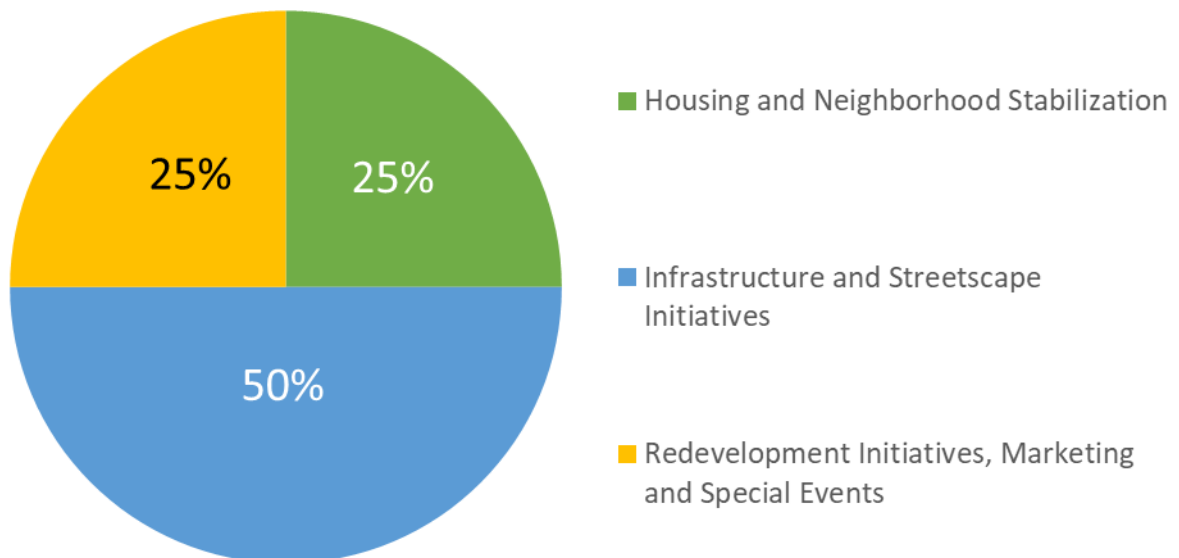
| ACHIEVEMENT | CRA PLAN SECTION 5 |
|---|-----------------------------------|
| Infrastructure and Streetscape Initiatives | 2.1, 2.2, 2.3, 2.5, 2.8, 3.3, 3.7 |
| Redevelopment Initiatives, Marketing and Special Events | 3.1, 3.2, 3.3 |
| Property Acquisition | 2.4, 3.2 |
| Consultants and Professional/Design Services | 1.1 |

PERFORMANCE DATA

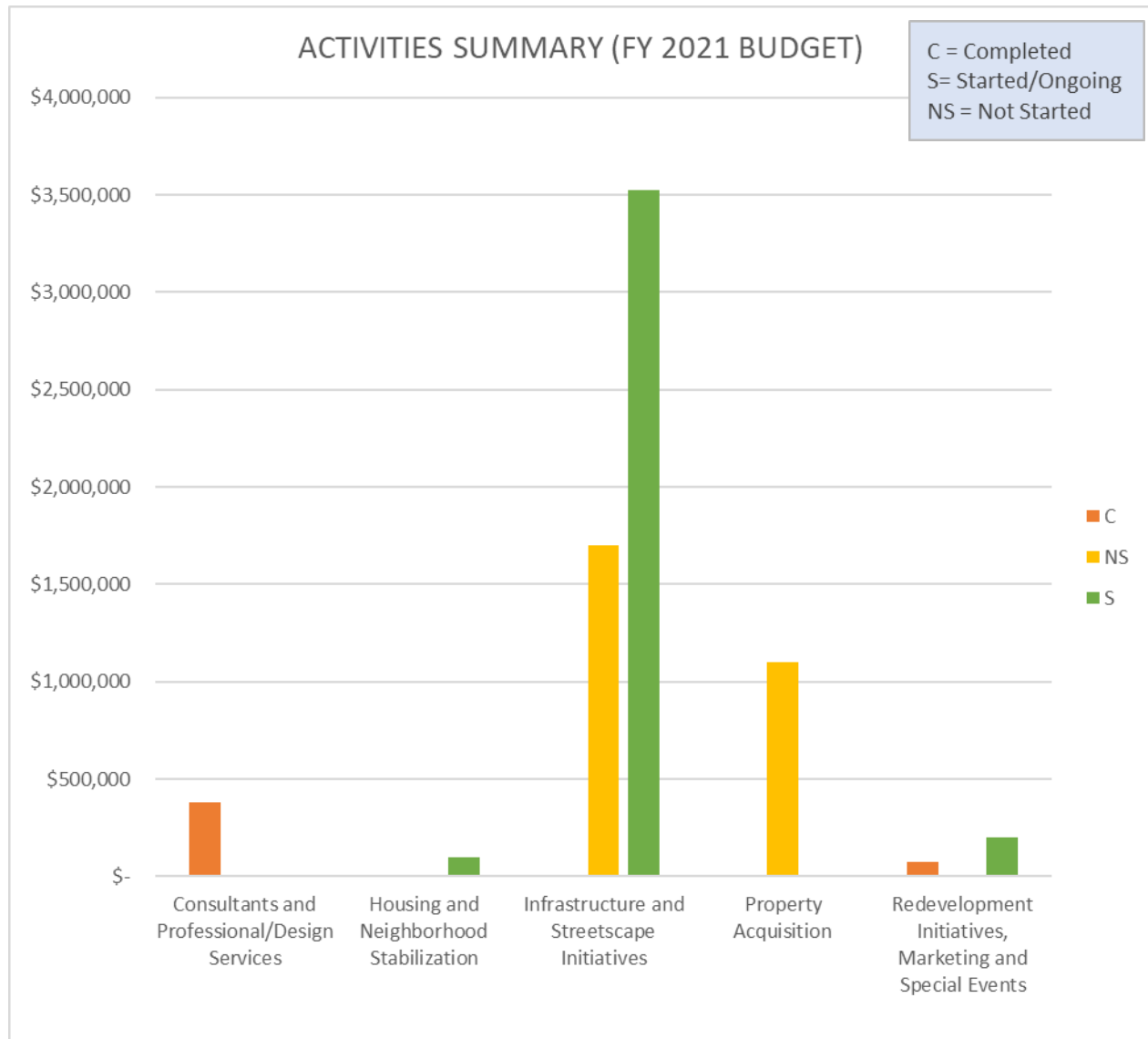
COMPLETED (C) ACTIVITIES BY COUNT



STARTED/ONGOING (S) ACTIVITIES BY COUNT



PERFORMANCE DATA



FINANCIAL STATEMENTS

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2021, has been prepared in accordance with F.S. §163.371 and 163.387(8).

- F.S. §163.371

This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

- F.S. §163.387(8)

The Financial Statements included herein are sourced from the Annual Comprehensive Financial Report (“Financial Report”) for the fiscal year ending September 30, 2021. The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website at:

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

FINANCIAL STATEMENTS

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

BALANCE SHEET (UNAUDITED)

GOVERNMENTAL FUNDS

SEPTEMBER 30, 2021

| | Northwest Community Redevelopment District | East Community Redevelopment District |
|---|---|--|
| ASSETS | | |
| Cash and cash equivalents | \$ 13,879,266 | \$ 1,665,336 |
| Restricted cash and cash equivalents | - | 11,281 |
| Unrestricted investments | 10,815,148 | 2,987,824 |
| Interest receivable | 2,051 | 571 |
| Notes receivable | 70,000 | - |
| Assets held for resale for redevelopment | 34,067,817 | 5,045,235 |
| Prepays | 32,063 | 292,051 |
| Total assets | <u>\$ 58,866,345</u> | <u>\$ 10,002,298</u> |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | |
| Liabilities: | | |
| Accounts payable | \$ 31,320 | \$ 76,030 |
| Advances from other funds | 1,524,056 | - |
| Deposits | 29,624 | 6,605 |
| Unearned revenue | 4,500 | - |
| Total liabilities | <u>1,589,500</u> | <u>82,635</u> |
| Deferred inflows of resources: | | |
| Unavailable revenue | <u>70,000</u> | <u>-</u> |
| Fund balances: | | |
| Nonspendable | 32,063 | 292,051 |
| Restricted (land, encumbered projects, etc.) | (a) <u>57,174,782</u> | (b) <u>9,627,612</u> |
| Total fund balances | (a) <u>57,206,845</u> | (b) <u>9,919,663</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 58,866,345</u> | <u>\$ 10,002,298</u> |

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$34 million) with the remaining portion primarily representing encumbered appropriations for specific redevelopment projects/initiatives.

(b) Fund Balance for the East Community Redevelopment District primarily represents encumbered appropriations for specific redevelopment projects/initiatives.

FINANCIAL STATEMENTS

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

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

GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

| | Northwest Community Redevelopment District | East Community Redevelopment District |
|--|---|--|
| REVENUES | | |
| Taxes | \$ 4,653,166 | \$ 3,913,174 |
| Intergovernmental | 5,200,000 | - |
| Charges for services | 46,053 | 91,710 |
| Investment earnings | (43,169) | (22,534) |
| Other revenue | 45,848 | 361 |
| Total revenues | 9,901,898 | 3,982,711 |
| EXPENDITURES | | |
| Current: | | |
| Economic environment | 6,606,115 | 973,339 |
| Debt service: | | |
| Principal | - | 790,000 |
| Interest | 56,869 | 309,198 |
| Capital outlay | 26,688 | 942,270 |
| Total expenditures | 6,689,672 | 3,014,807 |
| Excess (deficiency) of revenues over (under) expenditures | 3,212,226 | 967,904 |
| OTHER FINANCING SOURCES (USES) | | |
| Proceeds from sale of capital assets | 18,185 | - |
| Transfers out | - | (650,000) |
| Total other financing sources (uses) | 18,185 | (650,000) |
| Net change in fund balances | 3,230,411 | 317,904 |
| Fund balances—beginning | (a) 53,976,434 | (b) 9,601,759 |
| Fund balances—ending | (a) \$ 57,206,845 | (b) \$ 9,919,663 |

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$34 million) with the remaining portion primarily representing encumbered appropriations for specific redevelopment projects/initiatives.

(b) Fund Balance for the East Community Redevelopment District primarily represents encumbered appropriations for specific redevelopment projects/initiatives.

SUPPORT SMALL BUSINESSES



POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY