

RESOLUTION NO. 2025-18

**A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS,** the Northwest Financing and Implementation Plan sets forth the prioritization of financial resources required for the CRA to attain its redevelopment goals; and

**WHEREAS,** the budget for the Fiscal Year commencing on October 1, 2025, and ending on September 30, 2026, has been prepared in accordance with the Northwest Financing and Implementation Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:**

**SECTION 1:** The Board of Commissioners of the Pompano Beach Community Redevelopment Agency hereby approves the Northwest Financing and Implementation Plan attached to this Resolution as Exhibit "A".

**SECTION 2:** The budget for the Northwest District of the Community Redevelopment Agency as attached, marked Exhibit "B", is hereby adopted as the final and approved budget for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026. Included in this budget is a reconciliation of changes to capital initiative funding between Fiscal Years 2025 and 2026.

**SECTION 3:** The sums of money shown in Exhibit "B", or as much as may be needed or deemed necessary to defray all expenditures and liabilities for the CRA, be and the same are hereby appropriated for corporate municipal purposes and objectives of such CRA, as specified herein for the Fiscal Year commencing on October 1, 2025, and ending on September 30, 2026.

**SECTION 4:** For all funds, appropriations for the 2024-2025 fiscal year which are

encumbered but unexpended as of the last day of the fiscal year, shall be re-appropriated for the same purpose for the 2025-2026 fiscal year.

**SECTION 5:** For all funds, appropriations for the 2024-2025 fiscal year which are unencumbered and unexpended as of the last day of the fiscal year, shall be re-appropriated for the same purpose or project for the 2025-2026 fiscal year or reallocated pursuant to Exhibit "B".

**SECTION 6:** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 16th day of September, 2025.

  
\_\_\_\_\_  
**REX HARDIN, CHAIRPERSON**

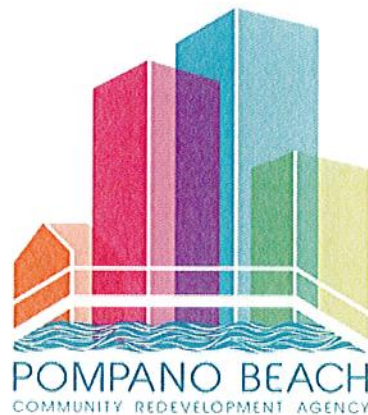
**ATTEST:**   
\_\_\_\_\_  
**KERVIN ALFRED, SECRETARY**

EXHIBIT A

**Pompano Beach  
Community Redevelopment Agency**

Prepared by:  
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# **Northwest District Financing and Implementation Plan (2026-2030)**



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



# Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan Summary Statement by Project <sup>(1)</sup>

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



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Summary Statement by Project <sup>(1)</sup>

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

**Notes:**

- (1) Readers should refer to the accompanying Fiscal Notes as well as Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.
- (2) Forecasted debt service is based on the following components: PAR Amount = \$37.5 million (\$31.9 million for redevelopment projects/\$375K for issuance costs/\$5 million for additional proceeds); 23-Year Term; Fixed Interest Rate = 5.19%.
- (3) Forecasted debt service is based on the following components: PAR Amount = \$37.5 million (\$31.9 million for redevelopment projects/\$375K for issuance costs/\$5 million for additional proceeds); 21-Year Term; Fixed Interest Rate = 5.17%.
- (4) Represents an allocation of the following staff positions: CRA Director (50%), Redevelopment Project Manager III (50%), Redevelopment Project Manager I (50%), Redevelopment Project Coordinator (50%), Community Development Housing Inspector (25%), Real Property Manager (25%), Department Head Secretary (50%), City Clerk (6%), Service Worker I (100%), Service Workers (3 FTE; 100%), Part-Time Grounds Crew (3 positions; 100%), Part-Time Staff (2 positions; 50%).
- (5) Reserves are included to cover deficiencies in revenue collection/forecasting, coverage for debt service, as well as to provide funding flexibility for redevelopment projects.



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

## Supporting Schedule - Downtown Public/Private Development Project Listing <sup>(1)</sup>

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



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

## Supporting Schedule - *Downtown Public/Private Development* Project Listing <sup>(1)</sup>

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
(6) <b>Downtown District Incentive Programs</b>						
Home Buyer Assistance Programs	\$ 1,000,000	-	1,000,000	-	-	-
(6) <b>Reserve</b>	\$ 37,532,019	-	5,791,040	14,031,033	6,996,889	10,713,057
<b>Total Uses</b>	<b>\$140,461,479</b>	<b>\$ 42,885,453</b>	<b>\$ 6,791,040</b>	<b>\$ 63,378,606</b>	<b>\$ 10,229,034</b>	<b>\$ 17,177,346</b>
<b>Surplus/(Deficit)</b>	-	-	-	-	-	-

**Notes:**

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

(2) FY 2024/2025 encumbrances/expenditures, inclusive of Development Fees, are estimated at \$3,534,391.

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

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

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

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

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



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

## Supporting Schedule - *Infrastructure and Streetscape Initiatives* Project Listing <sup>(1)</sup>

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

**Notes:**

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



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

## Supporting Schedule - Vertical Project Development and Assistance Project Listing <sup>(1),(2)</sup>

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

**Notes:**

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

(2) Includes buildings and other properties in CRA possession.



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

## Supporting Schedule - *Redevelopment Initiatives* Project Listing <sup>(1)</sup>

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

**Notes:**

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

(2) Authority per FS 163.370(2)(b) which allows CRAs to disseminate slum clearance and Community Redevelopment information.



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

## Supporting Schedule - Area Stabilization Project Listing <sup>(1)</sup>

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

**Notes:**

- (1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (2) Authority per FS 163.370(2)(o) which allows CRAs to develop and implement community policing innovations.



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

## Supporting Schedule - *Property Acquisition* Project Listing <sup>(1)</sup>

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

**Notes:**

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



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

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

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

**Notes:**

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

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



**Pompano Beach Community Redevelopment Agency**  
**Northwest District**  
**Financing and Implementation Plan**  
**Supporting Schedule - Miscellaneous Operating Expenditures (1)**

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Special Legal Fees	\$ 947,850	\$ 175,000	\$ 182,000	\$ 189,280	\$ 196,850	\$ 204,720
Accounting & Auditing	\$ 47,330	8,740	9,090	9,450	9,830	10,220
Travel and Training	\$ 65,000	12,000	12,480	12,980	13,500	14,040
Postage	\$ 3,700	680	710	740	770	800
Water and Sewer	\$ 135,400	25,000	26,000	27,040	28,120	29,240
Insurance Premiums	\$ 704,120	130,000	135,200	140,610	146,230	152,080
Advertising	\$ 28,190	5,200	5,410	5,630	5,860	6,090
Real Estate Taxes	\$ 379,140	70,000	72,800	75,710	78,740	81,890
Credit Card Bank Fees	\$ 5,400	1,000	1,040	1,080	1,120	1,160
Office Supplies	\$ 16,230	3,000	3,120	3,240	3,370	3,500
Phone	\$ 3,230	600	620	640	670	700
Minor Equipment	\$ 8,110	1,500	1,560	1,620	1,680	1,750
Computer Equipment	\$ 5,500	-	2,500	-	-	3,000
Software Purchases	\$ 8,110	1,500	1,560	1,620	1,680	1,750
Publications	\$ 2,700	500	520	540	560	580
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	\$ 484,650	89,480	93,060	96,780	100,650	104,680
Central Stores	\$ 6,450	1,190	1,240	1,290	1,340	1,390
Health Insurance Service	\$ 769,989	142,159	147,850	153,760	159,910	166,310
Risk Management	\$ 138,752	25,612	26,640	27,710	28,820	29,970
Vehicle Insurance	\$ 205,460	37,930	39,450	41,030	42,670	44,380
Information Systems	\$ 45,364	8,374	8,710	9,060	9,420	9,800
<b>Total</b>	<b>\$ 4,010,675</b>	<b>\$ 739,465</b>	<b>\$ 771,560</b>	<b>\$ 799,310</b>	<b>\$ 831,790</b>	<b>\$ 868,050</b>

**Notes:**

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



**Pompano Beach Community Redevelopment Agency  
Northwest District  
Financing and Implementation Plan  
Supporting Schedule - Tax Increment Revenue Forecast <sup>(1)</sup>**

	Final FY 2025	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<b>City of Pompano Beach (Contributing Authority)</b>						
<b>Existing Value (Actual/Forecasted Growth):</b>	12.94%	8.96%	4.00%	4.00%	4.00%	4.00%
<b>Existing Value:</b>	\$1,899,018,400	\$2,069,172,158	\$2,281,857,379	\$2,373,651,675	\$2,469,117,742	\$2,575,465,133
<b>New Construction:</b>						
Certified (2026); Forecast (2027-2030)	-	14,350,354	500,000	500,000	500,000	500,000
Old Town Square	-	68,701,090	-	-	-	-
Highland Oaks (110 units)	-	38,723,148	-	-	-	-
Rick Case Habitat Community (10 units)	-	3,146,884	-	-	-	-
Downtown Public/Private Development (RocaPoint)	-	-	-	-	6,791,040	31,453,606
<b>Taxable Value</b>	\$1,899,018,400	\$2,194,093,634	\$2,282,357,379	\$2,374,151,675	\$2,476,408,782	\$2,607,418,739
<b>Base Year Value</b>	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
<b>Tax Increment</b>	\$1,601,630,379	\$1,896,705,613	\$1,984,969,358	\$2,076,763,654	\$2,179,020,761	\$2,310,030,718
<b>Millage Rate</b>	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
<b>Gross Incremental Revenue</b>	\$ 8,399,430	\$ 9,946,893	\$ 10,409,775	\$ 10,891,172	\$ 11,427,439	\$ 12,114,494
<b>Statutory Reduction</b>	0.95	0.95	0.95	0.95	0.95	0.95
<b>Total Incremental Revenue</b>	<b>\$ 7,979,459</b>	<b>\$ 9,449,549</b>	<b>\$ 9,889,286</b>	<b>\$ 10,346,613</b>	<b>\$ 10,856,067</b>	<b>\$ 11,508,769</b>

**Notes:**

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



# Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan Supporting Schedule - Developer TIF Forecast (1),(2),(3)

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

**Notes:**

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



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Fiscal Notes

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

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

EXHIBIT A



POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY

# Pompano Beach Community Redevelopment Agency Northwest District FY 2026 Budget Worksheet

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

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

# Pompano Beach Community Redevelopment Agency Northwest District FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Revenues	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
150-1910-539.48-10	Advertising	5,000	5,000	-	5,200	5,200
150-1910-539.49-30	Real Estate Taxes	45,000	45,000	-	70,000	70,000
150-1910-539.49-50	Credit Card Bank Fees	1,000	1,000	-	1,000	1,000
150-1910-539.51-10	Office Supplies	4,000	4,000	-	3,000	3,000
150-1910-539.52-15	Minor Equipment	2,000	2,000	-	1,500	1,500
150-1910-539.52-25	Software	1,000	1,000	-	1,500	1,500
150-1910-539.54-10	Publications	500	500	-	500	500
	<b>Total</b>	<b>1,578,717</b>	<b>1,578,717</b>	<b>-</b>	<b>1,997,343</b>	<b>1,997,343</b>
<b>Debt Service</b>						
150-1910-539.71-20	Debt Service (Principal)	494,126	494,126	-	-	-
150-1910-539.91-49	Debt Service (Transfer to Fund 326)	1,256,550	1,256,550	-	804,788	804,788
150-1910-539.72-10	Debt Service (Interest)	16,266	18,653	-	-	-
	<b>Total</b>	<b>1,766,942</b>	<b>1,769,329</b>	<b>-</b>	<b>804,788</b>	<b>804,788</b>
<b>Downtown Public/Private Development Agreement</b>						
150-7714-539.31-60 (22194)	Downtown District Developer Fee	5,929,701	2,219,458	3,710,243	-	3,710,243
150-7714-539.46-60 (22194)	Downtown District Demolition Services	300,000	188,664	111,336	(10,000)	101,336
150-7714-539.65-09 (22194)	Downtown District Land Acquisition	12,047,580	12,069,754	-	-	-
	<b>Total</b>	<b>18,277,281</b>	<b>14,477,876</b>	<b>3,821,579</b>	<b>(10,000)</b>	<b>3,811,579</b>
<b>Infrastructure and Streetscape Initiatives</b>						
150-1910-539.64-20	Computers (General)	2,000	2,000	-	-	-
150-7656-539.65-12 (19378)	Downtown Infrastructure	170,625	170,625	-	-	-
150-7687-539.65-12 (21408)	11 NE 1st Street (Façade/Interior Improvements)	700,000	-	700,000	(150,000)	550,000
150-7712-539.65-12 (22192)	Sonata (Infrastructure Improvements)	300,000	300,000	-	300,000	300,000
150-7720-539.65-12 (22196)	Infrastructure/Streetscape Improvements	996,305	996,305	-	1,509,458	1,509,458
	<b>Total</b>	<b>2,168,930</b>	<b>1,468,930</b>	<b>700,000</b>	<b>1,659,458</b>	<b>2,359,458</b>
<b>Vertical Project Development and Assistance</b>						
150-1910-539.46-10	CRA Building Maintenance	379,653	379,653	-	300,000	300,000
150-1910-539.84-59	Tenant Improvements	207,016	207,016	-	50,000	50,000
	<b>Total</b>	<b>586,669</b>	<b>586,669</b>	<b>-</b>	<b>350,000</b>	<b>350,000</b>
<b>Redevelopment Initiatives, Marketing and Special Events</b>						
150-1910-539.48-50	Dissemination of Information	186,242	186,242	-	100,000	100,000
150-1910-539.83-42	Incentive Programs (Façade, etc.)	744,803	744,803	-	400,000	400,000
150-1910-539.83-43	Business Attraction and Development	40,000	40,000	-	-	-
TBD	Tax Increment Split (Old Town Square)	-	-	-	322,784	322,784
	<b>Total</b>	<b>971,045</b>	<b>971,045</b>	<b>-</b>	<b>822,784</b>	<b>822,784</b>
<b>Housing and Neighborhood Stabilization</b>						
150-1910-539.83-07	Emergency Rehabilitation of Housing Stock	20,000	20,000	-	20,000	20,000
150-1910-539.34-30	Redevelopment Ambassadors	481,454	481,454	-	369,800	369,800
150-1910-539.34-31	Additional Safety/Security (cameras)	121,402	121,402	-	50,000	50,000
	<b>Total</b>	<b>622,856</b>	<b>622,856</b>	<b>-</b>	<b>439,800</b>	<b>439,800</b>
<b>Property Acquisition</b>						
150-1910-539.46-50	Property Maintenance/Special Services	440,136	440,136	-	30,000	30,000
150-1910-539.65-09	Property Acquisition (General)	1,838,662	406,631	-	4,000,000	4,000,000
	<b>Total</b>	<b>2,278,798</b>	<b>846,767</b>	<b>-</b>	<b>4,030,000</b>	<b>4,030,000</b>

# Pompano Beach Community Redevelopment Agency Northwest District FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Revenues	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
Consultants and Professional/Design Services						
150-1910-539.31-60	Professional Services	555,230	555,230	-	300,000	300,000
150-1910-539.46-60	Demolition Services	20,000	20,000	-	50,000	50,000
	Total	575,230	575,230	-	350,000	350,000
Reserve/Other						
150-1910-539.99-10	Redevelopment Project Reserve	1,019,458	-	-	1,900,000	1,900,000
	Total	1,019,458	-	-	1,900,000	1,900,000
	EXPENSE TOTALS	29,845,926	22,897,419	4,521,579	12,344,173	16,865,752

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

LEGEND	
New Account	
Budget Amendment In Process	

# Pompano Beach Community Redevelopment Agency Northwest District (Taxing Authorities Interlocal) FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Revenues	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
<b>Fund 153 - Northwest District (Taxing Authorities Interlocal)</b>						
REVENUE						
Intergovernmental Revenue						
153-0000-338.25-00	Taxing Authorities Interlocal	1,500,000	1,500,000	-	750,000	750,000
	Total	1,500,000	1,500,000	-	750,000	750,000
Other Financing Sources						
153-000-392.30-00	Project Fund Balance	10,803,985	-	6,398,874	-	6,398,874
	Total	10,803,985	-	6,398,874	-	6,398,874
	<b>REVENUE TOTALS</b>	<b>12,303,985</b>	<b>1,500,000</b>	<b>6,398,874</b>	<b>750,000</b>	<b>7,148,874</b>

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Encumbrances/Expenses	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
<b>EXPENSE</b>						
Infrastructure and Streetscape Initiatives						
153-7672-539.65-12 (20393)	Dixie Highway/Atlantic Boulevard	1,603,985	1,603,985	-	-	-
153-7714-539.65-09 (22194)	Downtown District Land Acquisition	10,050,000	4,301,126	5,748,874	-	5,748,874
153-7714-539.65-12 (22194)	Downtown District Infrastructure	650,000	-	650,000	750,000	1,400,000
	Total	12,303,985	5,905,111	6,398,874	750,000	7,148,874
	<b>EXPENSE TOTALS</b>	<b>12,303,985</b>	<b>5,905,111</b>	<b>6,398,874</b>	<b>750,000</b>	<b>7,148,874</b>

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

# Pompano Beach Community Redevelopment Agency

## Series 2022 CRA Tax Increment Revenue Bond

### FY 2026 Budget Worksheet

		FY 2025 (as of 6-30-2025)		FY 2026		
				A	B	C=A+B
Account	Account Description	Amended Budget	Total Revenues	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026 Budget
<b>Fund 326 - Series 2022 CRA Tax Increment Revenue Bond</b>						
REVENUE						
Miscellaneous Revenue						
326-0000-361.10-00	Interest Earnings	-	54,878	-	-	-
	Total	-	54,878	-	-	-
Other Sources						
326-0000-381.11-50	Transfer-In from Fund 150*	1,256,550	1,256,550	-	804,788	804,788
	Total	1,256,550	1,256,550	-	804,788	804,788
Other Financing Sources						
326-0000-392.10-00	Budgetary Fund Balance	115,929	-	-	456,112	456,112
326-0000-392.30-00	Project Fund Balance	2,724,764	-	-	-	-
	Total	2,840,693	-	-	456,112	456,112
	<b>REVENUE TOTALS</b>	<b>4,097,243</b>	<b>1,311,428</b>	<b>-</b>	<b>1,260,900</b>	<b>1,260,900</b>

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

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

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