

# Annual Report for the Fiscal Year ending September 30, 2020

## Pompano Beach Community Redevelopment Agency

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# BOARD OF COMMISSIONERS

## Board of Commissioners

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REX HARDIN  
CHAIR



Rex.Hardin@copbfl.com

BEVERLY PERKINS  
VICE CHAIR



Beverly.Perkins@copbfl.com

ANDREA MCGEE  
COMMISSIONER



Andrea.McGee@copbfl.com



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### Mission Statement

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

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RHONDA EATON  
COMMISSIONER



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TOM MCMAHON  
COMMISSIONER



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CYNDY FLOYD  
COMMISSIONER



Cindy.Floyd@copbfl.com

# LETTER FROM THE EXECUTIVE DIRECTOR

## Letter from the Executive Director

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Date: March 15, 2021

The year 2020 was extraordinary for Pompano Beach in every sense of the word. As the year began, local businesses were booming, and our great city attracted thousands of people daily into our offices, hotels, restaurants, and shops. Then, in March, 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. Restaurants and stores closed and the economic impacts they once generated dropped sharply. 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.

Despite the COVID-19 pandemic, it was another successful year for the Pompano Beach Community Redevelopment Agency ("CRA"). 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 2020 Annual Report for the CRA which covers the period from October 1, 2019 through September 30, 2020 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, 2020.

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

Respectfully Submitted,



Greg Harrison  
CRA Executive Director



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## Pompano Beach CRA

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### 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 date<sup>1</sup>, 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.

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<sup>1</sup> 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



## 2020 ROY F. KENZIE AWARD WINNERS

### TRANSPORTATION AND TRANSIT ENHANCEMENTS



### Pompano Beach CRA Atlantic Boulevard Bridge Enhancement

For more information: [nguyen.tran@copbfl.com](mailto:nguyen.tran@copbfl.com)

The Atlantic Boulevard Bridge enhancement was destined to become an iconic landmark for the city of Pompano Beach. Located on the main thoroughfare and considered the entrance to the barrier islands, the Atlantic Boulevard Bridge was designed to mimic the sail elements of the pier parking garage, creating a sense of place that you have arrived in Pompano Beach. The nautically-themed infrastructure has custom elements such as grand bridge entrances, repurposed pedestrian walkways and tender house façade improvements. Since its completion, the Atlantic Boulevard Bridge has become a symbolic welcome for residents and visitors by incorporating unique elements and multi-functional uses.

# 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 15, 2020 (Fiscal Years “FY” 2021-2025).

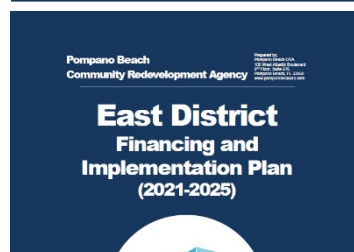
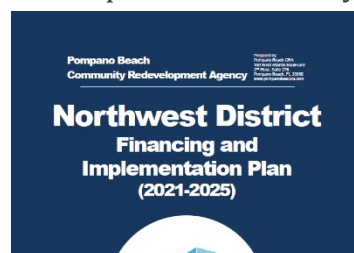
The Finance Plan forecasts investment totaling over \$46 million (excluding operations/debt service) within District boundaries over the next five (5) years.

- Finance Plan for the East District

The CRA Board adopted the updated Finance Plan on September 15, 2020 (FY 2021-2025).

The Finance Plan forecasts investment totaling over \$8 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

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### 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 subsequent to 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.

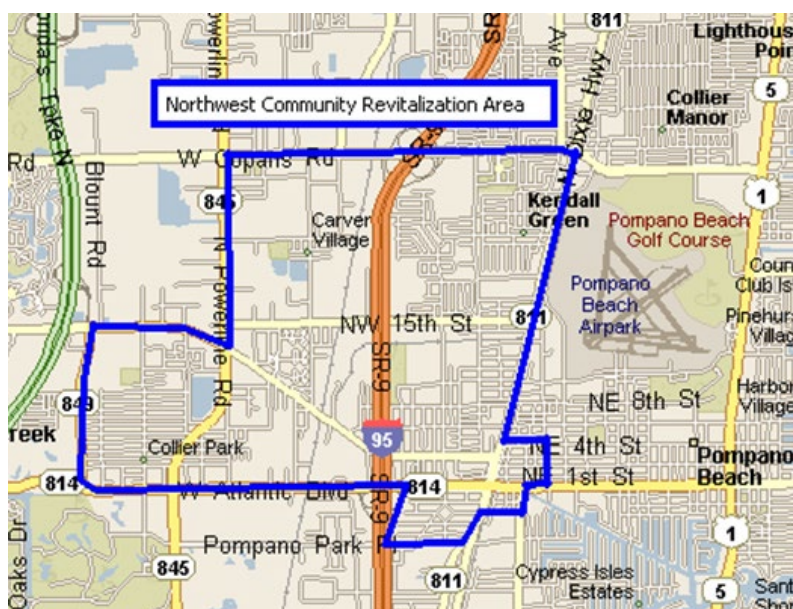
In FY 2019, the CRA entered into an Interlocal Agreement with Broward County extending the life of the Northwest District for a 20-year period from January 1, 2020 – December 31, 2040 subject to funding stipulations from the contributing Taxing Authorities (discussed in detail within the Tax-Increment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

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



# NORTHWEST DISTRICT

## Boundary Map



## Tax-Base

The following table provides a 10-year summary of the historical assessment (taxable) values and increment values for the Northwest District as of January 1<sup>st</sup> of each year<sup>2</sup>. While this report generally pertains to FY 2020 activity, the following section also includes FY 2021 property valuation data to highlight current trends. The Northwest District experienced strong tax base growth in FY 2021 due primarily to the residential (10% growth) market segment.

### 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 |
| 2020          | 2021        | 1,241,594,170 | 5.4%                     | 297,388,021             |  | 944,206,149               | 7.2%                     |
| 2019          | 2020        | 1,178,355,050 | 7.9%                     | 297,388,021             |  | 880,967,029               | 10.8%                    |
| 2018          | 2019        | 1,092,453,450 | 9.8%                     | 297,388,021             |  | 795,065,429               | 13.9%                    |
| 2017          | 2018        | 995,149,750   | 9.3%                     | 297,388,021             |  | 697,761,729               | 13.9%                    |
| 2016          | 2017        | 910,238,330   | 7.3%                     | 297,388,021             |  | 612,850,309               | 11.3%                    |
| 2015          | 2016        | 848,261,810   | 5.5%                     | 297,388,021             |  | 550,873,789               | 8.7%                     |
| 2014          | 2015        | 804,052,060   | 5.4%                     | 297,388,021             |  | 506,664,039               | 8.8%                     |
| 2013          | 2014        | 763,198,620   | 2.3%                     | 297,388,021             |  | 465,810,599               | 3.8%                     |
| 2012          | 2013        | 746,313,340   | (4.0%)                   | 297,388,021             |  | 448,925,319               | (6.4%)                   |
| 2011          | 2012        | 777,021,390   | (9.3%)                   | 297,388,021             |  | 479,633,369               | (14.2%)                  |

<sup>2</sup> The Taxable Value figures included herein represent those values utilized by the City of Pompano Beach, North Broward Hospital District, and the Children's Services Council to calculate the Northwest 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.

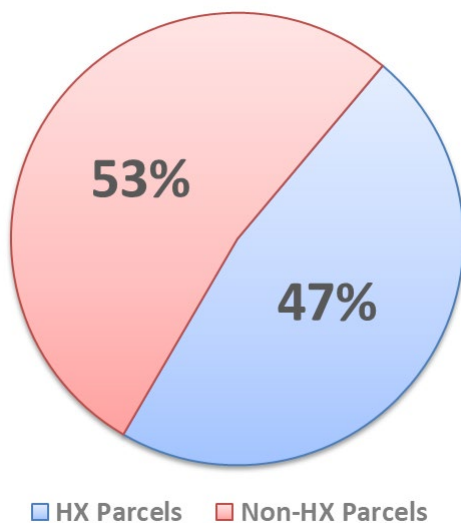
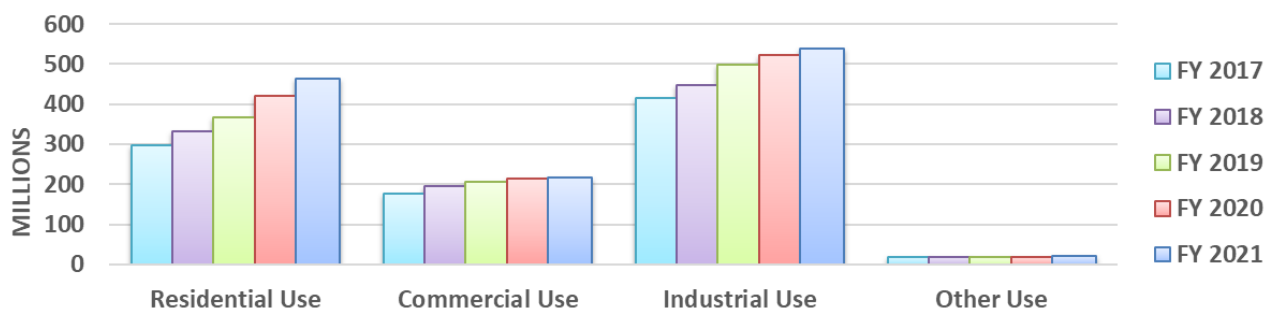
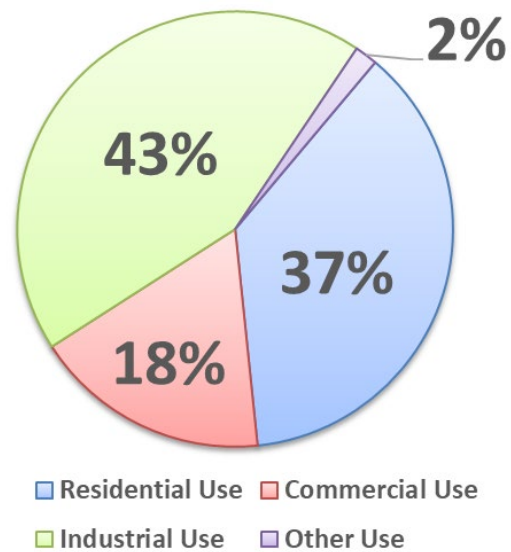


## NORTHWEST DISTRICT

### 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 37%, 18%, 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 2021.



### Homeownership

Roughly 75% of the tax parcels within the Northwest District are zoned Residential. Of these parcels, 47% had a homestead exemption in FY 2021.

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 2021 TAXABLE VALUE | % OF FY 2021 TAXABLE VALUE |
| POMPANO INDUSTRIAL VENTURE LLC     | INDUSTRIAL   | 34,027,250            | 2.7%                       |
| LONE OAK-BROWARD LLC               | INDUSTRIAL   | 25,174,020            | 2.0%                       |
| NAPLETON INVESTMENT PARTNERSHIP LP | COMMERCIAL   | 18,821,970            | 1.5%                       |
| COPANS MOTORS INC.                 | COMMERCIAL   | 16,487,870            | 1.3%                       |
| POMPANO CENTER OF COMMERCE         | INDUSTRIAL   | 15,478,610            | 1.2%                       |
| BAERS FURNITURE CO INC.            | INDUSTRIAL   | 12,759,620            | 1.0%                       |
| CONTINENTAL CABLEVISION OF JAX     | MIXED-USE    | 11,915,370            | 1.0%                       |
| 2401 W ATLANTIC LLC                | COMMERCIAL   | 10,462,500            | 0.8%                       |
| PUBLIC STORAGE                     | INDUSTRIAL   | 10,136,560            | 0.8%                       |
| LITTLE BEAR 2 LLC                  | INDUSTRIAL   | 9,715,340             | 0.8%                       |
| TOTAL                              |              | 164,979,110           | 13.3%                      |

The following table provides a segmentation of taxable values within the Northwest District by development for FY 2021.

| PRINCIPAL DEVELOPMENTS (TOP 10)  |              |                       |                            |
|----------------------------------|--------------|-----------------------|----------------------------|
| DEVELOPMENT/AREA                 | PROPERTY USE | FY 2021 TAXABLE VALUE | % OF FY 2021 TAXABLE VALUE |
| 38-48-42                         | MIXED-USE    | 61,073,220            | 4.9%                       |
| 34-48-42                         | MIXED-USE    | 56,104,790            | 4.5%                       |
| POMPANO CENTER EXCHANGE 175-169B | INDUSTRIAL   | 55,374,100            | 4.5%                       |
| AVONDALE 6-29 B                  | MIXED-USE    | 52,845,780            | 4.3%                       |
| ADDITION TO COPANS INDUSTRIAL    | MIXED-USE    | 48,064,660            | 3.9%                       |
| FLO EAST CO PLAT 77-5 B          | MIXED-USE    | 39,645,250            | 3.2%                       |
| 35-48-42                         | MIXED-USE    | 31,388,820            | 2.5%                       |
| FLO EAST CO ADDITION 134-42 B    | MIXED-USE    | 25,174,020            | 2.0%                       |
| LIBERTY PARK ESTATES SEC 2       | RESIDENTIAL  | 22,855,330            | 1.8%                       |
| KENDALL GREEN SEC A 43-49 B      | MIXED-USE    | 22,327,730            | 1.8%                       |
| TOTAL                            |              | 414,853,700           | 33.4%                      |

# 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<br>CITY OF POMPAÑO BEACH | B<br>BROWARD COUNTY | C<br>NORTH BROWARD HOSPITAL DISTRICT | D<br>CHILDREN'S SERVICES COUNCIL | =A+B+C+D<br>TOTAL |
| 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           |
| 2011  | 2012        | 4.7027                     | 5.1860              | 1.8750                               | 0.4789                           | 12.2426           |

## 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 1<sup>st</sup> of each year to deposit into the Trust Fund an amount equal to 95% of the difference between<sup>3</sup>:

- 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 1<sup>st</sup> 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.

<sup>3</sup> 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 |             |                                  |                        |   |  |                                |                                   |
|------------------------|-------------|----------------------------------|------------------------|---|--|--------------------------------|-----------------------------------|
| TAX ROLL YEAR          | FISCAL YEAR | A<br>CITY OF<br>POMPANO<br>BEACH | B<br>BROWARD<br>COUNTY | C<br>NORTH<br>BROWARD<br>HOSPITAL<br>DISTRICT | D<br>CHILDREN'S<br>SERVICES<br>COUNCIL | =A+B+C+D<br>TOTAL<br>(ROUNDED) | % CHANGE<br>OVER<br>PRIOR<br>YEAR |
| 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%)                            |
| 2011                   | 2012        | 2,142,793                        | 2,364,315              | 854,347                                       | 218,212                                | 5,579,667                      | (11.4%)                           |
| 2010                   | 2011        | 2,340,918                        | 2,711,697              | 995,808                                       | 249,403                                | 6,297,826                      | (20.9%)                           |

### Tax-Increment Stipulations

The City Commission and the Broward County Board of Commissioners (“County”) entered into 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”) 2020 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 the new Civic Campus 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 2019 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 2020 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.

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.

In 2019, Cartaya & Associates, consulting team retained by the CRA, prepared a set of the design plans and made a presentation to the NWCRA Advisory Board. The Board

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approved the conceptual plans and Cartaya's architects worked to finalize the design. The next step was to negotiate a construction contract.

In FY 2020, Cartaya and Associates completed the design and the CRA posted a solicitation for construction services. MBR Construction was ranked no. 1 and staff negotiated a construction contract guaranteed maximum price ("GMP") in the sum of \$1,396,763. The GMP exceeded staff's expectations and initial budget. However, an evaluation of market rates revealed an increase in materials in some cases in excess of 25%. The project is fully funded and expected to be completed in 2021.

Expended/encumbered \$29,700 on these activities in FY 2020.



Rendering of Annie Gillis Park Plaza improvements

- **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 "The Backyard" and the main objectives of the design was to create an engaging area that would serve as a gathering place, much like a beer garden. The design includes options to relocate and preserve a



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massive oak tree, installation of outdoor lighting, and inviting sitting facilities. The CRA funded construction of the improvements with the goal of completion during FY 2020.

In FY 2020, this project necessitated redesign efforts due to changes requested by one of the major tenants. As a result, the Design Review Committee (“DRC”) process was delayed and plans were submitted twice. The design plans were substantially completed to allow the CRA to post a solicitation for construction services. MBR Construction was ranked #1 and staff negotiated a contract in the sum of \$1,620,000 including contingency funds. The project is expected to go under construction in 2021 and be completed before the end of the year.

Expended/encumbered \$3,472 on these activities in FY 2020.



Rendering of “The Backyard” public plaza

- **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

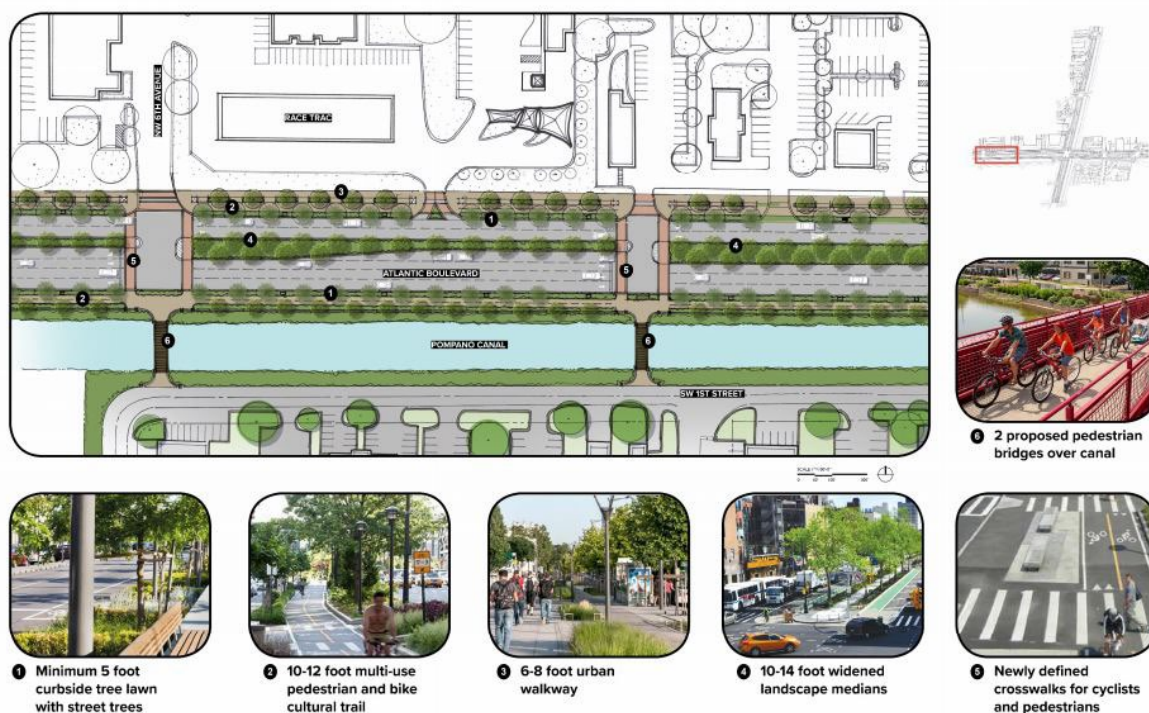


## NORTHWEST DISTRICT

- Implementing a more cohesive complete streets system that considers 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. The activity is complete.

### CONCEPTUAL DESIGN: ATLANTIC BOULEVARD



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

## NORTHWEST DISTRICT

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 Florida Department of Transportation and FEC railway to advance design plans to 50% completion. Permitting and possible groundbreaking by late 2021 is on the horizon, but activities will depend on approvals by FDOT and County Surtax for added funding.



Conceptual Design of Atlantic Boulevard Intersection

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### Innovation District Drainage

This project scope involves design services for a creative drainage system within the Innovation District. In FY 2018, although the design was not started for the Innovation District Drainage project, some of the infrastructure to support the Stormwater Master Plan was completed under the auspices of a privately funded project (City Vista). Drainage facilities intended to support the Stormwater Master Plan were constructed along NW 4<sup>th</sup> Avenue (from MLK Boulevard to NW 4<sup>th</sup> Street) and on NW 4<sup>th</sup> Street (from NW 4<sup>th</sup> Avenue to NW 6<sup>th</sup> 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. 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.

In 2019, a Request for Letters of Interest ("RLI") was advertised. Proposers were ranked leading a short-list of three firms. Of the three firms, two backed out before submitting a proposal (Part II of the solicitation) leaving one applicant to move forward in the process. Due to the nature and magnitude of the project, staff believed it was appropriate to host a presentation and a question and answer session with the applicant before proceeding to contract negotiations. Unfortunately, the City and CRA were unable to book the event in 2020





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due to the COVID-19 pandemic which has delayed a live presentation until 2021. The City and CRA are not planning to move forward with the project until the applicant is fully vetted.

### 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 2019 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 program is in its 7<sup>th</sup> year of service and 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 \$314,935 on security related services in FY 2020.

### Community Garden

The 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, the CRA's Green Market, and given to Blanch Ely High School as part of their culinary program. The Community Garden also has twenty (20) smaller plots that have been leased by local families to be cultivated exclusively for their use.

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.



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During FY 2020, 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 organ urban gardening to develop life skills that will prepare them for their future in the workforce.

Expended/encumbered \$45,191 on Community Garden activities during FY 2020.





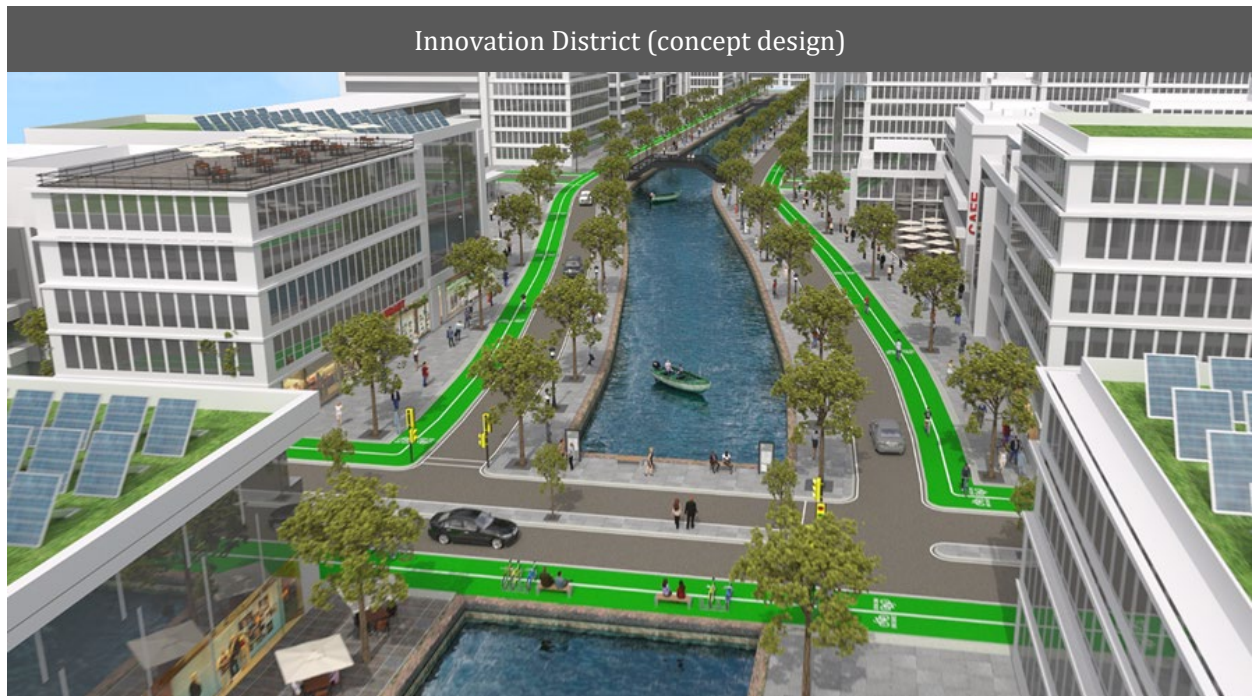
## NORTHWEST DISTRICT

**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.





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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.

In February 2018, the CRA contracted with Cushman & Wakefield US, Inc. for real estate brokerage and advisory services. The contract contemplated a review and assessment of all City/CRA-owned vacant and/or underutilized properties in order to provide market forecasts including commercial, residential, hotel, and light industrial/clean tech uses which would ultimately result in the sale of these parcels to a development partner to construct the improvements. Aggressive marketing and promotional activities were implemented which resulted in heightened private sector interest; however, no contract has been signed to date with a development partner.

In June of 2019, the CRA and City issued a joint Request for Letters of Interest (“RLI”) for a Master Developer for the Downtown and the Innovation District. The two-part solicitation resulted in a total of eight (8) responses, of which, three (3) were shortlisted to move on to the proposal phase. In March of 2020, the proposal phase ended with a proposal from one development firm. On March 16, 2020, the President of the United States of America and the Center for Disease Control and Prevention implemented social distancing measures related to slowing the spread of COVID-19 infections. The solicitation for a Master Developer was put on hold due to the pandemic.

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

Expended \$8,449 on these activities during FY 2020.

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### 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 6<sup>th</sup> Avenue.

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

- **Development Sites; MLK Gateway & 8-acre Vacant Site**

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 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 2019, the CRA continued to receive interest from developers for these sites. The CRA issued a Request for Proposal (“RFP”) for development of the “Gateway” site in the fall of 2019 which resulted in a cancellation of the solicitation in January 2020. The RFP may be issued later depending upon the outcome of the solicitation for a Master Developer for the Innovation District.

### 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.

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### 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 31<sup>st</sup> 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.



### **BUILDING HOME**

A NEW HABITAT FOR HUMANITY COMMUNITY IN POMPAÑO BEACH AIMS TO HELP ALLEVIATE THE AFFORDABLE HOUSING CRISIS

In the first quarter of 2021, Habitat for Humanity of Broward County plans to start construction on a new 10-home, 4-acre community in Pompano Beach. The community, proposed to cost \$14 million, will be the largest Habitat for Humanity construction project ever undertaken in the county. The project began in part as a result of the huge demand for affordable housing.

BY DANIELLE CHANDRASEKAR

Habitat for Humanity of Broward County is planning to build a new 10-home, 4-acre community in Pompano Beach. The project began in part as a result of the huge demand for affordable housing.

### Habitat Homes (9 Infill Lots)

The CRA entered into a development agreement for 9 infill single family home lots. Habitat for Humanity is scheduled to break ground on the 9 single family homes in the fall of 2021.

### 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 2020 two (2) parcels were deeded to the CRA in lieu of foreclosure by the City of Pompano Beach for outstanding liens and two (2) escheat parcels were deeded to the CRA from Broward County. As of September 30, 2020, the CRA was under contract to purchase two (parcels) on NW 4<sup>th</sup> Street adjacent to property already assembled by the CRA. The acquisition of these parcels, and planned acquisition of one other adjacent parcel scheduled for 2021, will help create large assemblages to further transform the neighborhood and

## NORTHWEST DISTRICT

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.

The CRA has 22-acres of land in the core of the proposed Innovation District and more acreage in the DPTOC. Selection of the master developer and the resulting contract was delayed due to COVID-19 and will be completed during 2021.

One (1) of the parcels deeded to the CRA in lieu of foreclosure 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 15<sup>th</sup> Way is 30,298 square feet in area and is a blighted vacant lot adjacent to a single-family home. The CRA paid \$24,920 in back taxes to Broward County in order to have marketable title. 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 2020 the CRA hired a contractor and spent \$74,750 for the removal of illegally dumped debris and overgrowth from three (3) of the parcels deeded to the CRA in 2019. In 2021 the CRA will spend an additional \$20,000 for the removal of illegally dumped debris and overgrowth from the parcel at 1681 NW 15<sup>th</sup> 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.

The second parcel deeded to the CRA in lieu of foreclosure is located at 608 MLK Blvd. and is a 4,919 square foot vacant lot. The CRA paid \$9,143 in past due taxes to Broward County to have marketable title to the property. The parcel is in the Innovation District adjacent to other property owned by the CRA.

The CRA conducted asbestos remediation and demolition of six (6) buildings purchased in FY 2019 as the Grisham assembly. The total cost of remediation and demolition was \$41,122. Expended \$123,109 on property acquisition related these activities during FY 2020.



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### **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 2020, the CRA continued to work on its business attraction efforts and saw more prospective tenants' express interest in the CRA's initiatives.

#### **165 NE 1<sup>st</sup> Avenue**

The CRA secured a viable restaurant tenant for this property and anticipates renovation to begin in FY 2021. As part of the sublease agreement, the CRA provided funding towards improvements to the property. The success of this restaurant relies heavily on an outdoor patio dining area. CRA staff saw an opportunity to expand on this use and presented a conceptual design of a public plaza area behind 165 NE 1<sup>st</sup> Street, and the adjacent buildings that back up to an open area that will allow for outdoor dining and entertainment venues referred to as the The Backyard.

Expended/encumbered \$114,258 on this activity during FY 2020.



Rendering of "The Backyard" public plaza

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### 44 NE 1<sup>st</sup> Street

In 2020, the CRA negotiated a sublease and patio lease with The Lean Grill LLC, a viable restaurant tenant who will be investing in major renovation to the interior of the building as well as constructing an outdoor patio dining area. As part of the sublease agreement, the CRA provided funding towards improvements to the property. In the interim, the tenant began operating a successful mobile kitchen in the parking lot owned by the CRA that is adjacent to their permanent location until construction is complete in the fall of 2021.



Papamigos Food Truck

Expended/encumbered \$110,300 on these activities during FY 2020.

### 731 MLK Boulevard

In July 2020, the CRA experienced full tenancy capacity of this property which are all minority owned, small businesses including restaurants and photo and print shop. The CRA completed some minor renovations to the interior common area of the property.

Expended \$9,000 on these activities during FY 2020.

### Innovation District Co-Working/Maker Incubator

This is the CRA's program to provide co-working space to incubate new businesses and nurture a community of makers and innovators. In 2019, the CRA entered into a contract with a co-working space manager Digital Grass, LLC, share the ground floor commercial space with CRA staff. In FY 2020, the CRA completed the indoor buildout to utilize the space for office and co-work use. The CRA staff relocated to the space in July of 2020 and GROW became operational October 2020.



Expended \$102,356 on these activities during FY 2020.



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### 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.

Two applications were received and approved for the Façade and Business Site Improvement Program for exterior type improvements for Innovate Food Group and The Lean Grill LLC. Two applications were received and approved for the Strategic Investment Program for interior improvements for Innovate Food Group and The Lean Grill LLC. Both locations are located in Old Town and are vacant buildings requiring major renovation for restaurant establishments.

Expended/encumbered \$380,000 on these activities during FY 2020.



Grant Recipient (rendering of the Papamigos restaurant)

## NORTHWEST DISTRICT

### Business Attraction, Development, Marketing, and Special Events

FY 2020 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, and economic growth, in addition to promotion, advertisement, and special events. All of these strategies were implemented throughout FY 2020 as options to aide in the incubation of small businesses here in the local community.

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.

Expended \$30,178 on these activities during FY 2020.



In October, the new season of Green Market Pompano Beach continued in Old Town surrounded by the innovative Downtown Fire Fountain Plaza. The market continued to be a huge success and a premier market in this region. Marketing initiatives for this event included consistent event branding, collateral, road sign banners, social media and ads placed in Pompano! magazine. The Green Market held events from November 2019 – March 2020. Unfortunately, the CRA was unable to continue the event until its scheduled April 2020 season ending date because of the COVID-19 pandemic.

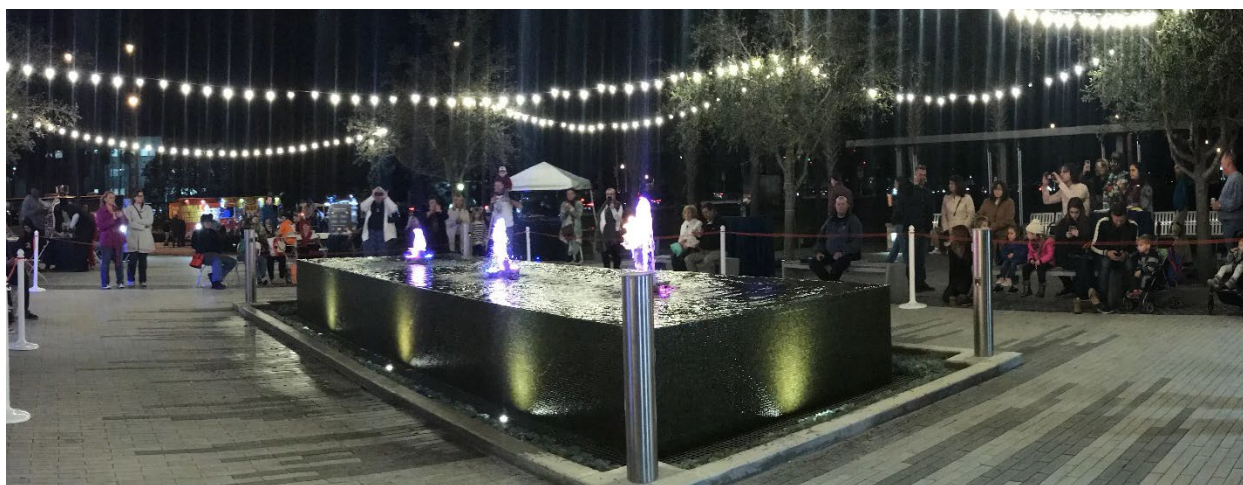
Expended \$21,454 on this activity during FY 2020.





## NORTHWEST DISTRICT

Our monthly and business attraction event, Old Town Untapped kicked off the City's new year with a bang! We continued our marketing efforts as we featured arts and craft vendors, live music, food trucks and local businesses. The attendance has plateaued at approximately 4,000 attendees monthly. Old Town Untapped held events from October 2019 – March 2020, the CRA was unable to continue the event because of the COVID-19 pandemic. Expended \$74,384 on these activities during FY 2020.

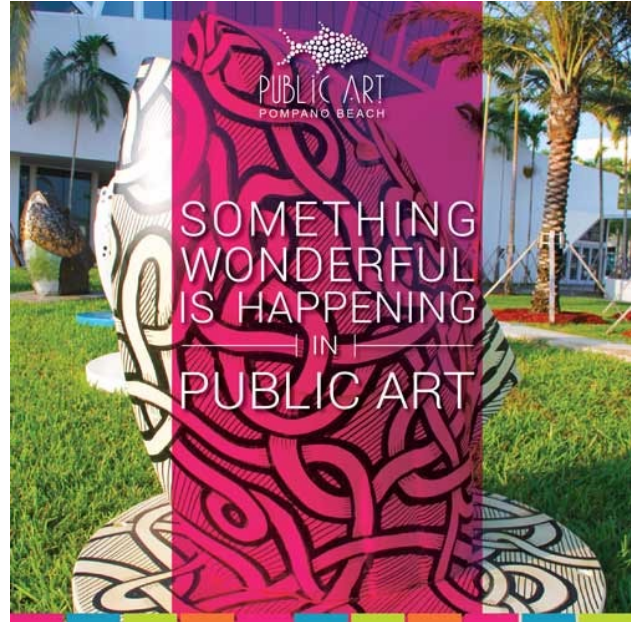


## NORTHWEST DISTRICT

 In addition to the buzz in the media, the CRA continued to ramp up our social outreach and promoted events, happenings and local merchants through   Facebook, Instagram, Twitter, and e-blasts.

### 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.**

### Job Placement Center and 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.





## NORTHWEST DISTRICT

The CRA held several events to prepare and connect local businesses, emerging contractors, subcontractors, trades people, workforce and other interested local groups with local construction projects including:

- Construction Technical Assistance Series (164 attendees);
- Construction Job Connection (25 businesses); and
- Community Outreach.

A total of 25 jobs were obtained by Pompano Beach residents through the CRA's efforts  
Expended \$5,904 on these activities during FY 2020



**VIRTUAL CONSTRUCTION JOB CONNECTION!**

**WEDNESDAY SEPTEMBER 23 FROM 5:30-7:30PM**

**TRADES AVAILABLE**

- Acoustical Ceiling Tile
- Concrete Footwork
- Door & Hardware
- Drywall
- Flooring
- HVAC
- Landscaping
- Millwork
- Pre-Apprenticeship
- Miscellaneous Metals
- Paint
- Plumbing
- Stucco
- Toilet Specialties
- Water Proofing/Caulking
- Windows

**CONSTRUCTION HIRING EVENT & MEET AND GREET**

**SUBCONTRACTORS**

- \* Valid City of Pompano Beach Business Tax Receipt
- \* Business license with physical address in the City of Pompano Beach

**TRADES PEOPLE**

- \* Minimum 2 years construction experience
- \* Proof of Pompano Beach residency

**To Register:**  
Email: [Daniah.Saker@COPBF.com](mailto:Daniah.Saker@COPBF.com)  
Email Subject: Construction Job Connection  
Email Body: Name, Address, Telephone, Email Address, Trade of Interest  
Call: 954-786-7886 | Visit: [PompanoBeachFL.gov](http://PompanoBeachFL.gov)

Logos: Pompano Beach, City of Pompano Beach, Economic Response Team

### Job and Workforce Programs (workforce development)

It is important to have a ready workforce to fill the jobs that targeted industries will bring to the Innovation District. For this reason, the Pompano Beach CRA facilitated the connection to provide college access and affordability to students, thus adding value to our future



workforce at no cost to their families through the Gaetz Aerospace Institute Concurrent Enrollment at Blanche Ely High School. There have been 97 students that have participated in the Program to date.

Emphasis was placed on local small business development at the Old Town Untapped event with a business collateral table and elevator pitch.





# EAST DISTRICT

## East District

### Background

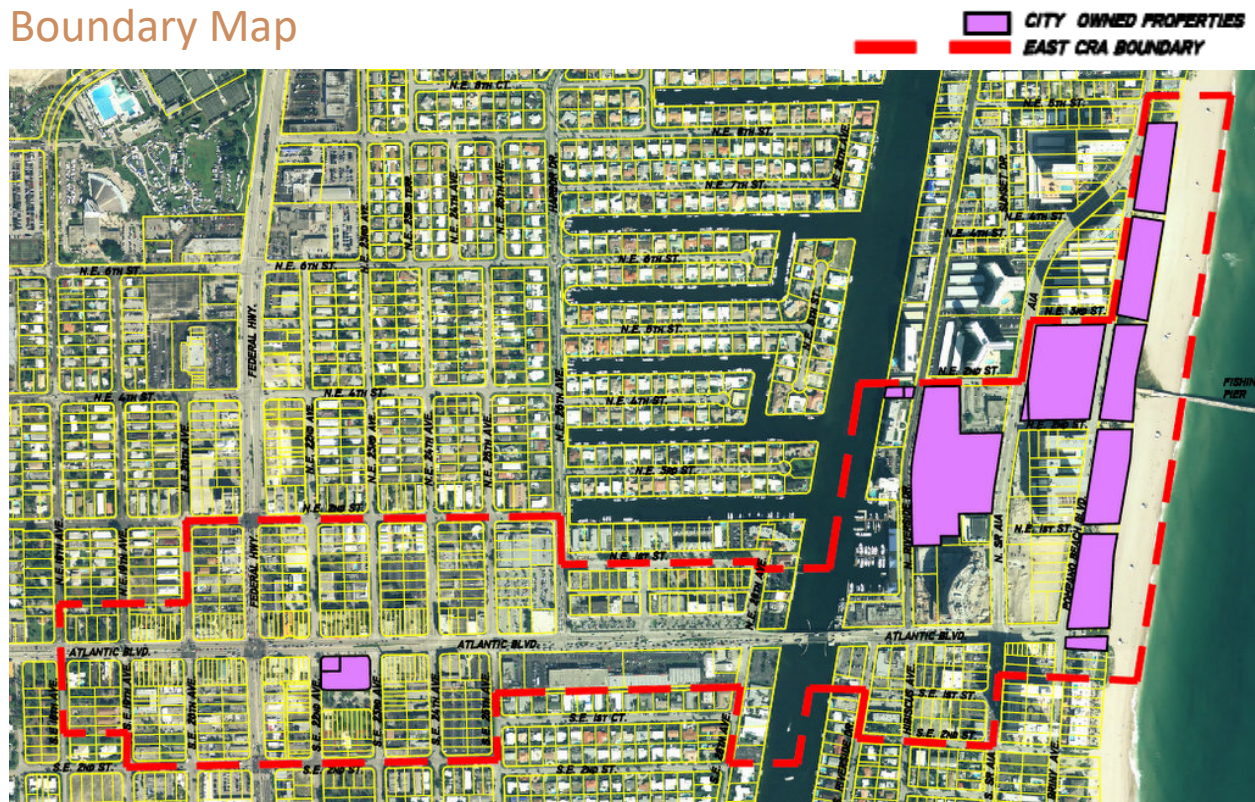
Through adoption of Resolution No. 2002-11 on October 9, 2001, the City Commission declared certain areas lying along Atlantic Boulevard (between NE 18th Avenue and the beach) and State Road A1A (between SE 2nd Street and NE 3rd Street) as blighted and approved creation of the Agency's second district: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

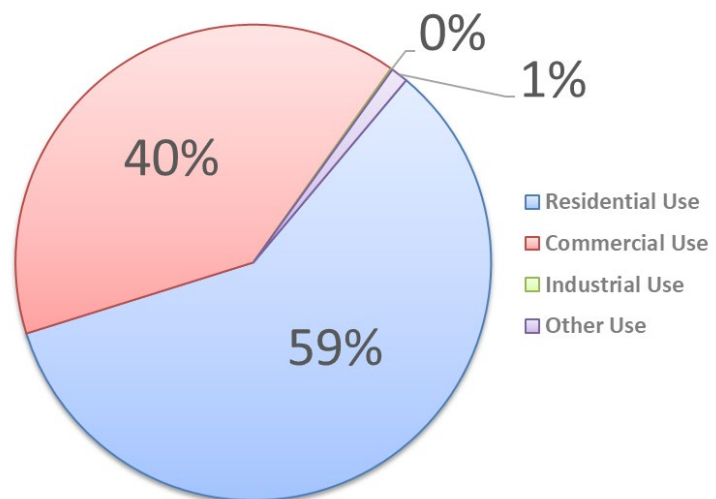
## Tax-Base

The following table provides a 10-year summary of the historical assessment (taxable) values and increment values for the East District as of January 1<sup>st</sup> of each year<sup>4</sup>. While this report generally pertains to FY 2020 activity, the following section also includes FY 2021 property valuation data to highlight current trends. The East District experienced positive tax base growth in FY 2021 due to the residential and commercial market segments (4% growth respectively).

| TAXABLE PROPERTY VALUES |             |               |                          |                         |                           |                          |
|-------------------------|-------------|---------------|--------------------------|-------------------------|---------------------------|--------------------------|
| TAX ROLL YEAR           | FISCAL YEAR | A             | % CHANGE OVER PRIOR YEAR | B                       | =A-B                      |                          |
|                         |             | TAXABLE VALUE |                          | BASE YEAR TAXABLE VALUE | INCREMENTAL TAXABLE VALUE | % CHANGE OVER PRIOR YEAR |
| 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%                     |
| 2011                    | 2012        | 294,810,500   | (1.7%)                   | 136,427,940             | 158,382,560               | (3.2%)                   |

## Taxable Values by Use Type

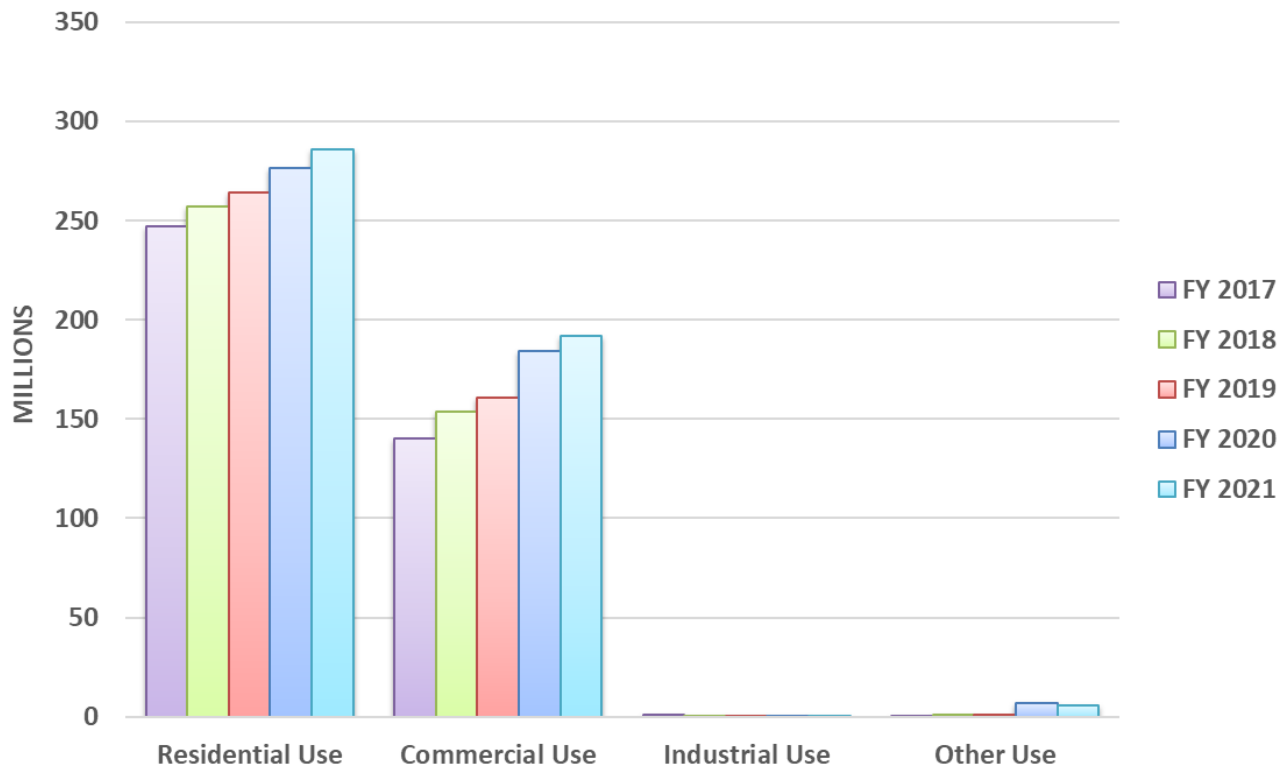
The segmentation of taxable values within the East District highlights a relatively balanced tax-base with Residential and Commercial properties representing approximately 59%, and 40% respectively with the balance comprising other uses (e.g. Industrial).



<sup>4</sup> The Taxable Value figures included herein represent those values utilized by the City of Pompano Beach and the North Broward Hospital District 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.

## EAST DISTRICT

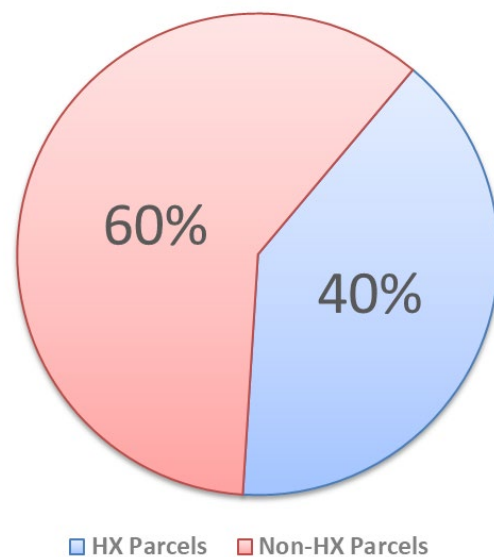
A balanced and diversified tax-base helps insulate the East District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five-year period ending with FY 2021.



### Homeownership

Roughly 79% of the tax parcels within the East District are zoned Residential. Of these parcels, 40% had a homestead exemption in FY 2021.

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 2021 TAXABLE VALUE | % OF FY 2021 TAXABLE VALUE |
| SANDS HARBOR RESORT          | COMMERCIAL                | 17,680,550            | 3.6%                       |
| AMKIN ATLANTIC SQUARE LLC    | COMMERCIAL                | 16,096,060            | 3.3%                       |
| JJ LAND REALTY               | COMMERCIAL                | 12,182,730            | 2.5%                       |
| PUBLIX SUPER MARKETS INC.    | COMMERCIAL                | 11,116,880            | 2.3%                       |
| CITY OF POMPANO BEACH*       | COMMERCIAL                | 10,895,460            | 2.2%                       |
| ATLANTIC 3350 LLC            | COMMERCIAL                | 6,595,050             | 1.4%                       |
| GORDON, SHARON S             | COMMERCIAL                | 5,947,450             | 1.2%                       |
| TSATAS ACQUISITIONS LLC      | COMMERCIAL<br>RESIDENTIAL | 5,355,330             | 1.1%                       |
| 3400 ATLANTIC LLC            | COMMERCIAL                | 4,729,310             | 1.0%                       |
| JOSEPH MARTINELLI TR         | COMMERCIAL                | 4,611,950             | 1.0%                       |
| TOTAL                        |                           | 95,210,770            | 19.7%                      |

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

The following table provides a segmentation of taxable values within the East District by development for FY 2021.

| PRINCIPAL DEVELOPMENTS (TOP 10) |              |                       |                            |
|---------------------------------|--------------|-----------------------|----------------------------|
| DEVELOPMENT/AREA                | PROPERTY USE | FY 2021 TAXABLE VALUE | % OF FY 2021 TAXABLE VALUE |
| PLAZA AT OCEANSIDE (THE) CONDO  | RESIDENTIAL  | 130,747,040           | 27.0%                      |
| SEA MONARCH CONDO               | RESIDENTIAL  | 81,159,400            | 16.8%                      |
| PINEHURST 5-13 B                | MIXED-USE    | 65,305,320            | 13.5%                      |
| OCEAN MONARCH CONDO             | RESIDENTIAL  | 41,470,910            | 8.6%                       |
| SANDS YACHTEL 126-36 B          | COMMERCIAL   | 17,680,550            | 3.6%                       |
| BLOUNT BROS POMPANO BEACH SUB   | MIXED-USE    | 17,285,070            | 3.6%                       |
| HARBOR VILLAGE SEC A 28-34 B    | MIXED-USE    | 15,169,980            | 3.1%                       |
| POMPANO BEACH 2-95 PB           | MIXED-USE    | 13,767,790            | 2.8%                       |
| MARSHALLS SUB OF GOV LOTS 1 & 2 | MIXED-USE    | 13,306,070            | 2.7%                       |
| PINEHURST-RESUB OF BLK 18       | MIXED-USE    | 12,108,040            | 2.5%                       |
| TOTAL                           |              | 408,000,170           | 84.2%                      |

# 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<br>CITY OF POMPAÑO BEACH | B<br>BROWARD COUNTY | C<br>NORTH BROWARD HOSPITAL DISTRICT | =A+B+C<br>TOTAL |
| 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         |
| 2011  | 2012        | 4.7027                     | 5.1860              | 1.8750                               | 11.7637         |

## 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 1<sup>st</sup> of each year to deposit into the Trust Fund an amount equal to 95% of the difference between<sup>5</sup>:

- 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 1<sup>st</sup> 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 County<sup>6</sup>, and the North Broward Hospital District.

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

<sup>6</sup> 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<br>CITY OF<br>POMPAÑO BEACH | B<br>BROWARD<br>COUNTY | C<br>NORTH BROWARD<br>HOSPITAL<br>DISTRICT | =A+B+C<br>TOTAL (ROUNDED) | % CHANGE<br>OVER PRIOR<br>YEAR |
| 2020                   | 2021        | \$ 1,714,895                  | \$ 1,818,168           | \$ 379,145                                 | \$ 3,912,208              | 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%                           |
| 2011                   | 2012        | 707,584                       | 782,187                | 282,119                                    | 1,771,890                 | 0.0%                           |

## 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”) 2020 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.

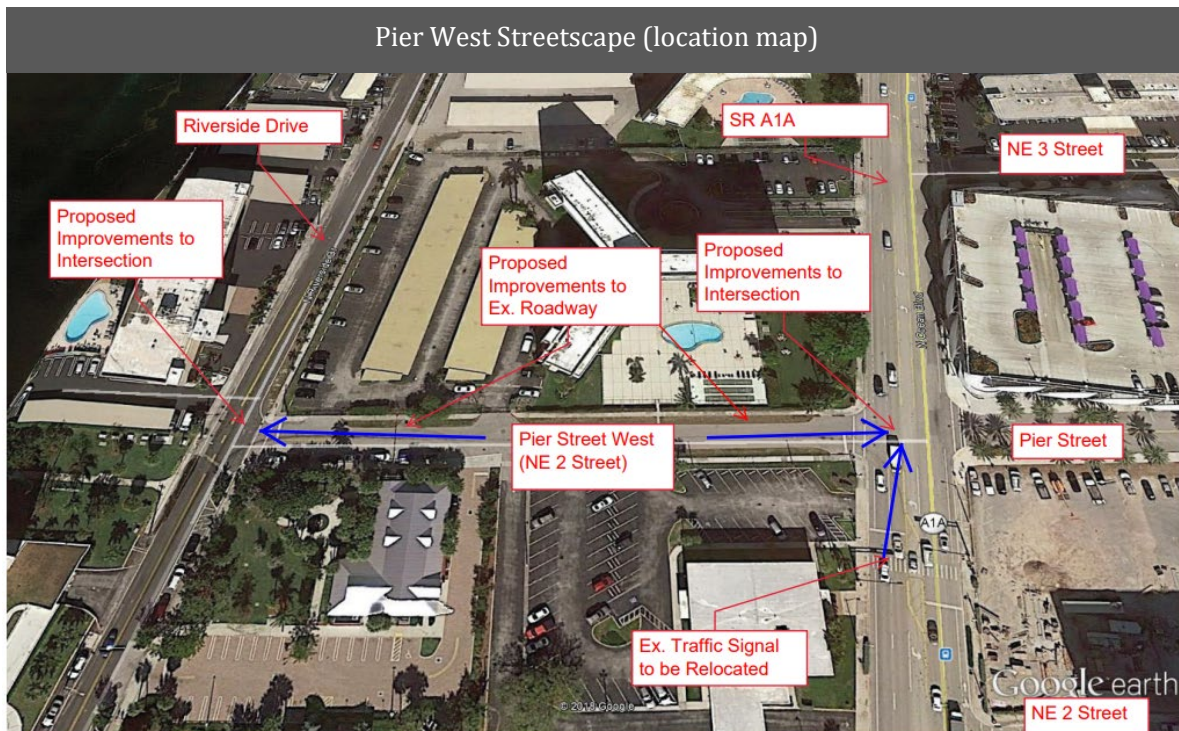
## EAST DISTRICT

**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 2<sup>nd</sup> 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 2020, the CRA made available \$1.5 million in funds to offset anticipated costs. The CRA plans to retain a CMAR to assist with construction efforts.

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 but solely for the installation of the new traffic signal. The proposal submitted by Burkhardt for the rest of the project was deemed too high and prompted staff to work on a new solicitation, which the CRA plans to advertise in 2021. A traffic signal contract was awarded to Burkhardt in FY 2020 for the sum of \$729,048.



## EAST DISTRICT

### Public Parking and Capital Improvements

The City together with the CRA are breaking new ground with the formation of a public private partnership with a real estate developer from Winter Park, Florida. The project is situated in a very active development area of Broward County, the Pier Development, where the City has completed a \$12 million new pier, a new development called the Pier Development within which three ocean front restaurants were recently completed, a new 150 room Hilton Hotel is about to open in 2021 together with its rooftop bar and viewing area, and a new Mexican restaurant is about to be announced.

The City is negotiating with E2L, a real estate master developer, who proposed recently to build a 700-space public parking garage (4 levels), a 200-room hotel, a resort style array of pools and sunning areas, a conference center and an additional retail space of 12,000 square feet. The multimillion-dollar project is expected to open in 2025. The site contains approximately 4-acres of public land as part of the partnership contribution. The City and the CRA entered into an interlocal agreement and the CRA will allocate \$650,000 annually for construction, equipment and other cost as defined in the agreement. In addition, the CRA will contribute a portion of the proceeds of Tax Increment Funds (“TIF”) received from the project after CRA obligations are made.

### **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 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

## EAST DISTRICT

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 bicyclist. While the concept for the restaurant calls for private operators, the park will remain open to the public during business hours. On March 1, 2020 the McNab House and associated garage were moved five blocks east to their destination at McNab Park. Below is a summary of the milestones related to this economic development project.

Phase I - Included the concept and house move approval;

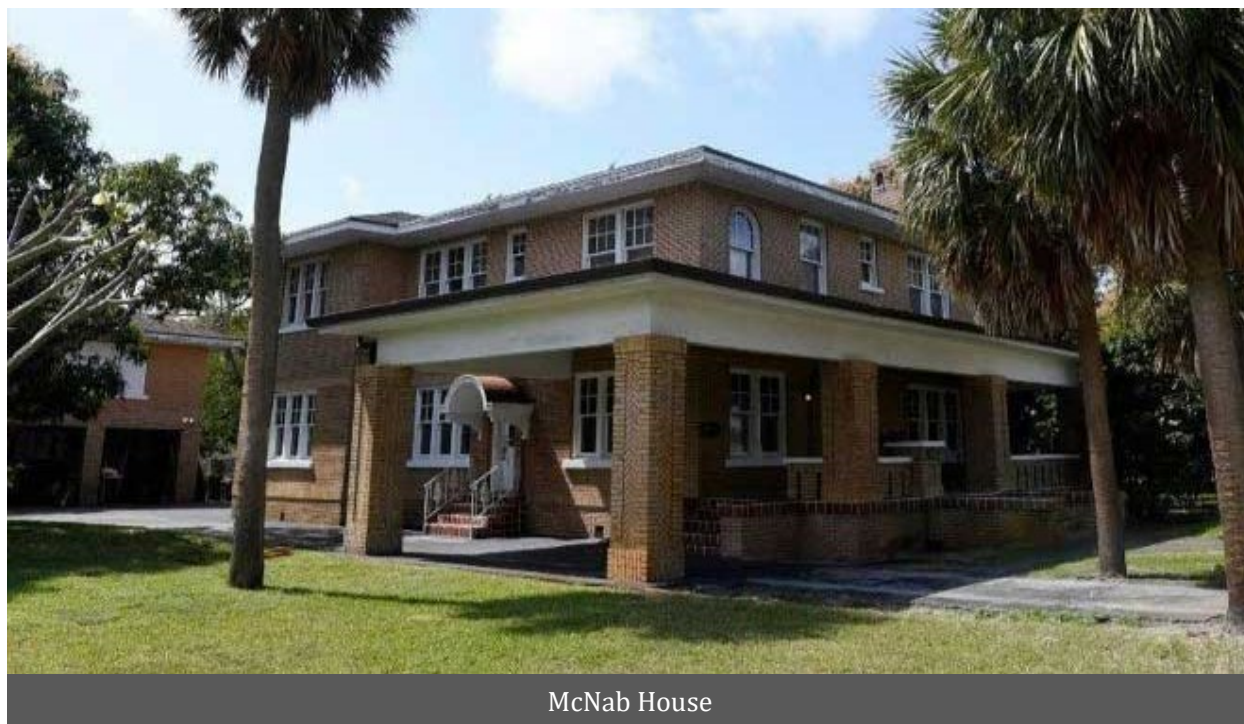
Phase II - The house moves to the destination site;

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 three-year process.

Expended \$870,567 on these activities during FY 2020.



McNab House



## EAST DISTRICT



McNab House (being moved)

### 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.

## EAST DISTRICT

Construction for this new development, called Pompano Beach Fishing Village, started in January 2017 and is anticipated to continue through 2020. 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 2020, the developer continued working on the construction of Parcels E, R1, R2, and R5, and finding tenants for Parcels R3 and R4 despite the COVID-19 pandemic's deleterious effects on commercial businesses. In response to the pandemic, Forbearance Agreements were executed for Parcels C1 and C2 in July 2020. In FY 2020, the Pier Entranceway Arch was also completed with funding from the East CRA.

Below is a description of the activities during FY 2020 for each of the development parcels that had movement during the fiscal year

- **Parcel R1 (Alvin's Island):** This retailer will be the place to shop for beach accessories. Based in Miami Beach and operating 36 stores on beaches throughout the southeastern United States, Alvin's will be an in-demand retailer in Pompano Beach, with their merchandise that includes bathing suits, beach towels, suntan products, beach shoes, water sports equipment and resort wear. In November 2017, plans were submitted for building permit approval for this new commercial building. In 2018, this site went under construction.

The project received its Certificate of Occupancy in July 2020 and opened for business.





## EAST DISTRICT

- **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



## EAST DISTRICT

BurgerFi – Cannoli Kitchen - Kilwins



Concept  
Rendering

## EAST DISTRICT

- **Parcel R3 (TBD):** During FY 2020, the developer continued to search for a tenant for this parcel that could take advantage of the ocean views this parcel provides.
- **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.

In FY 2020, construction continued with the anticipated opening in Spring 2021.



Hilton (concept design)



## EAST DISTRICT



Hilton (under construction)

**Parcel E (Lucky Fish):** In FY 2018, revised plans that showed not only renovations to the existing concession building, but also a new outdoor tiki style bar went through the development review process. The operator of the neighboring oceanfront restaurant, Oceanic, decided they wanted to also operate this beach bar and grill. This new concept, Lucky Fish, also submitted plans for its first permit in June 2018. In 2018, this site went under construction.

The project was completed in FY 2020 and the new business celebrated its grand opening in July 2020.



Lucky Fish

## EAST DISTRICT

### Pier Gateway Plaza and Arch

An important part of the Pier Redevelopment and the Pompano Beach Fishing Village is the Plaza and Arch leading to the Public Pier at the eastern terminus of what is now Pier Street. The Plaza is defined as the area bounded by the Pier on the east, Pompano Beach Boulevard on the west, Oceanic Restaurant on the north and Lucky Fish Beach Bar and Grill on the south.

The idea was to create an iconic landmark in keeping with the quality of design found in the Beachfront Improvements, the new Pier, the Parking Garage and the various buildings that are now complete or under construction in Pompano Beach Fishing Village. The Pier Gateway Plaza and Arch are intended to leave a lasting visually dramatic impression of Pompano's redeveloped beachfront. This has now become a destination point for both residents from every corner of the City and visitors from outside Pompano Beach.

Expended \$400,000 on these activities during FY 2020.



Pier Gateway  
Plaza and Arch



## 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.

In 2020 the CRA purchased five (parcels) in the East CRA near Atlantic Boulevard, Federal Highway, and SE 22<sup>nd</sup> Avenue. Out of the five (5) parcels three (3) parcels were adjacent vacant lots on SE 22<sup>nd</sup> Avenue which total 18,287 square feet. These three (3) parcels were purchased for the appraised value of \$620,000. The other parcel is a 3,920 square foot building on a 11,804 square foot lot located at 23 SE 22<sup>nd</sup> Avenue directly south of the three (3) vacant lots also purchased in 2020. The building is leased by a tenant and operated as a cross-fit fitness center, with a chiropractor as a sub-tenant. The property was purchased for the appraised value of \$625,000. The remaining parcel purchased in the ECRA is a 1,788 square foot vacant commercial building on a 4,510 square foot lot at 110 S Federal Highway, located directly west of the cross-fit building. The property was purchased for the appraised value of \$400,000. The CRA is making minor improvements to the building for an existing CRA tenant to relocate to the building due to the demolition of the property the tenant is currently leasing from the CRA as part of the development of the US 1 East Transit Hub.

In 2021 the CRA plans acquisition of two (2) additional properties in the ECRA. The purchase and demolition of the Chamber of Commerce building located at 2200 E Atlantic Boulevard will allow the CRA to fully develop the northern portion of McNab Park, leased from the City, as the McNab House Restaurant and Botanical Garden. The Chamber of Commerce property occupies 9,029 square feet in the northwest corner of McNab Park. See McNab House and Garden project for additional details. The second planned acquisition is for commercial property on Federal Highway adjacent to property owned by the CRA.

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 were 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 \$1,664,431 on these activities during FY 2020.



## EAST DISTRICT

### **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;
- 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 2020, 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 Strategic Investment Program from Sinley Investments Inc. for interior improvements of an upscale salon and spa.

Expended \$36,146 on this activity during FY 2020.

#### **Business Attraction, Marketing, and Special Events**

FY 2020 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 2020 as options to aide in the incubation of small businesses here in the local community.



The CRA hosted a ribbon-cutting ceremony in November 2019 for Lucre Industries, a new skate and lifestyle store. Their goal is to create a unique retail experience in the heart of the Pompano Beach East CRA District in both their store and online while also connecting with their guests through fashion. Expended \$548 on this activity during FY 2020.

## EAST DISTRICT

The new restaurant in the Pompano Beach Fishing Village, Oceanic, captured the attention of the press and the community alike. This oceanfront restaurant along with the CRA and City projects for the Pier and Atlantic Boulevard Bridge, have made the media, residents, and visitors excited about Pompano Beach again. Following the buzz in the media, we ramped up our social outreach and continued to promote events, happenings and local merchants through Facebook, Instagram, Twitter and e-blasts.

Expended \$18,525 on this activity during FY 2020.



### Performance Data

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The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2020 (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 33061  |
| Office Address             | 100 West Atlantic Boulevard / 2nd Floor (Suite 276) / Pompano Beach, FL 33060 |
| Telephone                  | (954) 786-5535  |
| 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         | Thursday, October 22, 2020  |

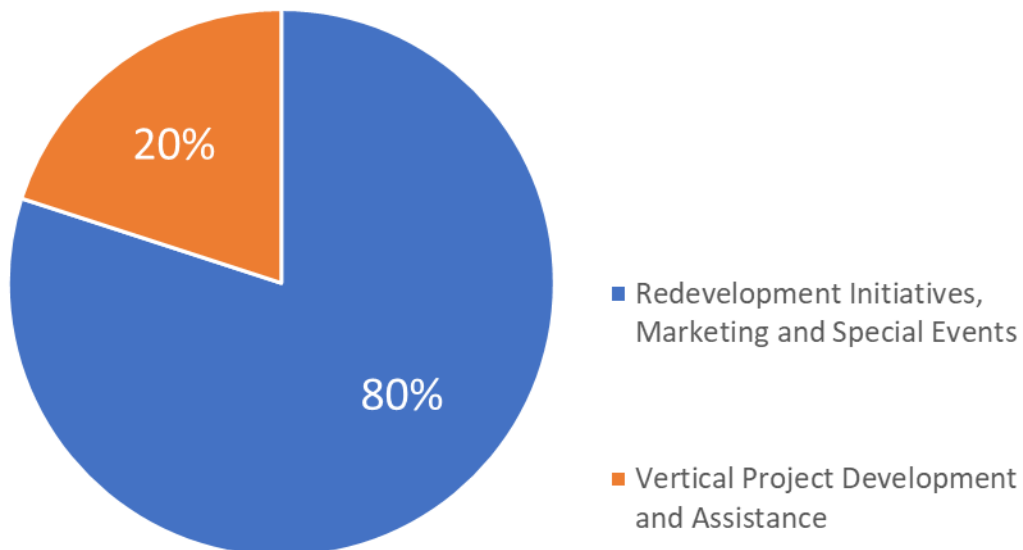
|  |                  |
|--|------------------|
| Total number of Activities started and/or ongoing                  | 14               |
| Total number of Activities completed                               | 5                |
| Current Year Taxable Value in CRA                                  | \$ 1,241,594,170 |
| Actual expended increment revenue                                  | \$ 2,461,215     |
| Base Year Taxable Value in CRA                                     | \$ 297,388,021   |
| Current Year Tax Increment Value                                   | \$ 944,206,149   |
|  |                  |
| 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.

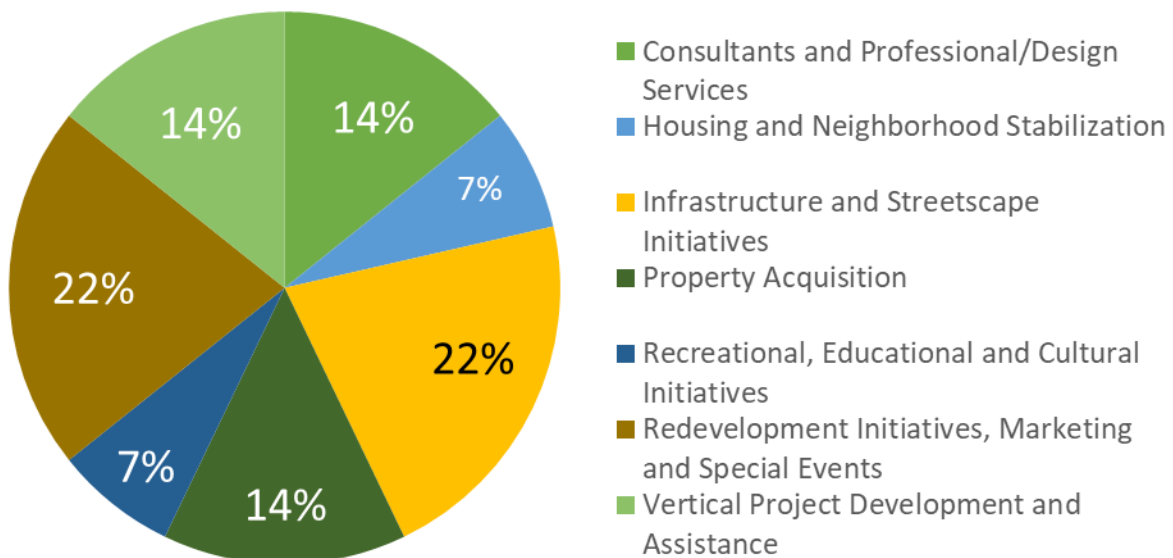
| ACHIEVEMENT   | CRA PLAN SECTION                         |
|---|--|
| Infrastructure and Streetscape Initiatives              | 2.1, 2.2, 2.4, 2.5, 2.6, 3.7             |
| Vertical Project Development and Assistance             | 2.1, 2.2, 2.4, 2.5, 2.6, 3.5             |
| Redevelopment Initiatives, Marketing and Special Events | 2.1, 2.2, 2.4, 2.10, 3.1, 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            | 2.1, 2.2                                 |

## PERFORMANCE DATA

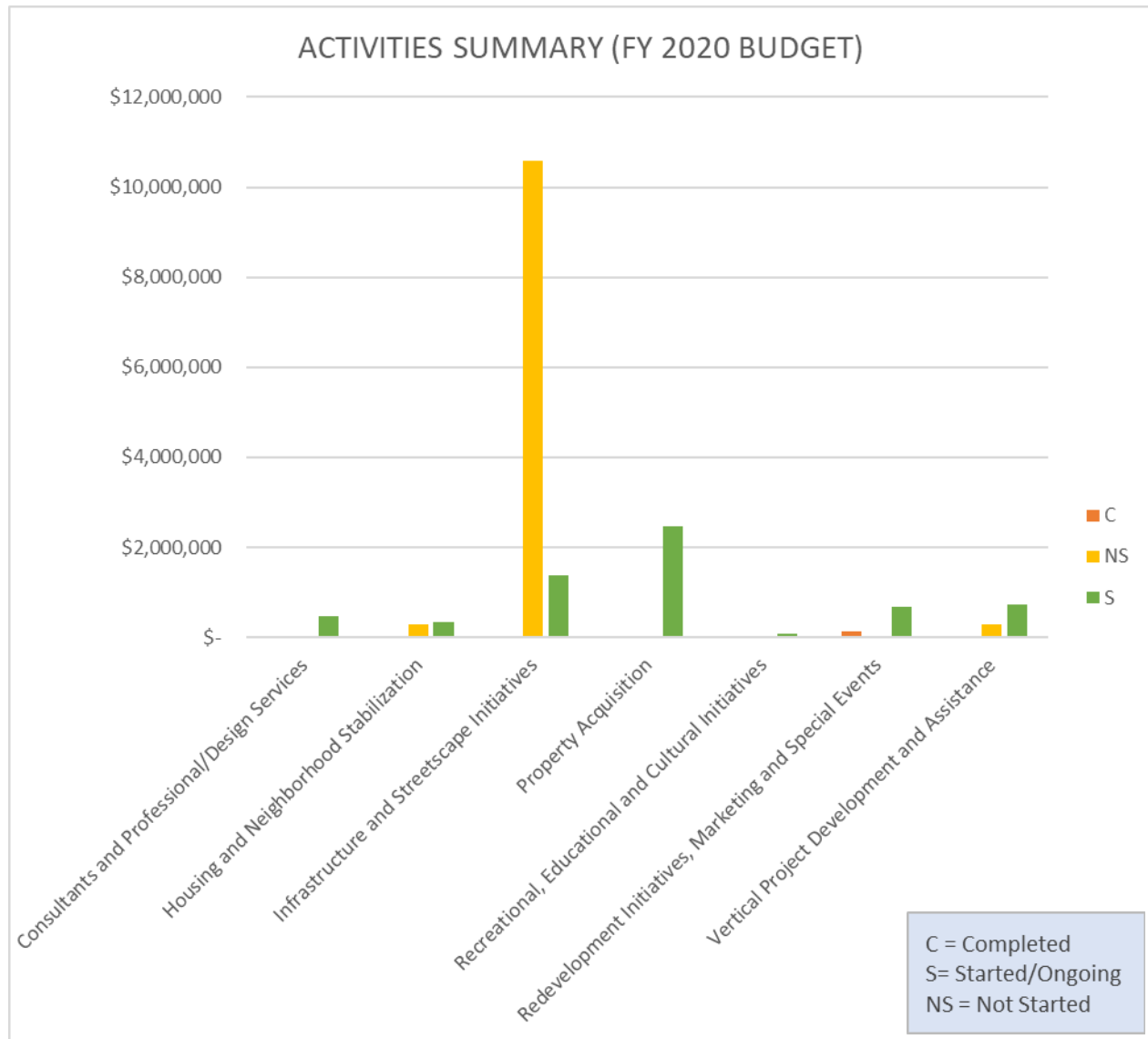
COMPLETED (C) ACTIVITIES BY COUNT



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 33061  |
| Office Address             | 100 West Atlantic Boulevard / 2nd Floor (Suite 276) / Pompano Beach, FL 33060 |
| Telephone                  | (954) 786-5535  |
| 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         | Thursday, October 22, 2020  |

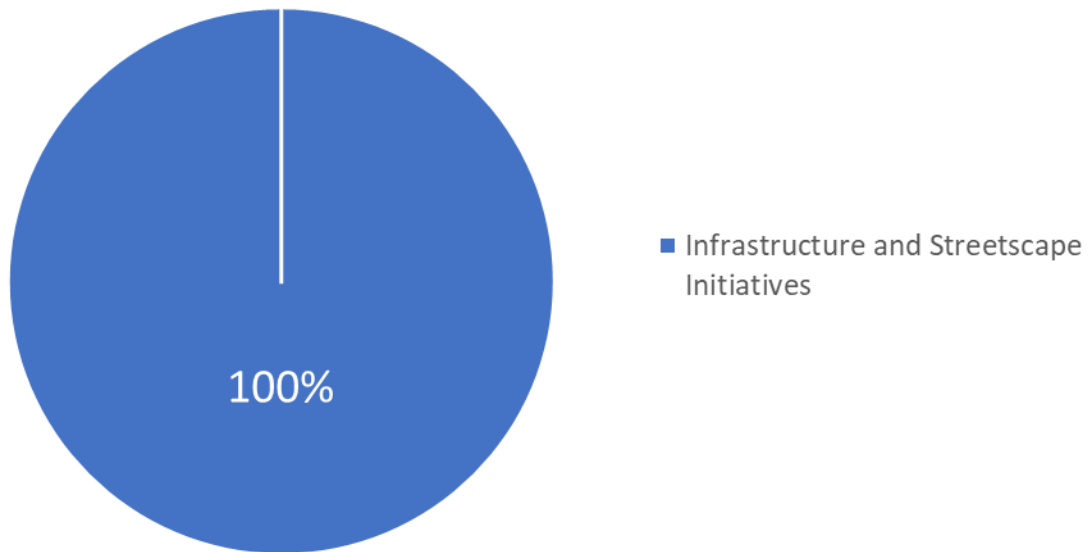
|  |                |
|--|----------------|
| Total number of Activities started and/or ongoing                  | 6              |
| Total number of Activities completed                               | 1              |
| Current Year Taxable Value in CRA                                  | \$ 484,409,090 |
| Actual expended increment revenue                                  | \$ 3,398,545   |
| Base Year Taxable Value in CRA                                     | \$ 136,427,940 |
| Current Year Tax Increment Value                                   | \$ 347,981,150 |
|  |                |
| 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.

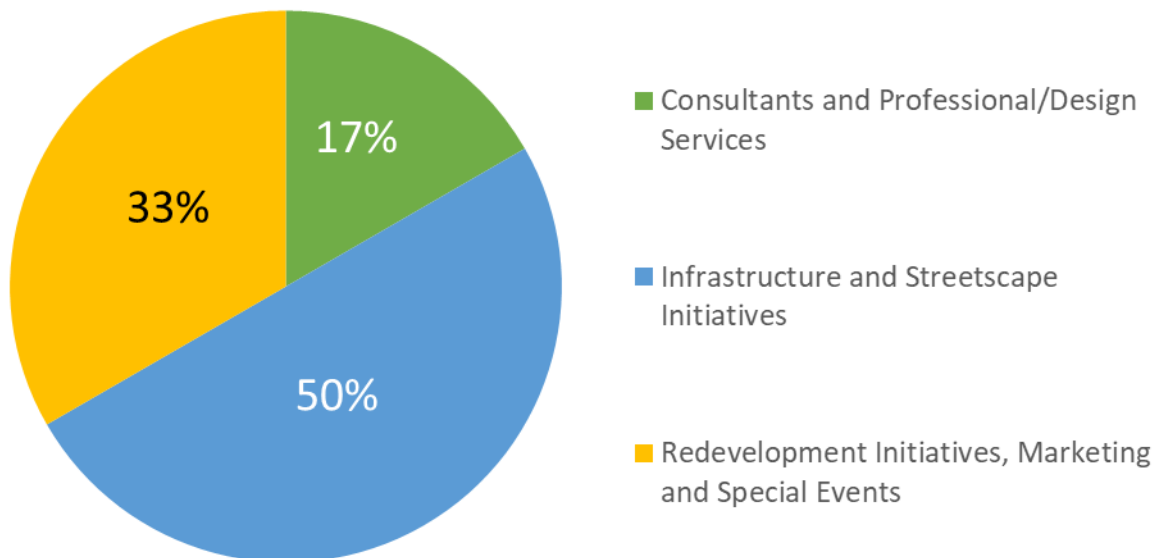
| ACHIEVEMENT   | CRA PLAN SECTION 5                |
|---|-----------------------------------|
| Infrastructure and Streetscape Initiatives              | 2.1, 2.2, 2.3, 2.5, 2.8, 3.3, 3.7 |
| Redevelopment Initiatives, Marketing and Special Events | 3.1, 3.2, 3.3                     |
| Property Acquisition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

## PERFORMANCE DATA

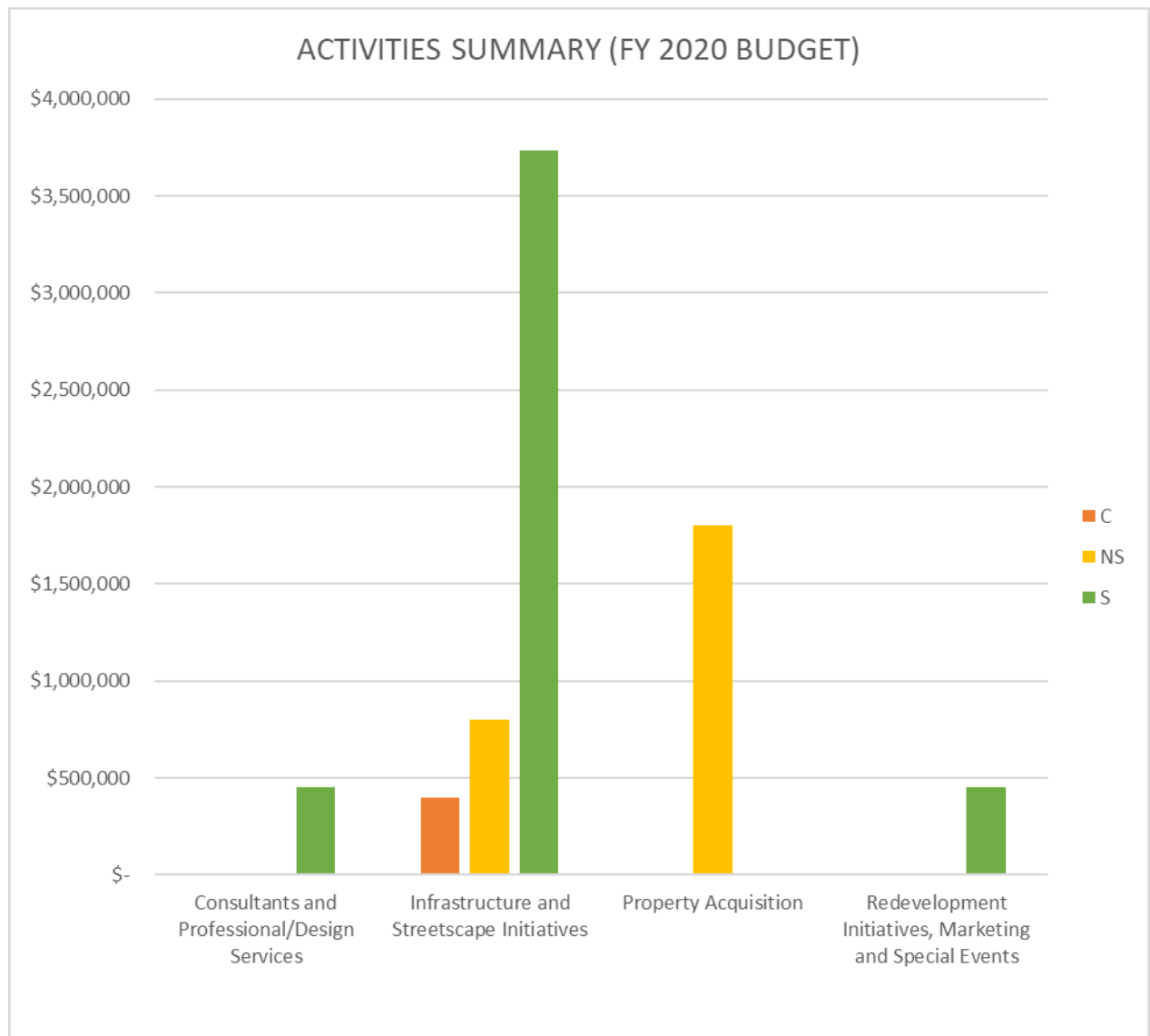
COMPLETED (C) ACTIVITIES BY COUNT



STARTED/ONGOING (S) ACTIVITIES BY COUNT



## PERFORMANCE DATA



C = Completed  
S = Started/Ongoing  
NS = Not Started



# FINANCIAL STATEMENTS

## Financial Statements

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The CRA Annual Report for the fiscal year ending September 30, 2020, 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 Comprehensive Annual Financial Report (“Financial Report”) for the fiscal year ending September 30, 2020. 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://pompanobeachfl.gov/pages/cra\\_about/about](https://pompanobeachfl.gov/pages/cra_about/about)

# FINANCIAL STATEMENTS

## POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

### BALANCE SHEET (UNAUDITED)

#### GOVERNMENTAL FUNDS

SEPTEMBER 30, 2020

|   | Northwest<br>Community<br>Redevelopment<br>District | East<br>Community<br>Redevelopment<br>District |
|---|---|--|
| <b>ASSETS</b>   |   |  |
| Cash and cash equivalents   | \$ 11,850,043                                       | \$ 1,118,584                                   |
| Restricted cash and cash equivalents                                    | -   | 1,152,700                                      |
| Unrestricted investments  | 5,863,258   | 3,008,697                                      |
| Interest receivable   | 5,902   | 2,675  |
| Notes receivable  | 90,000  | -  |
| Assets held for resale for redevelopment                                | 38,214,015  | 4,364,834                                      |
| Due from other governments  | 90,000  | -  |
| Total assets  | <u>\$ 56,113,218</u>                                | <u>\$ 9,647,490</u>                            |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES<br/>AND FUND BALANCES</b> |   |  |
| Liabilities:  |   |  |
| Accounts payable  | \$ 75,081   | \$ 39,126                                      |
| Advances from other funds   | 1,847,579   | -  |
| Deposits  | 29,624  | 6,605  |
| Unearned revenue  | 4,500   | -  |
| Total liabilities   | <u>1,956,784</u>                                    | <u>45,731</u>                                  |
| Deferred inflows of resources:  |   |  |
| Unavailable revenue   | <u>180,000</u>                                      | <u>-</u>                                       |
| Fund balances:  |   |  |
| Restricted (land, encumbered projects, etc.)                            | (a) <u>53,976,434</u>                               | (b) <u>9,601,759</u>                           |
| Total fund balances   | (a) <u>53,976,434</u>                               | (b) <u>9,601,759</u>                           |
| Total liabilities, deferred inflows of resources and fund<br>balances   | <u>\$ 56,113,218</u>                                | <u>\$ 9,647,490</u>                            |

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$38 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

## POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY

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

#### GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

|  | Northwest<br>Community<br>Redevelopment<br>District | East<br>Community<br>Redevelopment<br>District |
|--|---|--|
| <b>REVENUES</b>  |   |  |
| Taxes  | \$ 10,206,599                                       | \$ 3,686,462                                   |
| Intergovernmental  | 100,000   | -  |
| Charges for services   | 66,229  | 61,531   |
| Donations  | -   | 28,000   |
| Investment earnings  | 91,823  | 11,862   |
| Other revenue  | 92,760  | -  |
| Total revenues   | 10,557,411  | 3,787,855                                      |
| <b>EXPENDITURES</b>  |   |  |
| Current:   |   |  |
| Economic environment   | 2,391,666   | 744,814  |
| Debt service:  |   |  |
| Principal  | -   | 765,000  |
| Interest   | 65,828  | 336,255  |
| Capital outlay   | 3,721   | 1,102,476                                      |
| Total expenditures   | 2,461,215   | 2,948,545                                      |
| Excess (deficiency) of<br>revenues over (under) expenditures | 8,096,196   | 839,310  |
| <b>OTHER FINANCING SOURCES<br/>(USES)</b>                    |   |  |
| Proceeds from sale of capital assets                         | 74,475  | -  |
| Transfers out  | -   | (450,000)                                      |
| Total other financing sources (uses)                         | 74,475  | (450,000)                                      |
| Net change in fund balances                                  | 8,170,671   | 389,310  |
| Fund balances—beginning                                      | (a) 45,805,763                                      | (b) 9,212,449                                  |
| Fund balances—ending   | (a) \$ 53,976,434                                   | (b) \$ 9,601,759                               |

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$38 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.



