

Attachment 3.b Downtown Pompano Beach - Sources and Uses Model Detail

Downtown Development - Full Buildout - Original June 2024																																						
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	
Net Fiscal Impact to City (Economic Study)	319,394,926	-	-	-	-	-	361,755	692,041	3,685,155	4,875,820	6,249,426	7,279,674	7,799,932	7,911,541	8,148,888	8,393,354	8,645,155	8,904,510	9,171,645	9,446,794	9,730,198	10,022,104	10,322,767	10,632,450	10,951,424	11,279,966	11,618,365	11,966,916	12,325,923	12,695,701	13,076,572	13,468,869	13,872,935	14,289,123	14,717,797	15,159,331	15,614,111	16,082,534
Net Parking Revenues ¹ (600 spaces)	8,305,297	-	-	-	-	-	-	-	-	-	-	-	-	-	234,631	241,669	248,920	256,387	264,079	272,001	280,161	288,566	297,223	306,140	315,324	324,783	334,527	344,563	354,900	365,547	376,513	387,808	399,443	411,426	423,769	436,482	449,576	463,064
Park Impact Fees ¹	3,271,668	-	-	-	-	-	-	-	-	-	-	-	-	3,271,668	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Sales to City/CRA ²	102,542,544	-	-	-	6,332,160	30,566,400	23,871,600	13,769,184	10,147,200	9,024,000	8,832,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Restricted Cash Available ³	21,007,425	15,000,000	6,007,425	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net Operating Expenditure Savings (Existing to New City Hall) ⁴	54,541,913	-	-	-	-	-	1,038,839	1,070,004	1,102,104	1,135,167	1,169,222	1,204,299	1,240,428	1,277,641	1,315,970	1,355,449	1,396,113	1,437,996	1,481,136	1,525,570	1,571,337	1,618,477	1,667,032	1,717,043	1,768,554	1,821,610	1,876,259	1,932,547	1,990,523	2,050,239	2,111,746	2,175,098	2,240,351	2,307,562	2,376,788	2,448,092	2,521,535	2,597,181
Existing City Hall Deferred Capital Investment ⁴	18,238,870	-	-	-	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944
Total Sources	527,302,643	15,000,000	6,007,425	911,944	7,244,104	31,478,344	26,184,138	16,443,173	13,848,551	13,946,931	17,162,592	9,395,917	9,552,304	10,338,922	13,883,100	10,902,416	11,202,131	11,510,837	11,828,803	12,156,309	12,493,640	12,841,091	13,198,965	12,655,632	13,035,302	13,426,360	13,829,151	14,244,025	14,671,346	15,111,486	15,564,831	16,031,776	16,512,729	17,008,111	17,518,354	18,043,905	18,585,222	19,142,779
Total Payments	(368,464,473)	-	-	-	-	-	(3,253,145)	(6,464,289)	(9,696,434)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	(12,928,578)	
Net Surplus/Profit	158,838,170	15,000,000	6,007,425	911,944	7,244,104	31,478,344	22,951,993	9,978,884	6,152,117	3,018,353	4,234,014	(3,532,661)	(2,976,274)	(2,599,656)	954,522	(2,026,162)	(1,726,447)	(1,417,741)	(1,099,775)	(772,269)	(434,938)	(87,487)	270,387	(272,946)	106,724	497,782	900,573	1,315,447	1,742,768	2,182,908	2,636,253	3,103,198	3,584,151	4,079,533	4,589,776	5,115,327	5,655,222	6,205,779

¹Economic/Fiscal Study (First 20 years) and 3% escalation thereafter. Analysis contemplates projected revenues and expenditures related to the Downtown Project
²**Includes Rent Abatement & Other optional financing provisions
Note: Net Surplus/Profit - With City Self Financing is \$527M-\$260M = \$267M.
³A savings of approximately \$100M

Downtown Development - Revised October 2025																																						
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056					
Net Fiscal Impact to City (Economic Study)	309,241,472	-	-	-	-	-	325,580	622,837	3,318,573	4,388,238	6,169,589	7,528,677	8,048,433	7,647,975	7,877,414	8,113,736	8,357,148	8,607,863	8,866,099	9,132,082	9,406,045	9,688,226	9,978,872	10,278,239	10,586,586	10,904,184	11,231,309	11,568,249	11,915,296	12,272,755	12,640,938	13,020,166	13,410,771	13,813,094	14,227,487	14,654,311	15,093,941	15,546,759
Net Parking Revenues ¹ (600 spaces)	8,305,297	-	-	-	-	-	-	-	-	-	-	-	-	227,797	234,631	241,669	248,920	256,387	264,079	272,001	280,161	288,566	297,223	306,140	315,324	324,783	334,527	344,563	354,900	365,547	376,513	387,808	399,443	411,426	423,769	436,482	449,576	463,064
Park Impact Fees ¹	3,271,668	-	-	-	-	-	-	-	-	-	-	-	-	3,271,668	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Land Sales to City/CRA ²	87,149,258	-	-	6,760,320	8,896,669	10,623,098	9,179,520	8,265,600	13,326,371	11,981,760	10,825,920	7,290,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City Restricted Cash Available ³	21,007,425	15,000,000	6,007,425	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net Operating Expenditure Savings (Existing to New City Hall) ⁴	54,541,913	-	-	-	-	1,038,839	1,070,004	1,102,104	1,135,167	1,169,222	1,204,299	1,240,428	1,277,641	1,315,970	1,355,449	1,396,113	1,437,996	1,481,136	1,525,570	1,571,337	1,618,477	1,667,032	1,717,043	1,768,554	1,821,610	1,876,259	1,932,547	1,990,523	2,050,239	2,111,746	2,175,098	2,240,351	2,307,562	2,376,788	2,448,092	2,521,535	2,597,181	
Existing City Hall Deferred Capital Investment ⁴	18,238,870	-	-	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	911,944	
Total Sources	501,755,903	15,000,000	6,007,425	7,672,264	9,898,613	11,535,042	11,455,882	10,870,385	18,658,991	18,417,109	19,076,625	16,934,920	10,200,804	10,065,356	13,611,626	10,622,799	10,941,124	11,214,190	11,523,257	11,841,597	12,169,487	12,507,213	12,855,070	12,901,421	12,670,464	13,050,578	13,442,095	13,845,358	14,260,719	14,688,540	15,129,197	15,583,072	16,050,565	16,532,082	17,028,044	17,538,885	18,065,052	18,607,003
Debt Service - COPS	(60,800,889)	-	-	-	-	(6,920,988)	(6,920,988)	(7,067,291)	(9,604,569)	(9,598,046)	(9,599,213)	(9,602,447)	(9,602,367)	(9,598,705)	(9,602,317)	(9,603,191)	(9,600,562)	(9,602,919)	(9,601,215)	(9,605,689)	(9,600,676)	(9,600,578)	(9,599,479)	(9,606,285)	(9,601,610)	(9,598,884)	(9,604,466)	(9,597,317)	(9,601,187)	(9,597,688)	-	-	-	-	-	-		
Net Surplus/Profit	241,425,014	15,000,000	6,007,425	7,672,264	9,898,613	11,535,042	4,534,894	3,949,397	11,591,701	8,812,540	9,478,629	7,335,708	598,357	462,989	4,012,921	1,016,983	1,310,933	1,613,628	1,920,941	2,238,771	2,567,910	2,904,294	3,253,856	2,695,733	3,069,788	3,450,000	3,842,617	4,239,074	4,659,109	5,089,657	5,524,731	5,985,756	6,449,378	7,552,394	17,028,044	17,538,885	18,065,052	18,607,003

¹Economic/Fiscal Analysis (First 30 years) and 3% escalation after
²Economic/Fiscal Study
³Net proceeds based upon waterfall in Master Development Agreement
⁴Approved CIP - Building Permit Function City Hall/Garage allocation
⁵City Hall Condition Assessment Report