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Date: September 16, 2025
To: CRA Board of Commissioners
From: Kimberly Vazquez, Redevelopment Project Manager III
Through: Gregory P. Harrison, Executive Director
Nguyen Tran, Director
Subject: East CRA District Financing and Implementation Plan
(FYs 2026-2030)

Background

In 2009, the Board of the Pompano Beach Community Redevelopment Agency (CRA) determined that a more aggressive approach was needed to effectively address the blighted conditions in the East CRA District (the "District"). In response, a five-year financing and implementation plan (the "Plan") was created utilizing the District's financial resources to fund the Plan initiatives.

Formulation of the Plan involved all of the following:

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

Formal approval of the Plan solidifies the redevelopment approach for many years. The result is increased private sector investment because the development community, residents, lenders and all others involved in redevelopment will see that a solid financial commitment has been made by the elected officials presiding over the District.

The 1st year of the Plan (FY 2026) serves as the budget for the District with FYs 2027–2030 serving as the strategic vision that guides redevelopment planning.

The following section provides an overview of the Plan and is followed by a detailed discussion of the budget for FY 2026.

Executive Summary of 5-Year Plan

The following section provides a summary of the Plan's sources and uses over the five-year period (i.e., FY 2026 – FY 2030).

Plan Sources

Tax Increment

Tax increment is remitted to the District from the City of Pompano Beach, Broward County, and the North Broward Hospital District (NBHD).

The July Certification of taxable value provided by the Broward County Property Appraiser highlights a tax base that experienced strong overall tax base growth of 23% with the residential (34% growth) and commercial (8% growth) market segments being the primary growth drivers. Included in the values above is \$98 million in new construction (Mayla Pompano, 2335 E. Atlantic Blvd office building renovation, etc.).

During the forecast period, the Plan conservatively factors real estate value growth of 4% to 3.5% (FY's 2027-2030). While low compared to recent valuation trends, this rate reflects a long-term conservative growth rate.

Miscellaneous

Includes estimated revenue from the District's building rentals (e.g. 110/119/122-124 S. Federal Highway and 23 SE 22nd Avenue) as well as anticipated investment earnings.

Tax Increment Revenue Bonds, Series 2026 (proposed):

The Plan forecasts the issuance of \$22.3 million in Series 2026 Tax Increment Revenue Bonds to fund redevelopment projects.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the District that is available for investment in redevelopment projects.

Plan Uses

Operations

Consists of funding for personnel, general operating expenditures, reimbursement to the City for administrative services provided to the District (e.g. Finance Department for payroll, vendor payments, etc.), and forecasted values for tax increment sharing arrangements (development agreements).

Debt Service

Represents funding for debt service on the Tax Increment Revenue Refunding Bonds, Series 2013A, Tax Increment Revenue Bonds, Series 2013B, and forecasted debt service/costs-of-issuance on the proposed Series 2026 Tax Increment Revenue Bonds (discussed above).

Redevelopment Area Investment

Represents funding for redevelopment area investment over the five-year plan and includes the following:

Infrastructure and Streetscape Initiatives	
Redevelopment Initiatives	
Area Stabilization	
Property Acquisition	
Consultants and Professional/Design Services	

Please refer to the Plan for a detailed listing of redevelopment projects.

Fiscal Year 2026 Budget (1st year of Plan)

The following section provides a narrative of the District's FY 2026 budget.

Revenues

Revenues for the District total \$40 million and include the following:

Tax Increment	\$ 7,843,755
Miscellaneous	222,238
Tax Increment Revenue Bonds (proposed)	22,325,000*
Carryforward Fund Balance	9,645,270
Total:	\$40,036,263

** Please Note: Tax Increment Revenue Bond (proposed) activity would not be appropriated into the CRA budget until required approvals are obtained, and bonds are issued. The bond related financial information contained in the Plan is for illustrative purposes only.*

Tax Increment

The primary source of revenue for the District is derived of tax increment received from the City (est. millage rate: 5.2443 mills), County (est. millage rate: 5.6389), and NBHD (est. millage rate: 1.3261) and totals \$7,843,755 for FY 2026.

Property values within the District (July Certification) for FY 2026 increased 23% to \$813 million with the residential (34% growth) and commercial (8% growth) market segments being the primary growth drivers. Included in the values above is \$98 million in new construction (Mayla Pompano, 2335 E. Atlantic Blvd office building renovation, etc.).

Miscellaneous

Includes revenue from District's loan programs, events, as well as estimated investment earnings:

Building Rentals	\$147,238
Investment earnings	75,000
Total:	\$222,238

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e., unspent cash balance) within the District that is available for investment in redevelopment initiatives.

Tax Increment Revenue Bonds (proposed)

The Plan forecasts the issuance of \$22.3 million in Series 2026 Tax Increment Revenue Bonds to fund multiple redevelopment projects. Assumptions include:

- Principal Amount = \$22.3 million (\$22.1 million for redevelopment initiatives and \$225K for issuance costs).
- Amortization Period = 25 years (maturity on or before 9/30/2050).
- Interest Rate = 5%.

Debt Service structure is mindful of the reduction in tax increment during the extension period (starting with FY 2032) as the City of Pompano Beach will be the only contributing taxing authority.

Expenditures

Expenditures for the District total \$40 million and include the following:

Operations	\$ 2,084,421
Debt Service	
Series 2013 Obligations	1,099,210
Tax Increment Bonds (proposed)	1,475,000*
Redevelopment Projects	
General	13,277,632
Tax Increment Bonds (proposed)	22,100,000*
Total:	\$40,036,263

** Please Note: Tax Increment Revenue Bond (proposed) activity would not be appropriated into the CRA budget until required approvals are obtained and bonds are issued. The bond related financial information contained in the Plan is for illustrative purposes only. Debt service for FY 2026 would consist of partial-year debt service (\$1.25 million) and costs-of-issuance (\$225K) and will be placed in a reserve account pending formal approval and issuance.*

Operations

Totals \$2,084,421 for FY 2026 and consists of the following:

- Personnel - Represents an allocation of the following staff positions: CRA Director (50%), Redevelopment Project Manager III (50%), Redevelopment Project Manager I (50%), Redevelopment Project Coordinator (50%), Community Development Housing Inspector (25%), Real Property Manager (25%), Department Head Secretary (50%), City Clerk (6%), Part-Time Staff (2 positions; 50%).
- Miscellaneous operating expenditures.
- Tax increment split agreement (Mayla Pompano).
- City administrative cost allocation which represents reimbursement to the City for administrative services provided to the District (e.g. Finance Department for payroll, vendor payments, etc.).

Debt Service

Represents funding for debt service on: (1) Tax Increment Revenue Refunding Bonds, Series 2013A (\$701,790); (2) Tax Increment Revenue Bonds, Series 2013B (\$397,420);

and (3) forecasted debt service on the proposed Series 2026 Tax Increment Revenue Bonds (partial year impact of \$1.25 million) and costs of issuance (\$225,000).

Please note - debt service appropriations for the proposed Series 2026 Tax Increment Revenue Bonds will be placed in a reserve account pending formal approval and issuance.

Redevelopment Area Investment

Represents funding for redevelopment area investment and includes the following:

Infrastructure and Streetscape Initiatives

McNab House & Gardens

<u>General</u>	<u>\$ 8,852,632</u>
Tax Increment Revenue Bonds (proposed)	<u>18,100,000</u>
	<u>\$26,952,632</u>

Redevelopment Initiatives

<u>Incentive Programs</u>	<u>\$ 300,000</u>
Dissemination of Information	<u>50,000</u>
Total:	<u>\$ 350,000</u>

Area Stabilization

Redevelopment Ambassadors	<u>\$ 160,000</u>
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Property Acquisition

<u>General</u>	<u>\$ 3,740,000</u>
Tax Increment Revenue Bonds (proposed)	<u>4,000,000</u>
	<u>\$ 7,740,000</u>

Consultants and Professional/Design Services	<u>\$ 175,000</u>
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Total Redevelopment Area Investment:	<u><u>\$35,377,632</u></u>
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The East CRA Advisory Committee unanimously (9-0) approved the FY2026 Budget and 5-year Strategic Finance Plan at their meeting of September 4, 2026.