

Attachment 3.a Downtown Pompano Beach - Sources and Uses Model Summary

Downtown Development - Full Buildout - Original June 2024

Net Fiscal Impact to City (Economic Study)	319,394,926
Net Parking Revenues ¹ (600 spaces)	8,305,297
Park Impact Fees ¹	3,271,668
Land Sales to City/CRA ²	102,542,544
City Restricted Cash Available ³	21,007,425
Net Operating Expenditure Savings (Existing to New City Hall) ⁴	54,541,913
Existing City Hall Deferred Capital Investment ⁴	18,238,870
Total Sources	527,302,643
Lease Payments	(368,464,473)
Net Surplus/Profit	158,838,170

*Economic/Fiscal Study (First 20 years) and 3% escalation thereafter. Analysis contemplates projected revenues and expenditures related to the Downtown Project

**Includes Rent Abatement & Other optional financing provisions

Note: Net Surplus/Profit - With City Self Financing is \$527M-\$260M = \$267M.

A savings of approximately \$100M

Downtown Development - Revised October 2025

Net Fiscal Impact to City (Economic Study)	309,241,472
Net Parking Revenues ¹ (600 spaces)	8,305,297
Park Impact Fees ¹	3,271,668
Land Sales to City/CRA ²	87,149,258
City Restricted Cash Available ³	21,007,425
Net Operating Expenditure Savings (Existing to New City Hall) ⁴	54,541,913
Existing City Hall Deferred Capital Investment ⁴	18,238,870
Total Sources	501,755,903
Debt Service - COPS	(260,330,889)
Net Surplus/Profit	241,425,014

**Economic/Fiscal Analysis (First 30 years) and 3% escalation after

¹ Economic/Fiscal Study

² Net proceeds based upon waterfall in Master Development Agreement

³ Approved CIP - Building Permit Function City Hall/Garage allocation

⁴ City Hall Condition Assessment Report