

Pompano Beach
Community Redevelopment Agency

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East District

Financing and

Implementation Plan

(2026-2030)



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



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Summary Statement by Project ^{(1),(2)}

Source (Revenue)

Carryforward

Carryforward of Project Appropriations

Total Estimated Carryforward Balances

Revenues

Tax Increment Revenue (TIR) Allocation

City of Pompano Beach

Broward County

North Broward Hospital District

Subtotal - Tax Increment

Miscellaneous

(3) Building Rentals

Investment Earnings

Financing

(4) Tax Increment Revenue Bonds, Series 2026

Total Forecasted Revenues

Total Sources

Use (Expenditures)

Expenditures

Operations

(5) Dedicated Personnel Allocation (City staff)

City Administrative Cost Allocation

Tax Increment Split with Developer

Miscellaneous Operating Expense

Subtotal - Operations

Debt Service

Series 2013A Bond (tax-exempt refunding of 2010A)

Series 2013B Bond (tax-exempt)

(4) Tax Increment Revenue Bonds, Series 2026

Costs of Issuance

Debt Service

Subtotal - Debt Service

Redevelopment Area Investment

Infrastructure and Streetscape Initiatives

Redevelopment Initiatives

Area Stabilization

Property Acquisition

Consultants and Professional/Design Services

Subtotal - Redevelopment Area Investment

Total Forecasted Expenditures

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Carryforward							
Carryforward of Project Appropriations	\$ 9,645,270	\$ -	\$ 9,645,270				
Total Estimated Carryforward Balances	\$ 9,645,270	\$ -	\$ 9,645,270				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	\$ 18,409,545	\$ -	\$ 3,368,778	\$ 3,531,963	\$ 3,680,617	\$ 3,834,473	\$ 3,993,714
Broward County	\$ 19,794,746	-	3,622,257	3,797,721	3,957,559	4,122,993	4,294,216
North Broward Hospital District	\$ 4,659,834	-	852,720	894,019	931,640	970,577	1,010,878
<i>Subtotal - Tax Increment</i>	\$ 42,864,125	\$ -	\$ 7,843,755	\$ 8,223,703	\$ 8,569,816	\$ 8,928,043	\$ 9,298,808
Miscellaneous							
(3) Building Rentals	\$ 781,707	\$ -	\$ 147,238	\$ 151,655	\$ 156,205	\$ 160,891	\$ 165,718
Investment Earnings	\$ 371,800	-	75,000	82,300	68,600	71,500	74,400
Financing							
(4) Tax Increment Revenue Bonds, Series 2026	\$ 22,325,000	22,325,000	-	-	-	-	-
Total Forecasted Revenues	\$ 66,342,632	\$ 22,325,000	\$ 8,065,993	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926
Total Sources	\$ 75,987,902	\$ 22,325,000	\$ 17,711,263	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926
Use (Expenditures)							
Expenditures							
Operations							
(5) Dedicated Personnel Allocation (City staff)	\$ 2,846,264	\$ -	\$ 515,102	\$ 540,857	\$ 567,900	\$ 596,295	\$ 626,110
City Administrative Cost Allocation	\$ 218,700	-	41,200	42,400	43,700	45,000	46,400
Tax Increment Split with Developer	\$ 5,712,838	-	1,059,550	1,102,840	1,142,234	1,183,007	1,225,207
Miscellaneous Operating Expense	\$ 2,494,054	-	468,569	477,622	496,291	515,698	535,874
<i>Subtotal - Operations</i>	\$ 11,271,856	\$ -	\$ 2,084,421	\$ 2,163,719	\$ 2,250,125	\$ 2,340,000	\$ 2,433,591
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	\$ 3,513,057	\$ -	\$ 701,790	\$ 705,475	\$ 703,377	\$ 705,496	\$ 696,919
Series 2013B Bond (tax-exempt)	\$ 1,983,038	-	397,420	395,414	393,060	395,271	401,873
(4) Tax Increment Revenue Bonds, Series 2026							
Costs of Issuance	\$ 225,000	225,000	-	-	-	-	-
Debt Service	\$ 10,750,000	-	1,250,000	2,000,000	2,000,000	2,500,000	3,000,000
<i>Subtotal - Debt Service</i>	\$ 16,471,095	\$ 225,000	\$ 2,349,210	\$ 3,100,889	\$ 3,096,437	\$ 3,600,767	\$ 4,098,792
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	\$ 37,360,151	\$ 18,100,000	\$ 8,852,632	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Redevelopment Initiatives	\$ 1,350,000	-	350,000	250,000	250,000	250,000	250,000
Area Stabilization	\$ 884,100	-	160,000	168,000	176,400	185,200	194,500
Property Acquisition	\$ 7,740,000	4,000,000	3,740,000	-	-	-	-
Consultants and Professional/Design Services	\$ 910,700	-	175,000	178,500	182,100	185,700	189,400
<i>Subtotal - Redevelopment Area Investment</i>	\$ 48,244,951	\$ 22,100,000	\$ 13,277,632	\$ 3,193,050	\$ 3,448,059	\$ 3,219,667	\$ 3,006,543
Total Forecasted Expenditures	\$ 75,987,902	\$ 22,325,000	\$ 17,711,263	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Summary Statement by Project ^{(1),(2)}

Reserve ⁽⁶⁾

Total Uses

Surplus/(Deficit)

Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 75,987,902	\$ 22,325,000	\$ 17,711,263	\$ 8,457,658	\$ 8,794,621	\$ 9,160,434	\$ 9,538,926
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

(1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.

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

(3) Includes rental revenue from multiple properties including 110/119/122-124 S. Federal Highway and 23 SE 22nd Avenue.

(4) Forecasted debt service is based on the following components: Principal Amount = \$22.3 million (\$22.1 million for redevelopment projects/\$225K for issuance costs); Amortization Period = 25 years (maturity on or before 9/30/2050); Fixed Taxable Interest Rate = 5% (to provide coverage for taxable uses; flexibility to adjust as project scope is refined).

(5) 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%).

(6) Reserves are included to cover deficiencies in revenue collection/forecasting, coverage for debt service, as well as to provide funding flexibility for redevelopment projects.



Pompano Beach Community Redevelopment Agency East District Financing and Implementation Plan

Supporting Schedule - *Infrastructure and Streetscape Initiatives* Project Listing ⁽¹⁾

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 12,437,600	\$ -	\$ 2,030,081	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Financing (conceptual)							
Tax Increment Revenue Bonds, Series 2025	\$ 18,100,000	18,100,000	-	-	-	-	-
Carryforward Fund Balance	\$ 6,822,551	-	6,822,551	-	-	-	-
Total Sources	\$ 37,360,151	\$ 18,100,000	\$ 8,852,632	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Use (Expenses)							
Infrastructure and Streetscape Initiatives							
Public Parking and Capital Improvements	\$ 6,407,519	\$ -	\$ -	\$ 1,596,550	\$ 1,839,559	\$ 1,598,767	\$ 1,372,643
McNab House & Gardens	\$ 30,952,632	18,100,000	8,852,632	1,000,000	1,000,000	1,000,000	1,000,000
Total Uses	\$ 37,360,151	\$ 18,100,000	\$ 8,852,632	\$ 2,596,550	\$ 2,839,559	\$ 2,598,767	\$ 2,372,643
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Supporting Schedule - *Redevelopment Initiatives* Project Listing ⁽¹⁾

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 1,350,000	\$ -	\$ 350,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
Total Sources	\$ 1,350,000	\$ -	\$ 350,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Use (Expenses)							
Redevelopment Initiatives							
Incentive Programs	\$ 1,100,000	\$ -	\$ 300,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
(2) Dissemination of Information	\$ 250,000	-	50,000	50,000	50,000	50,000	50,000
Total Uses	\$ 1,350,000	\$ -	\$ 350,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

- (1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (2) Authority per FS 163.370(2)(b) which allows CRAs to disseminate slum clearance and Community Redevelopment information.



Pompano Beach Community Redevelopment Agency East District Financing and Implementation Plan

Supporting Schedule - *Area Stabilization* Project Listing ⁽¹⁾

Source (Revenue)

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Tax Increment Revenue (TIR) Allocation	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
Total Sources	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500

Use (Expenses)

Area Stabilization

(2) Redevelopment Ambassadors	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500
Total Uses	\$ 884,100	\$ -	\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,200	\$ 194,500

Surplus/(Deficit)

-	-	-	-	-	-	-	-
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Notes:

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

(2) Authority per FS 163.370(2)(o) which allows CRAs to develop and implement community policing innovations.



Pompano Beach Community Redevelopment Agency
East District
Financing and Implementation Plan
Supporting Schedule - *Property Acquisition* Project Listing ⁽¹⁾

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<u>Source (Revenue)</u>							
Tax Increment Revenue (TIR) Allocation	\$ 928,561	\$ -	\$ 928,561	\$ -	\$ -	\$ -	\$ -
Financing (conceptual)							
Tax Increment Revenue Bonds, Series 2025	\$ 4,000,000	4,000,000	-	-	-	-	-
Carryforward Fund Balance	\$ 2,811,439	-	2,811,439	-	-	-	-
Total Sources	\$ 7,740,000	\$ 4,000,000	\$ 3,740,000	\$ -	\$ -	\$ -	\$ -
<u>Use (Expenses)</u>							
Property Acquisition	\$ 7,740,000	\$ 4,000,000	\$ 3,740,000	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ 7,740,000	\$ 4,000,000	\$ 3,740,000	\$ -	\$ -	\$ -	\$ -
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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



Pompano Beach Community Redevelopment Agency East District Financing and Implementation Plan

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

Source (Revenue)

	Total	Bond Series 2026	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Tax Increment Revenue (TIR) Allocation	\$ 910,700	\$ -	\$ 175,000	\$ 178,500	\$ 182,100	\$ 185,700	\$ 189,400
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
Total Sources	\$ 910,700	\$ -	\$ 175,000	\$ 178,500	\$ 182,100	\$ 185,700	\$ 189,400

Use (Expenses)

Consultants and Professional/Design Services

(2) Consultants	\$ 883,700	\$ -	\$ 169,800	\$ 173,200	\$ 176,700	\$ 180,200	\$ 183,800
Professional Fees (Investment Advisor)	\$ 27,000	-	5,200	5,300	5,400	5,500	5,600
Total Uses	\$ 910,700	\$ -	\$ 175,000	\$ 178,500	\$ 182,100	\$ 185,700	\$ 189,400
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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

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



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Supporting Schedule - Miscellaneous Operating Expenditures ⁽¹⁾

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Special Legal Fees	\$ 216,640	\$ 40,000	\$ 41,600	\$ 43,260	\$ 44,990	\$ 46,790
Accounting & Auditing	\$ 47,330	8,740	9,090	9,450	9,830	10,220
Travel and Training	\$ 65,000	12,000	12,480	12,980	13,500	14,040
Postage	\$ 1,150	210	220	230	240	250
Advertising	\$ 21,670	4,000	4,160	4,330	4,500	4,680
Real Estate Property Taxes	\$ 243,730	45,000	46,800	48,670	50,620	52,640
Office Supplies	\$ 10,830	2,000	2,080	2,160	2,250	2,340
Phone	\$ 2,700	500	520	540	560	580
Minor Equipment	\$ 10,830	2,000	2,080	2,160	2,250	2,340
Software Purchases	\$ 8,110	1,500	1,560	1,620	1,680	1,750
Publications	\$ 2,200	400	420	440	460	480
Rentals and Leases	\$ 173,310	32,000	33,280	34,610	35,990	37,430
Insurance Premiums	\$ 487,450	90,000	93,600	97,340	101,230	105,280
CRA Building Maintenance	\$ 768,615	150,000	146,302	151,731	157,368	163,214
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	\$ 112,869	20,839	21,670	22,540	23,440	24,380
Central Stores	\$ 1,499	279	290	300	310	320
Health Insurance Service	\$ 274,267	50,637	52,660	54,770	56,960	59,240
Risk Management	\$ 15,611	2,881	3,000	3,120	3,240	3,370
Information Systems	\$ 30,243	5,583	5,810	6,040	6,280	6,530
Total	\$ 2,494,054	\$ 468,569	\$ 477,622	\$ 496,291	\$ 515,698	\$ 535,874

Notes:

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



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast ⁽¹⁾

	Final FY 2025	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
City of Pompano Beach (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	8.09%	8.08%	4.00%	3.50%	3.50%	3.50%
Existing Value	\$661,263,410	\$714,673,584	\$845,110,639	\$874,948,262	\$905,830,201	\$937,793,008
New Construction						
Certified (2026); Forecast (2027-2030)	-	744,130	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg Remodel)	-	5,792,520	-	-	-	-
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	\$661,263,410	\$812,606,384	\$845,360,639	\$875,198,262	\$906,080,201	\$938,043,008
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	\$524,835,470	\$676,178,444	\$708,932,699	\$738,770,322	\$769,652,261	\$801,615,068
Millage Rate	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	\$ 2,752,395	\$ 3,546,083	\$ 3,717,856	\$ 3,874,333	\$ 4,036,287	\$ 4,203,910
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 2,614,775	\$ 3,368,778	\$ 3,531,963	\$ 3,680,617	\$ 3,834,473	\$ 3,993,714
North Broward Hospital District (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	8.08%	8.06%	4.00%	3.50%	3.50%	3.50%
Existing Value	\$662,004,890	\$715,367,132	\$845,831,929	\$875,694,797	\$906,602,865	\$938,592,715
New Construction						
Certified (2026); Forecast (2027-2030)	-	744,130	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg Remodel)	-	5,792,520	-	-	-	-
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	\$662,004,890	\$813,299,932	\$846,081,929	\$875,944,797	\$906,852,865	\$938,842,715
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	\$525,576,950	\$676,871,992	\$709,653,989	\$739,516,857	\$770,424,925	\$802,414,775
Millage Rate	1.3261	1.3261	1.3261	1.3261	1.3261	1.3261
Gross Incremental Revenue	\$ 696,968	\$ 897,600	\$ 941,072	\$ 980,673	\$ 1,021,660	\$ 1,064,082
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 662,119	\$ 852,720	\$ 894,019	\$ 931,640	\$ 970,577	\$ 1,010,878



Pompano Beach Community Redevelopment Agency East District

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast ⁽¹⁾

	Final FY 2025	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
<u>Broward County (Contributing Authority)</u>						
Existing Value (Actual/Forecasted Growth):	8.09%	8.08%	4.00%	3.50%	3.50%	3.50%
Existing Value	\$661,263,410	\$714,673,584	\$845,110,639	\$874,948,262	\$905,830,201	\$937,793,008
New Construction						
Certified (2026); Forecast (2027-2030)	-	744,130	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg Remodel)	-	5,792,520	-	-	-	-
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	\$661,263,410	\$812,606,384	\$845,360,639	\$875,198,262	\$906,080,201	\$938,043,008
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	\$524,835,470	\$676,178,444	\$708,932,699	\$738,770,322	\$769,652,261	\$801,615,068
Millage Rate	5.6389	5.6389	5.6389	5.6389	5.6389	5.6389
Gross Incremental Revenue	\$ 2,959,495	\$ 3,812,903	\$ 3,997,601	\$ 4,165,852	\$ 4,339,992	\$ 4,520,227
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 2,811,520	\$ 3,622,257	\$ 3,797,721	\$ 3,957,559	\$ 4,122,993	\$ 4,294,216
Total Incremental Revenue	\$ 6,088,414	\$ 7,843,755	\$ 8,223,703	\$ 8,569,816	\$ 8,928,043	\$ 9,298,808

Notes:

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



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Supporting Schedule - Developer TIF Forecast

	Base FY 2023	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Pompano Station						
Existing Value (Forecasted Growth):			4.00%	3.50%	3.50%	3.50%
Existing Value:	\$ 2,028,260	\$ 6,821,990	\$102,146,866	\$105,722,006	\$109,422,276	\$113,252,056
New Construction:						
Mayla Pompano (mixed-use)	-	91,396,150	-	-	-	-
Taxable Value	<u>\$ 2,028,260</u>	<u>\$ 98,218,140</u>	<u>\$102,146,866</u>	<u>\$105,722,006</u>	<u>\$109,422,276</u>	<u>\$113,252,056</u>
Contributing Taxing Authority Millage Rates						
City of Pompano Beach	5.2705	5.2443	5.2443	5.2443	5.2443	5.2443
North Broward Hospital District	1.6029	1.3261	1.3261	1.3261	1.3261	1.3261
Broward County	5.5306	5.6389	5.6389	5.6389	5.6389	5.6389
	<u>12.4040</u>	<u>12.2093</u>	<u>12.2093</u>	<u>12.2093</u>	<u>12.2093</u>	<u>12.2093</u>
Gross Incremental Revenue	\$ 25,159	\$ 1,199,175	\$ 1,247,142	\$ 1,290,792	\$ 1,335,969	\$ 1,382,728
Statutory Reduction	95%	95%	95%	95%	95%	95%
Base Year Payment	<u><u>\$ 23,901</u></u>					
CRA Taxes Received		\$ 1,139,216	\$ 1,184,785	\$ 1,226,252	\$ 1,269,171	\$ 1,313,592
Base Year Payment		(23,901)	(23,901)	(23,901)	(23,901)	(23,901)
Net Payment		<u>\$ 1,115,315</u>	<u>\$ 1,160,884</u>	<u>\$ 1,202,351</u>	<u>\$ 1,245,270</u>	<u>\$ 1,289,691</u>
Mayla Pompano Payment Factor		95%	95%	95%	95%	95%
Annual Payment to Mayla Pompano		<u><u>\$ 1,059,550</u></u>	<u><u>\$ 1,102,840</u></u>	<u><u>\$ 1,142,234</u></u>	<u><u>\$ 1,183,007</u></u>	<u><u>\$ 1,225,207</u></u>

Notes:

- (1) TIF structure based on the Development and Tax Increment Financing Agreement dated November 2020.
- (2) Maximum payment amount under this obligation is \$9,135,000.



Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Fiscal Notes

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

Consultants and Professional Fees	Professional services needed to assist staff with design services and redevelopment initiatives in the East CRA District.
Dissemination of Information	Disseminate information about the revitalized target areas (Beach, East Village, Pier Development, McNab House & Botanical Gardens) of the East CRA District as per FS 163.370(2)(b).
Incentive Programs	Reimbursable incentive programs for existing commercial structures in the targeted areas of Atlantic Boulevard, Federal Highway (US1), and A1A (Ocean Boulevard).
McNab House & Gardens	Renovation of McNab Park and House to transform to restaurant use and gardens.
Property Acquisition	Acquisition of parcels for public parking opportunities, capital improvements and public infrastructure support for assembled parcels.
Public Parking and Capital Improvements	Upgrades to existing lots and acquisition of new parcels for the purpose of creating additional public parking opportunities and construction of other capital improvements in the East CRA District.
Redevelopment Ambassadors	Security Service providers will act as ambassadors of information for visitors, residents and merchants while also patrolling and providing safety measures for the East CRA District as per FS 163.370(2)(o).
Tax Increment Split with Developer	In FY 2021, the CRA entered into a Development and Tax Increment Financing Agreement for the first planned, urban style development located in the center of the commercial corridor of Atlantic Boulevard. The development is named Mayla Pompano and consists of two (2) midrise buildings of 355 residential units, of which 53 are affordable units. The CRA incentivized the affordable housing component of the project through a tax increment financing arrangement. Specifically, the CRA will reimburse a percentage of the property taxes, once paid, back to the developer to meet the financial gap projected in the development proforma.

EXHIBIT A

