

## SUMMARY

### Downtown Pompano Beach - Sources and Uses Financial Models - Attachment 3

#### Downtown Development - Full Buildout - Original June 2024

<b>Net Fiscal Impact to City (Economic/Fiscal Study)*</b>	<b>319,394,926</b>
Net Parking Revenues <sup>1</sup> (600 spaces)	8,305,297
Park Impact Fees <sup>1</sup>	3,271,668
Net Land Sales to City/CRA	102,542,544
City Restricted Cash Available <sup>2</sup>	21,007,425
Net Operating Expenditure Savings (Existing to New City Hall) <sup>3</sup>	54,541,913
Existing City Hall Deferred Capital Investment (20 years) <sup>3</sup>	18,238,870
<b>Total Sources</b>	<b>527,302,643</b>
<b>Lease Payments (CTL)**</b>	<b>(368,464,473)</b>
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-\$268M = \$259M.

A savings of approximately \$100M

#### Downtown Development - Adjusted Value & Land & Self Financed - Assumes Some Additional Properties Acquired

<b>Net Fiscal Impact to City (Economic/Fiscal Study)**</b>	<b>424,028,841</b>
Net Parking Revenues <sup>1</sup> (600 spaces)	8,305,297
Park Impact Fees <sup>1</sup>	3,483,459
Net Land Sales to City/CRA	94,091,932
City Restricted Cash Available <sup>2</sup>	21,007,425
Net Operating Expenditure Savings (Existing to New City Hall) <sup>3</sup>	54,541,913
Existing City Hall Deferred Capital Investment (20 years) <sup>3</sup>	18,238,870
<b>Total Sources</b>	<b>623,697,737</b>
<b>Debt Service - City Self-Finance (COPs)</b>	<b>(268,219,201)</b>
Net Surplus/Profit Cumulative	355,478,536

#### Downtown Development - Assumes Only Develop What Own Today (Not developing existing Lakins Center Site) & Self Financed

<b>Net Fiscal Impact to City (Economic/Fiscal Study)**</b>	<b>295,687,412</b>
Net Parking Revenues <sup>1</sup> (600 spaces)	8,305,297
Park Impact Fees <sup>1</sup>	3,499,851
Net Land Sales to City/CRA	87,150,508
City Restricted Cash Available <sup>2</sup>	21,007,425
Net Operating Expenditure Savings (Existing to New City Hall) <sup>3</sup>	54,541,913
Existing City Hall Deferred Capital Investment (20 years) <sup>3</sup>	18,238,870
<b>Total Sources</b>	<b>488,431,276</b>
<b>Debt Service - City Self-Finance (COPs)</b>	<b>(268,219,201)</b>
Net Surplus/Profit	220,212,075

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

<sup>1</sup> Economic/Fiscal Study

<sup>2</sup> Approved CIP - Building Permit Function City Hall/Garage allocation

<sup>3</sup> City Hall Condition Assessment Report