

SUMMARY

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

Downtown Development - Full Buildout - Original June 2024

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

A savings of approximately \$100M

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

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

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

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

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

¹ Economic/Fiscal Study

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

³ City Hall Condition Assessment Report