



POMPANO BEACH CRA

East CRA District FY 2026 Budget

July 15, 2025



TAXABLE VALUE

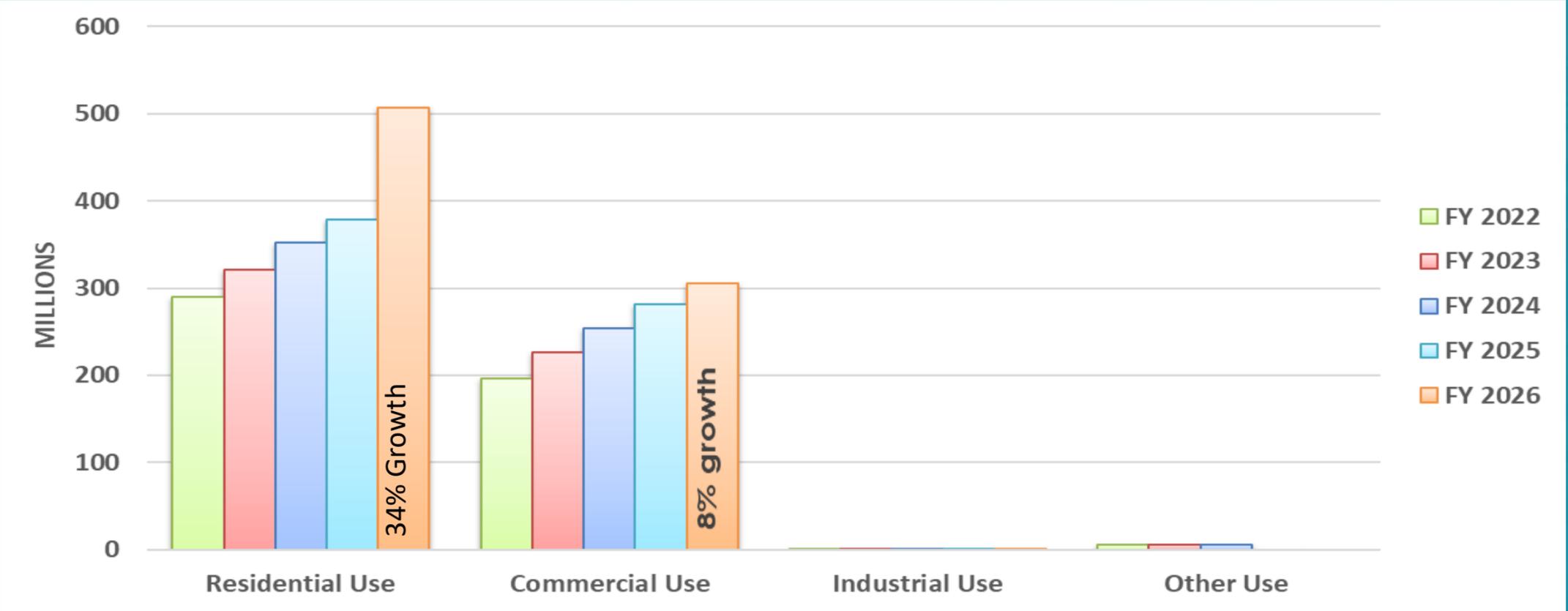
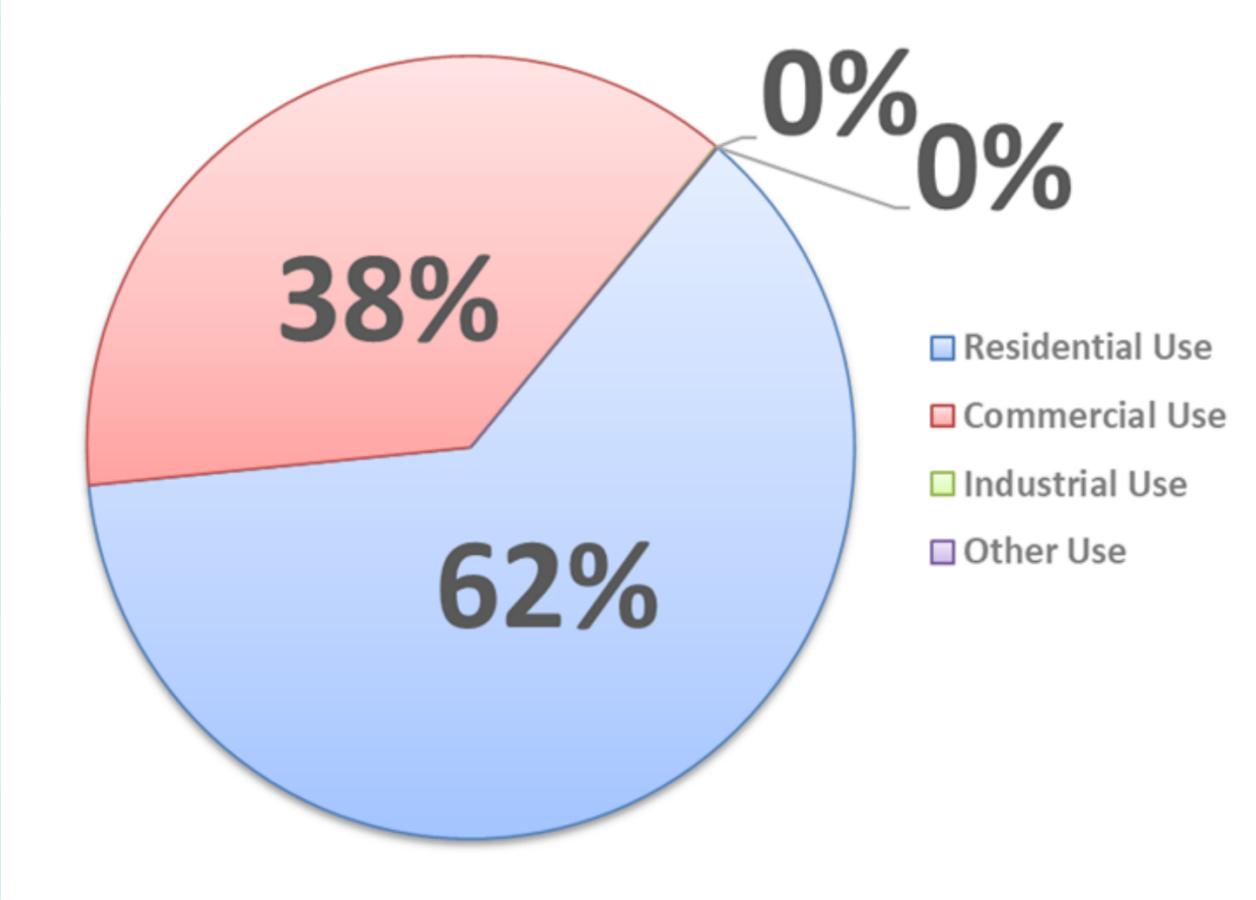
FY 2025 (Final)

TV: \$661 million

FY 2026 (Certified)

TV: \$813 million

TV growth = 23%



FY 2026 BUDGET SNAPSHOT

Total Sources =	<u>\$ 40,048,117</u>	
Tax Increment:	\$ 7,843,755	→ City, County, NBHD
Building Rentals:	147,238	
Investment Earnings:	75,000	
Tax Increment Bond	22,325,000*	
Carryforward Fund Balance:	9,657,124	

Total Uses =	<u>\$ 40,048,117</u>	
Operations:	\$ 2,084,421	→ Includes City staff, City cost allocation Split with Developer and general operating expenses
Debt Service:	2,574,210*	→ 2013 A-B Bond Series, Proposed FY2026 Debt Service/Issuance Cost
Redevelopment Projects:	35,389,486	

* Please Note: Tax Increment Revenue Bond 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.



INFRASTRUCTURE AND STREETSCAPES

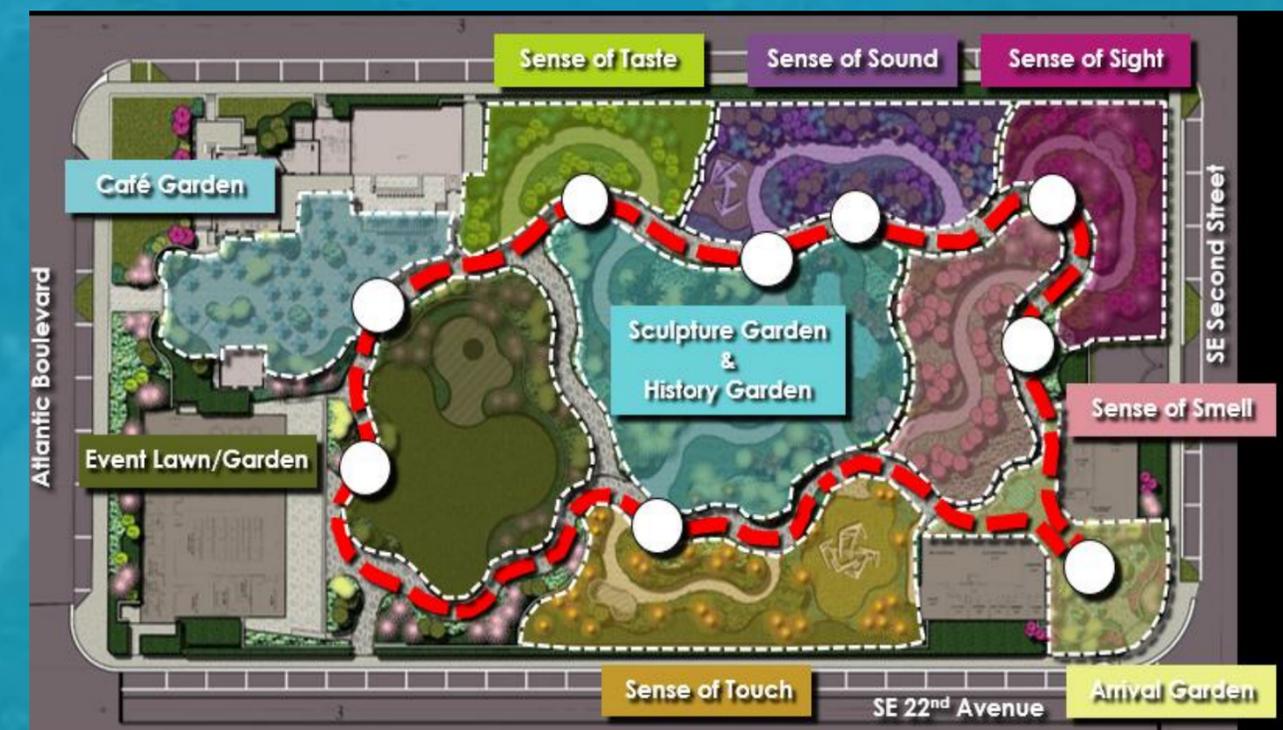
Revenue

Tax Increment Bond	\$18,100,000
Tax Increment Revenue	1,974,427
Carryforward Fund Balance	6,936,459
Total	\$27,010,886

Expenditures

McNab House & Gardens (TIR/CF/Bond) \$27,010,886

McNab House & Botanical Gardens



REDEVELOPMENT INITIATIVES

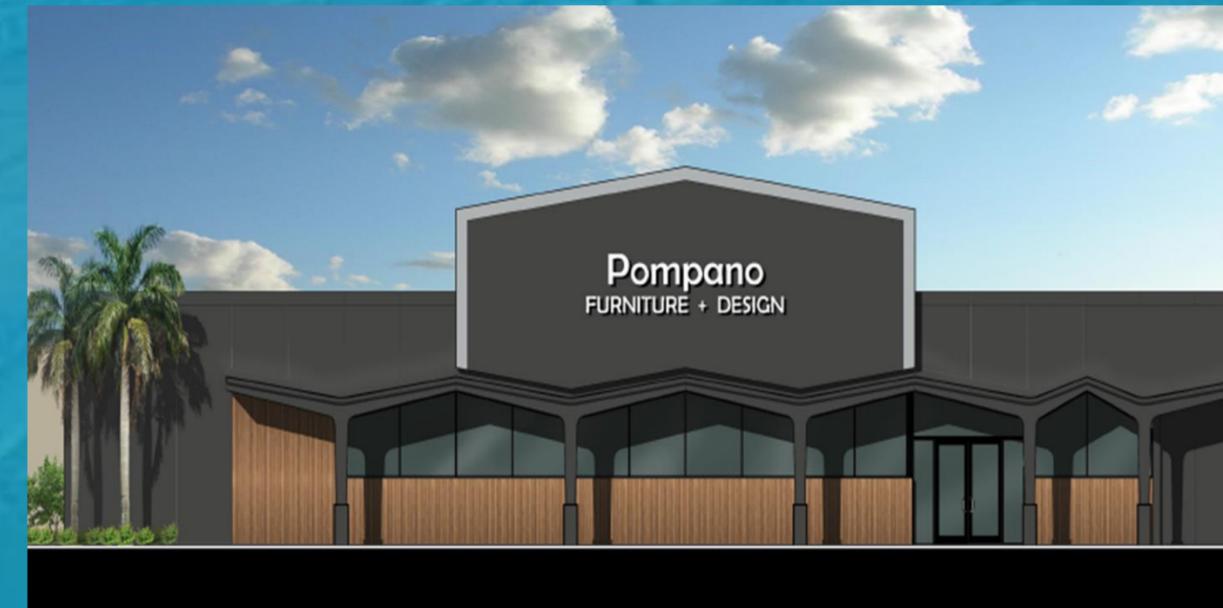
Revenue

<u>Tax Increment Revenue</u>	\$ 350,000
<u>Total</u>	\$ 350,000

Expenditures

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

Pompano Design, LLC



HOUSING AND NEIGHBORHOOD STABILIZATION

Revenue

<u>Tax Increment Revenue</u>	<u>160,000</u>
Total	\$ 160,000

Expenditures

<u>Redevelopment Ambassadors</u>	<u>\$ 160,000</u>
Total	\$ 160,000

Redevelopment Ambassadors



PROPERTY ACQUISITION

Revenue

Tax Increment Bond	\$ 4,000,000
Tax Increment Revenue	\$ 3,693,600
Total	\$ 7,693,600

Expenditures

Property Acquisition/Development	\$ 7,693,600
Total	\$ 7,693,600



CRA Owned



City Owned



CONSULTANTS AND PROFESSIONAL SERVICES

Revenue

<u>Tax Increment Revenue</u>	<u>175,000</u>
Total	\$ 175,000

Expenditures

<u>Consultants/Professional Services</u>	<u>\$ 175,000</u>
Total	\$ 175,000



Pompano Beach CRA Northwest CRA District FY 2026 Budget

July 15, 2025

POMPANO BEACH CRA



Taxable Value (TV) Snapshot

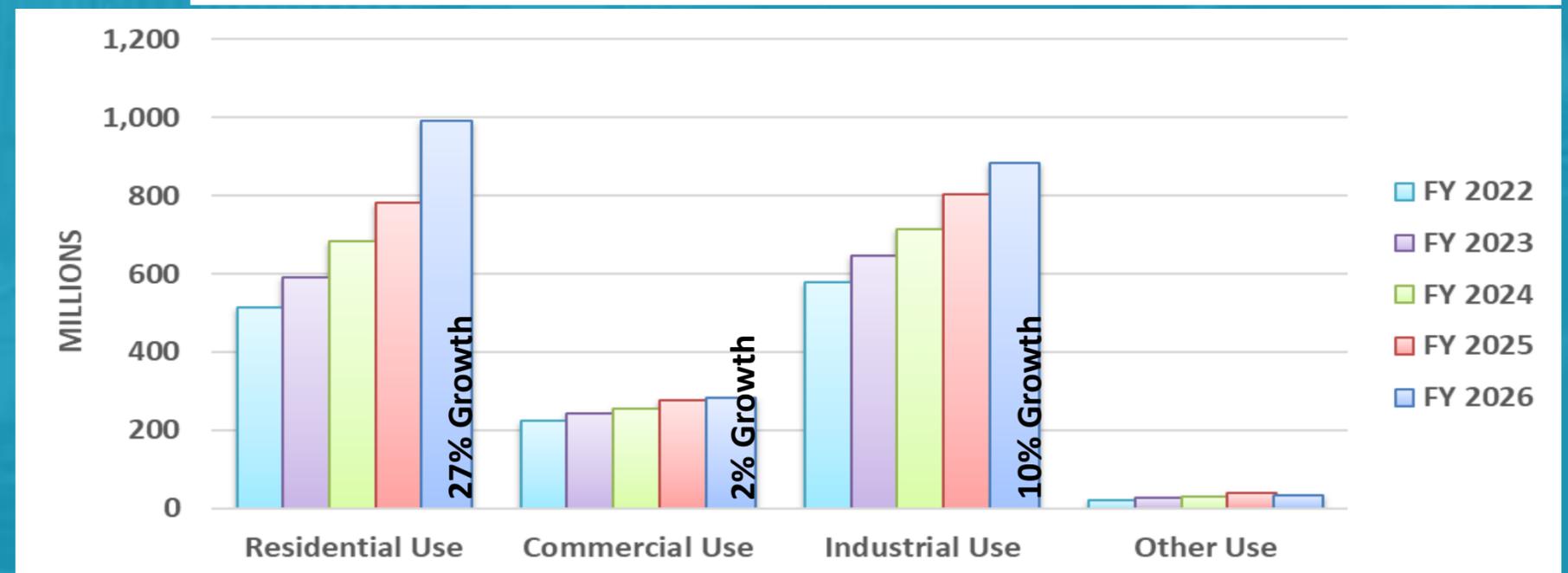
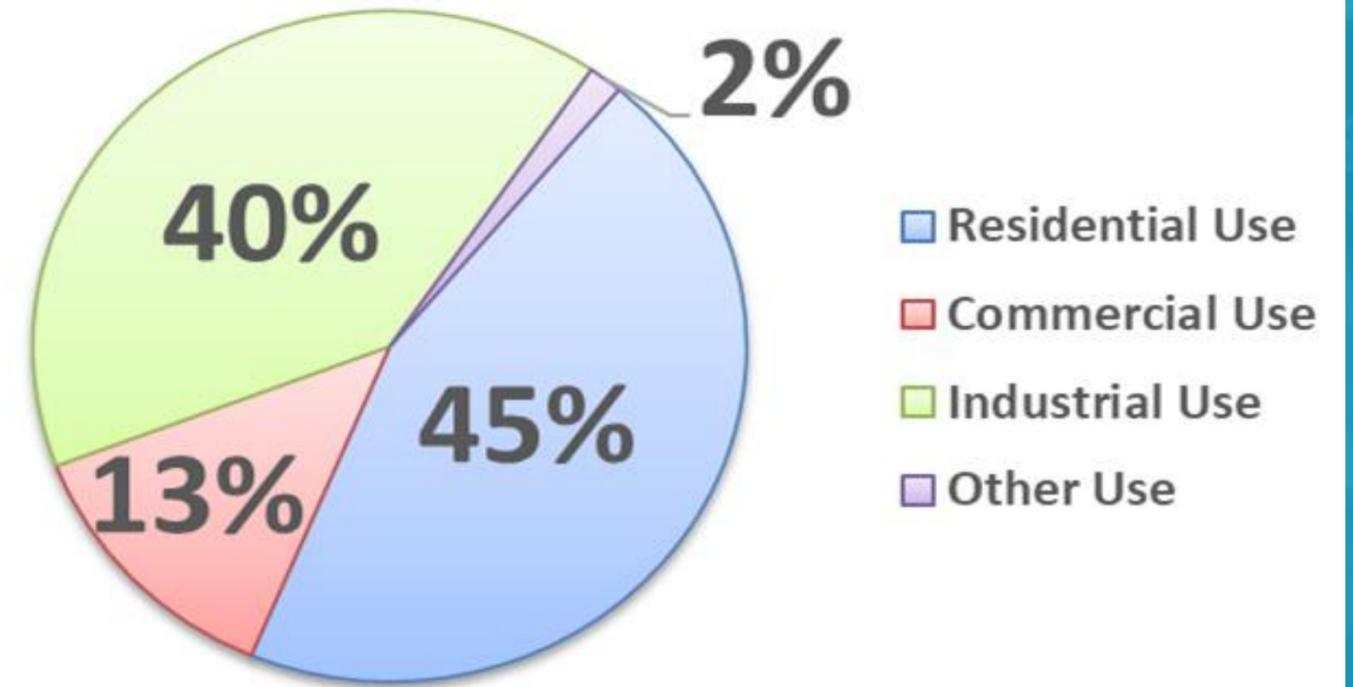
FY 2025(Final)

TV: \$.1.9 billion

FY 2026 (Certified)

TV: \$2.2 billion

TV growth = 16%



FY 2026 Budget Snapshot

Total Sources = \$58,929,665

Tax Increment: \$ 9,449,549

Interlocal Project Funding: 750,000

Miscellaneous: 285,127 →

Includes Micro-Enterprise Loan repayments, building rental revenue, investment earnings, etc.

FY2026 Bond Series: 32,300,000

Carryforward Fund Balance: 16,144,989

Total Uses = \$ 58,939,665

Operations: \$ 2,144,004 →

Includes City staff, City cost allocation, TIF split with Developer and general operating expenses

Debt Service: 1,635,900 →

FY2022 Debt Service, FY2026 Bond Issuance Cost

Reserve: 1,900,000

Redevelopment Projects: 53,249,761

* Please Note: Tax Increment Revenue Bond 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.



Downtown Master Development Agreement



Revenue

Tax Increment Revenue	\$ 3,847,643 (CF)
Taxing Authorities Interlocal	8,302,441 (CF/2026 Interlocal Funding)
Bond Series 2026	31,925,000
Total	\$44,075,084

Expenditures

Downtown District Infrastructure	29,817,271 (Bond/TIF/Interlocal Funding)
Downtown Land Acquisition	14,257,813 (CF/Bond/Interlocal Funding)
Total	\$44,075,084



Infrastructure and Streetscape Initiatives



Revenue

Tax Increment Revenue	2,199,714
Carryforward Fund Balance (TIF)	700,000
<u>Bond Series 2022 (Interest Earnings/CF)</u>	<u>429,040</u>
Total	\$3,328,754

Expenditures

Sonata Development		
Infrastructure Improvements	300,000	
11 NE 1 st Street Building Improvements	700,000	
Infrastructure/Streetscape Improvements	1,899,714	
<u>Dixie Highway/Atlantic Blvd Infrastructure</u>	<u>429,040</u>	→ Unexpended Funds/Interest Earnings
Total	\$3,328,754	

Sonata



Vertical Project Development



Revenue

Tax Increment Revenue	\$ 443,996
Building Rentals	82,127
Total	\$ 526,123

Expenditures

Tenant Improvements	\$ 50,000
CRA Building Maintenance	300,000
Rentals and Leases	176,123
Total	\$ 526,123



Redevelopment Initiatives



Revenue

Tax Increment Revenue	\$ 497,000
Micro-Enterprise Loan Program	3,000
Total	\$ 500,000

Expenditures

Incentive Programs	\$ 400,000
Dissemination of Information	100,000
Total	\$ 500,000

Here's Why Investing is Hot Right Now in Pompano Beach

NORTHWEST CRA DISTRICT

- 3,084-acres, one of the largest CRA Districts in the State of Florida
- Widely varied land uses including industrial, warehouse, commercial and residential
- \$24 million streetscape and infrastructure investment around the Cultural Center, Old Town, and MLK Boulevard
- Future planned 75-acre walkable Downtown positioned in the heart of the City, featuring four distinct Quadrants
- 2 qualified Opportunity Zones

EAST CRA DISTRICT

158 acres

\$50.2 million beachfront public infrastructure improvements including an award-winning bridge beautification connecting the mainland and barrier island

- The Fishing Village 1**
A walkable 6-acre beachfront destination totaling \$80 million in new development, featuring 60,000 SF of new restaurant and retail space, an iconic 620-car parking garage and 150-room dual-branded Hilton Hotel
- Atlantic Corridor 2**
A main commercial thoroughfare and arterial road connecting the beach to the east and future Downtown to the west
- McNab House & Botanical Gardens 3**
A \$22.5 million multi-year project with future onsite amenities to include a restaurant, event pavilion, multi-purpose meeting space and renowned botanical garden

FOR MORE INFORMATION

Pompano Beach Community Redevelopment Agency (CRA)
(954) 786-7823
 501 Dr. Martin Luther King Blvd, Suite 1
 Pompano Beach, FL 33060
www.pompanobeachfl.gov/government/cra

@ pompanobeachcra Pompano Beach CRA

Area Stabilization



Revenue

<u>Tax Increment Revenue</u>	\$ 439,800
<u>Total</u>	\$ 439,800

Expenditures

Redevelopment Ambassadors	\$ 369,800
Additional Security and Safety	50,000
<u>Emergency Rehab of Housing Stock</u>	<u>20,000</u>
<u>Total</u>	<u>\$ 439,800</u>

Redevelopment Ambassadors



Property Maintenance/Property Acquisition

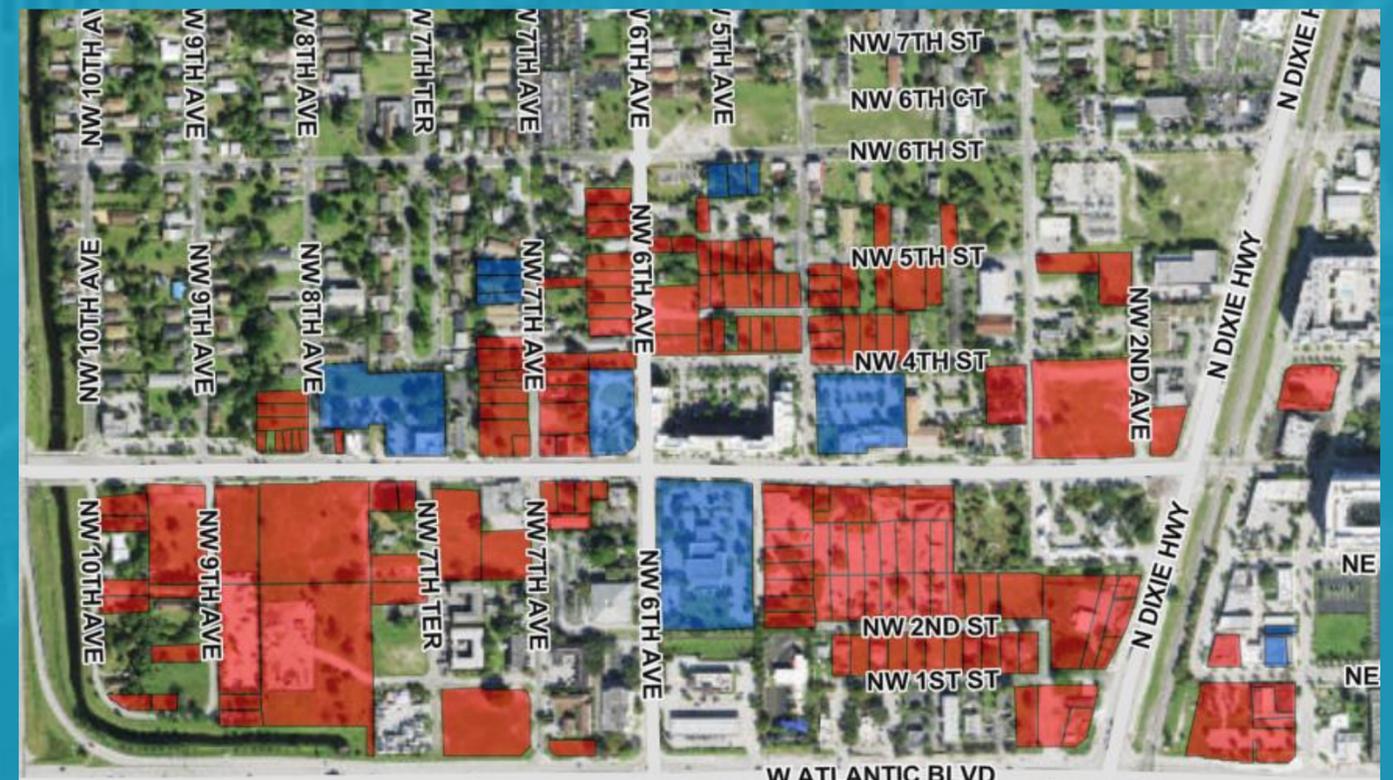


Revenue

Tax Increment Revenue	\$ 414,135
Carryforward Fund Balance	3,615,865
Total	\$ 4,030,000

Expenditures

Property Maintenance/Special Services	\$ 30,000
Property Acquisition	4,000,000
Total	\$ 4,030,000



Consultants and Professional Services



Revenue

<u>Tax Increment Revenue</u>	\$ 350,000
<u>Total</u>	\$ 350,000

Expenditures

Demolition Services	\$ 50,000
Consultants	294,800
Investment Advisors	5,200
<u>Total</u>	\$ 350,000





Budget Timeline

Budget Meetings

- Proposed Budget CRA Board – July 15, 2025
- Final Budget CRA Board – September 16, 2025