

Pompano Beach  
Community Redevelopment Agency

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# Northwest District Financing and Implementation Plan (2019-2023)



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



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Summary Statement by Project <sup>(1),(2)</sup>

#### 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

Children's Services Council of Broward County

*Subtotal - Tax Increment*

##### Intergovernmental

Taxing Authorities Interlocal (Approved Project Funding)

##### Miscellaneous

Micro-Enterprise Loan Program (repayments)

Building Rentals

Green Market

Investment Earnings

##### Financing

(3) Tax Increment Bank Loan, Series 2019 (Proposed)

**Total Forecasted Revenues**

**Total Sources**

#### Use (Expenditures)

##### Expenditures

##### Operations

(4) Dedicated Personnel Allocation (City staff)

City Administrative Cost Allocation

Miscellaneous Operating Expense

*Subtotal - Operations*

##### Debt Service

Tax Increment Bond, Series 2003A

Tax Increment Bond, Series 2004A

City Loan (790/800 Hammondville Rd; Base Payment)

City Loan (790/800 Hammondville Rd; Additional Payment)

City Loan (790/800 Hammondville Rd; Prepayment)

(3) Tax Increment Bank Loan, Series 2019 (Proposed)

*Subtotal - Debt Service*

##### Redevelopment Area Investment

Infrastructure and Streetscape Initiatives

Vertical Project Development and Assistance

Redevelopment Initiatives, Marketing and Special Events

Housing and Neighborhood Stabilization

Recreational, Educational and Cultural Initiatives

Property Acquisition

Consultants and Professional/Design Services

*Subtotal - Redevelopment Area Investment*

**Total Forecasted Expenditures**

	Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b>Source (Revenue)</b>							
<b>Carryforward</b>							
Carryforward of Project Appropriations	\$ 7,323,313	\$ -	\$ 7,323,313				
<b>Total Estimated Carryforward Balances</b>	<b>\$ 7,323,313</b>	<b>\$ -</b>	<b>\$ 7,323,313</b>				
<b>Revenues</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>							
City of Pompano Beach	\$ 20,876,637	\$ -	\$ 3,886,690	\$ 4,100,199	\$ 4,211,224	\$ 4,296,158	\$ 4,382,366
Broward County	\$ 8,495,676	-	4,134,288	4,361,388	-	-	-
North Broward Hospital District	\$ 1,941,168	-	944,638	996,530	-	-	-
Children's Services Council of Broward County	\$ 759,175	-	369,440	389,735	-	-	-
<i>Subtotal - Tax Increment</i>	<b>\$ 32,072,656</b>	<b>\$ -</b>	<b>\$ 9,335,056</b>	<b>\$ 9,847,852</b>	<b>\$ 4,211,224</b>	<b>\$ 4,296,158</b>	<b>\$ 4,382,366</b>
<b>Intergovernmental</b>							
Taxing Authorities Interlocal (Approved Project Funding)	\$ 10,000,000	-	-	-	5,200,000	3,300,000	1,500,000
<b>Miscellaneous</b>							
Micro-Enterprise Loan Program (repayments)	\$ 72,000	-	20,000	17,000	15,000	12,000	8,000
Building Rentals	\$ 1,020,551	-	155,666	214,331	205,987	211,981	232,586
Green Market	\$ 93,000	-	18,000	18,300	18,600	18,900	19,200
Investment Earnings	\$ 84,900	-	30,000	23,700	10,200	10,400	10,600
<b>Financing</b>							
(3) Tax Increment Bank Loan, Series 2019 (Proposed)	\$ 15,110,000	15,110,000	-	-	-	-	-
<b>Total Forecasted Revenues</b>	<b>\$ 58,453,107</b>	<b>\$ 15,110,000</b>	<b>\$ 9,558,722</b>	<b>\$ 10,121,183</b>	<b>\$ 9,661,011</b>	<b>\$ 7,849,439</b>	<b>\$ 6,152,752</b>
<b>Total Sources</b>	<b>\$ 65,776,420</b>	<b>\$ 15,110,000</b>	<b>\$ 16,882,035</b>	<b>\$ 10,121,183</b>	<b>\$ 9,661,011</b>	<b>\$ 7,849,439</b>	<b>\$ 6,152,752</b>
<b>Use (Expenditures)</b>							
<b>Expenditures</b>							
<b>Operations</b>							
(4) Dedicated Personnel Allocation (City staff)	\$ 2,061,910	\$ -	\$ 380,688	\$ 395,912	\$ 411,746	\$ 428,217	\$ 445,347
City Administrative Cost Allocation	\$ 504,992	-	98,992	100,000	101,000	102,000	103,000
Miscellaneous Operating Expense	\$ 1,780,322	-	335,302	345,370	355,750	366,450	377,450
<i>Subtotal - Operations</i>	<b>\$ 4,347,224</b>	<b>\$ -</b>	<b>\$ 814,982</b>	<b>\$ 841,282</b>	<b>\$ 868,496</b>	<b>\$ 896,667</b>	<b>\$ 925,797</b>
<b>Debt Service</b>							
Tax Increment Bond, Series 2003A	\$ 273,237	\$ -	\$ 273,237	\$ -	\$ -	\$ -	\$ -
Tax Increment Bond, Series 2004A	\$ 273,237	-	273,237	-	-	-	-
City Loan (790/800 Hammondville Rd; Base Payment)	\$ 901,960	-	180,392	180,392	180,392	180,392	180,392
City Loan (790/800 Hammondville Rd; Additional Payment)	\$ 309,000	-	16,000	29,300	58,600	87,900	117,200
City Loan (790/800 Hammondville Rd; Prepayment)	\$ 500,000	-	100,000	100,000	100,000	100,000	100,000
(3) Tax Increment Bank Loan, Series 2019 (Proposed)	\$ 5,875,000	-	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000
<i>Subtotal - Debt Service</i>	<b>\$ 8,132,434</b>	<b>\$ -</b>	<b>\$ 2,017,866</b>	<b>\$ 1,484,692</b>	<b>\$ 1,513,992</b>	<b>\$ 1,543,292</b>	<b>\$ 1,572,592</b>
<b>Redevelopment Area Investment</b>							
Infrastructure and Streetscape Initiatives	\$ 38,800,066	\$ 15,110,000	\$ 8,690,066	\$ 5,000,000	\$ 5,200,000	\$ 3,300,000	\$ 1,500,000
Vertical Project Development and Assistance	\$ 2,880,896	-	1,046,361	446,842	454,547	462,488	470,658
Redevelopment Initiatives, Marketing and Special Events	\$ 2,455,000	-	817,000	447,000	397,000	397,000	397,000
Housing and Neighborhood Stabilization	\$ 2,400,000	-	570,000	570,000	420,000	420,000	420,000
Recreational, Educational and Cultural Initiatives	\$ 300,000	-	60,000	60,000	60,000	60,000	60,000
Property Acquisition	\$ 2,945,760	-	2,445,760	200,000	100,000	100,000	100,000
Consultants and Professional/Design Services	\$ 1,856,000	-	395,000	365,100	365,200	365,300	365,400
<i>Subtotal - Redevelopment Area Investment</i>	<b>\$ 51,637,722</b>	<b>\$ 15,110,000</b>	<b>\$ 14,024,187</b>	<b>\$ 7,088,942</b>	<b>\$ 6,996,747</b>	<b>\$ 5,104,788</b>	<b>\$ 3,313,058</b>
<b>Total Forecasted Expenditures</b>	<b>\$ 64,117,380</b>	<b>\$ 15,110,000</b>	<b>\$ 16,857,035</b>	<b>\$ 9,414,916</b>	<b>\$ 9,379,235</b>	<b>\$ 7,544,747</b>	<b>\$ 5,811,447</b>



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Summary Statement by Project <sup>(1),(2)</sup>

**Reserve (5)**

Redevelopment Project Contingency

**Total Forecasted Reserves****Total Uses****Surplus/(Deficit)**

Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
\$ 1,659,040	\$ -	\$ 25,000	\$ 706,267	\$ 281,776	\$ 304,692	\$ 341,305
\$ 1,659,040	\$ -	\$ 25,000	\$ 706,267	\$ 281,776	\$ 304,692	\$ 341,305
\$ 65,776,420	\$ 15,110,000	\$ 16,882,035	\$ 10,121,183	\$ 9,661,011	\$ 7,849,439	\$ 6,152,752
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**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) Forecasted debt service is based on the following components: Principal Amount = \$15.5 million (\$15.1 million for redevelopment projects/\$390K for issuance costs); Amortization Period = 22 years (maturity on or before 9/30/2040); Fixed Tax-Exempt Interest Rate = 5%.

(4) Includes partial/full funding for the following positions: Capital Improvements and Innovation Director; Real Property Manager; Administrative Coordinator; CRA Director; CRA Project Manager; CRA Project Coordinator; CRA Marketing Coordinator; Part-Time staff (interns).

(5) Reserves are included to cover deficiencies in revenue collection/forecasting as well as to provide funding flexibility for redevelopment projects. Any unused funding will carry forward into the next fiscal year.



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - *Infrastructure and Streetscape Initiatives* Project Listing <sup>(1)</sup>

	Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b>Source (Revenue)</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ 6,733,753	\$ -	\$ 1,733,753	\$ 5,000,000	\$ -	\$ -	\$ -
<b>Intergovernmental Funding</b>							
Taxing Authorities Interlocal (Approved Project Funding)	\$ 10,000,000	-	-	-	5,200,000	3,300,000	1,500,000
<b>Financing</b>							
Tax Increment Revenue Bank Loan, Series 2019	\$ 15,110,000	15,110,000	-	-	-	-	-
<b>Carryforward Fund Balance</b>	\$ 6,956,313	-	6,956,313	-	-	-	-
<b>Total Sources</b>	<b>\$ 38,800,066</b>	<b>\$ 15,110,000</b>	<b>\$ 8,690,066</b>	<b>\$ 5,000,000</b>	<b>\$ 5,200,000</b>	<b>\$ 3,300,000</b>	<b>\$ 1,500,000</b>
<b>Use (Expenses)</b>							
<b>Infrastructure and Streetscape Initiatives</b>							
Downtown Pompano Drainage	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Downtown Pompano Above Ground Improvements	\$ 232,670	-	232,670	-	-	-	-
Innovation District Drainage Design	\$ 1,980,000	-	1,980,000	-	-	-	-
Innovation District Construction	\$ 25,785,000	15,110,000	5,675,000	5,000,000	-	-	-
Annie Gillis Park Plaza Improvements	\$ 152,396	-	152,396	-	-	-	-
Collier City Gateway Feature	\$ 250,000	-	250,000	-	-	-	-
Approved Projects (Taxing Authorities Interlocal)	\$ 10,000,000	-	-	-	5,200,000	3,300,000	1,500,000
<b>Total Uses</b>	<b>\$ 38,800,066</b>	<b>\$ 15,110,000</b>	<b>\$ 8,690,066</b>	<b>\$ 5,000,000</b>	<b>\$ 5,200,000</b>	<b>\$ 3,300,000</b>	<b>\$ 1,500,000</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - Vertical Project Development and Assistance Project Listing <sup>(1),(2)</sup>

	Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b>Source (Revenue)</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ 1,493,345	\$ -	\$ 523,695	\$ 232,511	\$ 248,560	\$ 250,507	\$ 238,072
<b>Miscellaneous</b>							
Building Rentals (731 MLK Blvd)	\$ 266,638	-	50,921	51,939	52,978	54,580	56,220
Building Rentals (11 NE 1st St.)	\$ 360,926	-	-	84,823	87,377	89,998	98,728
Building Rentals (41 NE 1st St.)	\$ 23,418	-	4,500	4,590	4,682	4,775	4,871
Building Rentals (44 NE 1st St.)	\$ 207,708	-	-	47,857	49,143	50,467	60,241
Building Rentals (50 NE 1st St.)	\$ 45,486	-	31,827	13,659	-	-	-
Building Rentals (35 N. Dixie Hwy)	\$ 59,086	-	11,129	11,463	11,807	12,161	12,526
Building Rentals (814 MLK Blvd)	\$ 57,289	-	57,289	-	-	-	-
<b>Carryforward Fund Balance</b>	\$ 367,000	-	367,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 2,880,896</b>	<b>\$ -</b>	<b>\$ 1,046,361</b>	<b>\$ 446,842</b>	<b>\$ 454,547</b>	<b>\$ 462,488</b>	<b>\$ 470,658</b>
<b>Use (Expenses)</b>							
<b>Project Development and Assistance</b>							
Downtown Projects							
Tenant Improvements	\$ 277,000	\$ -	\$ 277,000	\$ -	\$ -	\$ -	\$ -
450 NW 27th Avenue	\$ 150,000	-	150,000	-	-	-	-
MLK Capital Project	\$ 150,000	-	150,000	-	-	-	-
(2) CRA Building Maintenance	\$ 980,000	-	220,000	190,000	190,000	190,000	190,000
Rentals & Leases	\$ 886,630	-	167,000	172,010	177,170	182,490	187,960
11 NE 1st Street	\$ 437,266	-	82,361	84,832	87,377	89,998	92,698
<b>Total Uses</b>	<b>\$ 2,880,896</b>	<b>\$ -</b>	<b>\$ 1,046,361</b>	<b>\$ 446,842</b>	<b>\$ 454,547</b>	<b>\$ 462,488</b>	<b>\$ 470,658</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Notes:**

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

(2) Includes buildings and other properties in CRA possession.



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - *Redevelopment Initiatives, Marketing and Special Events* Project Listing <sup>(1)</sup>

	Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b>Source (Revenue)</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ 2,290,000	\$ -	\$ 779,000	\$ 411,700	\$ 363,400	\$ 366,100	\$ 369,800
<b>Miscellaneous</b>							
Micro-Enterprise Loan Program (repayments)	\$ 72,000	-	20,000	17,000	15,000	12,000	8,000
Green Market	\$ 93,000	-	18,000	18,300	18,600	18,900	19,200
<b>Total Sources</b>	<b>\$ 2,455,000</b>	<b>\$ -</b>	<b>\$ 817,000</b>	<b>\$ 447,000</b>	<b>\$ 397,000</b>	<b>\$ 397,000</b>	<b>\$ 397,000</b>
<b>Use (Expenses)</b>							
<b>Redevelopment Initiatives, Marketing and Special Events</b>							
Incentive Programs	\$ 800,000	\$ -	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Business Attraction and Development	\$ 365,000	-	115,000	100,000	50,000	50,000	50,000
Job Programs and Workforce Development							
Job Training Events	\$ 60,000	-	12,000	12,000	12,000	12,000	12,000
Job and Workforce Programs	\$ 5,000	-	5,000	-	-	-	-
Culinary Arts Incubator	\$ 300,000	-	60,000	60,000	60,000	60,000	60,000
Innovation District Co-Working/Maker Incubator	\$ 50,000	-	50,000	-	-	-	-
(2) Business Attraction and Marketing	\$ 875,000	-	175,000	175,000	175,000	175,000	175,000
<b>Total Uses</b>	<b>\$ 2,455,000</b>	<b>\$ -</b>	<b>\$ 817,000</b>	<b>\$ 447,000</b>	<b>\$ 397,000</b>	<b>\$ 397,000</b>	<b>\$ 397,000</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Notes:**

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

(2) Includes funding for multiple business attraction events including Green Market, Untapped, grand-openings, and other business attraction strategies.



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - *Housing and Neighborhood Stabilization* Project Listing <sup>(1)</sup>

#### Source (Revenue)

##### Tax Increment Revenue (TIR) Allocation

##### Total Sources

#### Use (Expenses)

##### Housing and Neighborhood Stabilization

##### Security

##### Additional Safety/Security

##### Emergency Rehabilitation of Housing Stock

##### Total Uses

##### Surplus/(Deficit)

Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
\$ 2,400,000	\$ -	\$ 570,000	\$ 570,000	\$ 420,000	\$ 420,000	\$ 420,000
\$ 2,400,000	\$ -	\$ 570,000	\$ 570,000	\$ 420,000	\$ 420,000	\$ 420,000
\$ 1,350,000	\$ -	\$ 300,000	\$ 300,000	\$ 250,000	\$ 250,000	\$ 250,000
\$ 950,000	-	250,000	250,000	150,000	150,000	150,000
\$ 100,000	-	20,000	20,000	20,000	20,000	20,000
\$ 2,400,000	\$ -	\$ 570,000	\$ 570,000	\$ 420,000	\$ 420,000	\$ 420,000
-	-	-	-	-	-	-

#### 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

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - *Recreational, Educational and Cultural Initiatives* Project Listing <sup>(1)</sup>

	Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b><u>Source (Revenue)</u></b>							
Tax Increment Revenue (TIR) Allocation	\$ 300,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Total Sources	\$ 300,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
<b><u>Use (Expenses)</u></b>							
Recreational, Educational and Cultural Initiatives							
Community Garden	\$ 300,000	\$ -	\$ 60,000	60,000	60,000	60,000	60,000
Total Uses	\$ 300,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
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

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - *Property Acquisition* Project Listing <sup>(1)</sup>

	Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ 2,945,760	\$ -	\$ 2,445,760	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
<b>Total Sources</b>	<b>\$ 2,945,760</b>	<b>\$ -</b>	<b>\$ 2,445,760</b>	<b>\$ 200,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Use (Expenses)</b>							
<b>Property Acquisition</b>							
Property Maintenance/Special Services	\$ 845,760	\$ -	\$ 345,760	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000
Miscellaneous Property Acquisition	\$ 2,100,000	-	2,100,000	-	-	-	-
<b>Total Uses</b>	<b>\$ 2,945,760</b>	<b>\$ -</b>	<b>\$ 2,445,760</b>	<b>\$ 200,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - *Consultants and Professional/Design Services* Project Listing <sup>(1)</sup>

	Total	Bank Loan Series 2019	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ 1,856,000	\$ -	\$ 395,000	\$ 365,100	\$ 365,200	\$ 365,300	\$ 365,400
<b>Total Sources</b>	<b>\$ 1,856,000</b>	<b>\$ -</b>	<b>\$ 395,000</b>	<b>\$ 365,100</b>	<b>\$ 365,200</b>	<b>\$ 365,300</b>	<b>\$ 365,400</b>
<b>Use (Expenses)</b>							
<b>Consultants and Professional/Design Services</b>							
Demolition Services	\$ 80,000	\$ -	\$ 40,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
(2) Consultants	\$ 1,750,000	-	350,000	350,000	350,000	350,000	350,000
Professional Fees (Investment Advisor)	\$ 26,000	-	5,000	5,100	5,200	5,300	5,400
<b>Total Uses</b>	<b>\$ 1,856,000</b>	<b>\$ -</b>	<b>\$ 395,000</b>	<b>\$ 365,100</b>	<b>\$ 365,200</b>	<b>\$ 365,300</b>	<b>\$ 365,400</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - Tax Increment Revenue Forecast <sup>(1),(2)</sup>

	Final FY 2018	Certified FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
<b>City of Pompano Beach (Contributing Authority)</b>						
Actual Growth/Assumed Growth	9.33%	9.93%	4.00%	2.00%	1.50%	1.50%
Taxable Value	\$ 995,149,750	\$1,093,955,910	\$1,137,714,146	\$1,160,468,429	\$1,177,875,456	\$1,195,543,588
Base Year Value	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
Tax Increment	\$ 697,761,729	\$ 796,567,889	\$ 840,326,125	\$ 863,080,408	\$ 880,487,435	\$ 898,155,567
Millage Rate	4.9865	5.1361	5.1361	5.1361	5.1361	5.1361
Gross Incremental Revenue	\$ 3,479,389	\$ 4,091,252	\$ 4,315,999	\$ 4,432,867	\$ 4,522,272	\$ 4,613,017
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	<b>\$ 3,305,419</b>	<b>\$ 3,886,690</b>	<b>\$ 4,100,199</b>	<b>\$ 4,211,224</b>	<b>\$ 4,296,158</b>	<b>\$ 4,382,366</b>
<b>North Broward Hospital District (Contributing Authority)</b>						
Millage Rate	1.2483	1.2483	1.2483			
Gross Incremental Revenue	871,016	994,356	1,048,979			
Statutory Reduction	0.95	0.95	0.95			
Budgetable Incremental Revenue	<b>\$ 827,465</b>	<b>\$ 944,638</b>	<b>\$ 996,530</b>			
<b>Children's Services Council (Contributing Authority)</b>						
Millage Rate	0.4882	0.4882	0.4882			
Gross Incremental Revenue	340,647	388,884	410,247			
Statutory Reduction	0.95	0.95	0.95			
Budgetable Incremental Revenue	<b>\$ 323,615</b>	<b>\$ 369,440</b>	<b>\$ 389,735</b>			
<b>Broward County (Contributing Authority)</b>						
Actual Growth/Assumed Growth	9.31%	9.93%	4.00%			
Taxable Value	\$ 995,285,200	\$1,094,100,500	\$1,137,864,520			
Base Year Value	297,388,021	297,388,021	297,388,021			
Tax Increment	\$ 697,897,179	\$ 796,712,479	\$ 840,476,499			
Millage Rate	5.4623	5.4623	5.4623			
Gross Incremental Revenue	\$ 3,812,124	\$ 4,351,883	\$ 4,590,935			
Statutory Reduction	0.95	0.95	0.95			
Budgetable Incremental Revenue	<b>\$ 3,621,518</b>	<b>\$ 4,134,288</b>	<b>\$ 4,361,388</b>			
Total Incremental Revenue	<b>\$ 8,078,017</b>	<b>\$ 9,335,056</b>	<b>\$ 9,847,852</b>	<b>\$ 4,211,224</b>	<b>\$ 4,296,158</b>	<b>\$ 4,382,366</b>

**Notes:**

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

(2) Assumes that North Broward Hospital District, Children's Services Council, and Broward County millage rates will remain at FY 2018 levels throughout the forecast period.



# Pompano Beach Community Redevelopment Agency

## Northwest District

### Financing and Implementation Plan

#### Supporting Schedule - Miscellaneous Operating Expenditures <sup>(1)</sup>

	Total	Proposed FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023
Special Legal Fees	\$ 265,470	\$ 50,000	\$ 51,500	\$ 53,050	\$ 54,640	\$ 56,280
Accounting & Auditing	\$ 36,090	6,800	7,000	7,210	7,430	7,650
Travel and Training	\$ 61,656	11,616	11,960	12,320	12,690	13,070
Postage	\$ 5,300	1,000	1,030	1,060	1,090	1,120
Water and Sewer	\$ 111,500	21,000	21,630	22,280	22,950	23,640
Insurance Premiums	\$ 106,200	20,000	20,600	21,220	21,860	22,520
Advertising	\$ 26,530	5,000	5,150	5,300	5,460	5,620
Real Estate Taxes	\$ 252,210	47,500	48,930	50,400	51,910	53,470
Credit Card Bank Fees	\$ 1,350	250	260	270	280	290
Office Supplies	\$ 21,230	4,000	4,120	4,240	4,370	4,500
Phone	\$ 4,607	867	890	920	950	980
Minor Equipment	\$ 5,300	1,000	1,030	1,060	1,090	1,120
Software Purchases	\$ 2,700	500	520	540	560	580
Publications	\$ 2,700	500	520	540	560	580
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	\$ 228,049	42,949	44,240	45,570	46,940	48,350
Central Stores	\$ 2,045	385	400	410	420	430
Health Insurance Service	\$ 498,050	93,810	96,620	99,520	102,510	105,590
Risk Management	\$ 97,590	18,380	18,930	19,500	20,090	20,690
Information Systems	\$ 51,745	9,745	10,040	10,340	10,650	10,970
<b>Total</b>	<b>\$ 1,780,322</b>	<b>\$ 335,302</b>	<b>\$ 345,370</b>	<b>\$ 355,750</b>	<b>\$ 366,450</b>	<b>\$ 377,450</b>

**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

## Northwest 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 initiatives.
4. The following section provides a brief description of the Redevelopment Area Initiatives included in the Financing and Implementation Plan.

Additional Safety/Security	Additional services to address patrol and safety measures for the Downtown Pompano target area.
Annie Gillis Park Plaza Improvements	Improvements to create an urban plaza in Annie Gillis Park.
Approved Projects (Taxing Authorities Interlocal Agreement)	Approved Projects are set forth in Exhibit 1 of the Taxing Authorities Interlocal Agreement.
Business Attraction and Development	Tools to attract new businesses and retain existing businesses in the NW CRA District including development of the Innovation District.
Business Attraction and Marketing	Marketing efforts to promote the revitalized target area of Downtown Pompano and other business or community sectors of the NW CRA District.
Collier City Gateway Feature	Neighborhood entry signage to Collier City.
Community Garden	Work associated with cultivation of vacant CRA parcel and operation for community garden.
Consultants and Professional Fees	Professional services needed for exploration of various components of the NW CRA redevelopment initiatives mostly for target areas of Downtown Pompano, Collier City, and Hunters Manor.
CRA Building Maintenance	Costs associated with maintenance of CRA leased/owned buildings.
Culinary Arts Incubator	Program to incubate and develop culinary pursuits and hospitality skills.
Demolition Services	Demolition services needed for CRA leased or owned properties in the NW CRA District.
Downtown Pompano Above Ground Improvements	Site improvement project in Downtown Pompano.
Downtown Pompano Drainage	Drainage improvement project in Downtown Pompano.
Emergency Rehabilitation of Housing Stock	Supplement to Office of Housing emergency rehabilitation programs.
Incentive Programs	Six (6) incentive programs to address property renovations mostly in the target area of MLK Blvd and Old Town.
Innovation District Co-Working/Maker Incubator	Program to provide co-working space to incubate new businesses and nurture a community of makers and innovators.
Innovation District Drainage Design	Design/construction services for a creative drainage system in the Innovation District.
Innovation District Construction	Capital improvement projects constructed in the Innovation District including, but not limited to, drainage, streetscape, etc.
Job Training Events	Various activities and events to promote job creation, job placement, apprenticeship, skill development and training in the NW CRA District.
Job and Workforce Programs	Various programs to promote economic viability, skill training, and apprenticeship in the NW CRA District.
Miscellaneous Property Acquisition	Acquisition of retail, commercial, residential and vacant properties within Downtown Pompano target area.
MLK Capital Project	Container project on MLK to support community businesses or services in Downtown Pompano.
Property Maintenance/Special Services	Maintenance services for CRA owned properties in the NW CRA District.
Rentals & Leases	Rental/lease expenses for multiple properties (including 11 NE 1st Street).
Security	Services to address patrol and safety measures for the Downtown Pompano target area.
Tenant Improvements	Capital improvements to CRA controlled buildings in Downtown Pompano for CRA tenants.
450 NW 27th Avenue	Container project to support community businesses or services at 450 NW 27th Avenue.

