



# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

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## ANNUAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018





# BOARD OF COMMISSIONERS

## Board of Commissioners

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REX HARDIN  
MAYOR



Rex.Hardin@copbfl.com

BARRY MOSS  
VICE MAYOR



Barry.Moss@copbfl.com

ANDREA MCGEE  
COMMISSIONER



Andrea.McGee@copbfl.com



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### Mission Statement

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

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RHONDA EATON  
COMMISSIONER



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TOM MCMAHON  
COMMISSIONER



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BEVERLY PERKINS  
COMMISSIONER



Beverly.Perkins@copbfl.com

# LETTER FROM THE EXECUTIVE DIRECTOR

## Letter from the Executive Director

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Date: March 19, 2019

It was another successful year for the Pompano Beach Community Redevelopment Agency (CRA). With the involvement of the CRA Board, residents, business owners, and other stakeholders, we have completed major projects and worked aggressively to redevelop and economically grow our community. We are committed to stimulating redevelopment activity in order to strengthen the economic base of the redevelopment area and our Motto continues to guide our decision making:

*Plan Your Work, Then Work Your Plan*

Presented herein is the 2018 Annual Report for the CRA which covers the period from October 1, 2017 through September 30, 2018 and includes the following information:

- General background information regarding the CRA and the Redevelopment Areas;
- Historical/current economic and financial data regarding the redevelopment areas including: taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report of activities (redevelopment projects, initiatives, etc.) within the redevelopment areas;
- Status report of the progress made in carrying out the Redevelopment Plan;
- Comparison of Redevelopment Plan goals, objectives, and policies to program accomplishments; and
- Financial statements for the fiscal year ending September 30, 2018.

This Annual Report has been prepared in accordance with §163.356(3)(c) and 163.387(8).

Respectfully Submitted,

A handwritten signature in blue ink that reads "Greg Harrison". The signature is fluid and cursive, with the first name "Greg" and last name "Harrison" clearly distinguishable.

Greg Harrison  
CRA Executive Director

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## Pompano Beach CRA

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### Background

Chapter 163, Part III, Florida Statutes, as amended (“Redevelopment Act”) authorizes a municipality to create a community redevelopment agency after finding that there exists within the municipality slum or blighted areas.

The City Commission of the City of Pompano Beach, FL (“City”) declared on March 17, 1981, through adoption of Resolution No. 81-139 that there existed within the City slum or blighted areas, a shortage of affordable housing, and a corresponding need for a community redevelopment agency. An additional declaration of blight was made by the City Commission on December 13, 1988, through adoption of Resolution No. 89-45. This finding expanded the original redevelopment area to include certain areas annexed to the City subsequent to the original resolution.

In order to carry out its redevelopment goals, the City Commission created the Pompano Beach Community Redevelopment Agency (“CRA”) through adoption of Ordinance No. 89-27 on December 20, 1988.

Pursuant to the Redevelopment Act, the governing body of a municipality may declare itself the CRA, in which case all the rights, powers, duties, privileges, and immunities vested by F.S. Chapter 163, Part III, in the CRA will be vested in the governing body of the municipality. The City Commission has chosen this option and functions as the CRA Board of Commissioners (“CRA Board”).

### Powers

The CRA possesses all of the powers necessary to carry-out community redevelopment including the following:

- Hiring staff and consultants;
- Installation, construction, or reconstruction of streets, utilities, parks and playgrounds;
- Voluntary or compulsory repair and rehabilitation programs;
- Constructing foundations and platforms for housing;
- Holding, improving, cleaning or preparing property for future construction;
- Mortgaging or pledging property;
- Borrowing money and investing funds;



## POMPANO BEACH CRA

- Acquisition and disposition of property; and
- Relocating owners and occupants.

### Redevelopment Areas

The CRA consists of the following two separate Redevelopment Areas comprising approximately 3,242-acres:

- Northwest Pompano Beach Community Redevelopment Area (hereafter referred to as the “Northwest District”; approximately 3,084-acres); and the
- East Pompano Beach Community Redevelopment Area (hereafter referred to as the “East District”; approximately 158-acres).

### Funding Source

The primary funding source available to the CRA consists of Tax Increment revenues. Tax Increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area. The taxable value of all real property in the redevelopment area is determined as of a fixed date<sup>1</sup>, also known as the “base-year” value. Contributing taxing authorities continue to receive ad valorem tax revenues (a.k.a. property tax revenues) based on the base-year value. Revenues generated from the base-year value are available for general government purposes. However, ad valorem tax revenues from increases in real property value, referred to as “Tax Increment”, are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

### Awards and Acknowledgements



**COMMUNITY OUTREACH**  
*Neighborhood Ambassadors*



**FACEBOOK**  
*Old Town Untapped Event*

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<sup>1</sup> F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund.

# POMPANO BEACH CRA

## Financing and Implementation Plans

In 2009, the CRA Board determined that a more aggressive approach was needed to effectively address the blighted conditions within the Redevelopment Areas. In response, a five-year financing and implementation plan (the “Finance Plan”) was created utilizing the CRA’s financial resources to fund redevelopment.

Formulation of the Finance Plan involved all of the following:

- analysis of existing planning documents;
- conducting public forums to discuss the redevelopment options with the community at large; and
- multiple Finance Plan presentations to the CRA Advisory Committees and Board.

The Finance Plan has increased private sector investment as the development community, residents, lenders and other stakeholders recognize that a solid financial commitment has been made by our elected officials.

- Finance Plan for the Northwest District

The CRA Board adopted the updated Finance Plan on September 17, 2018 (Fiscal Years “FY” 2019-2023).

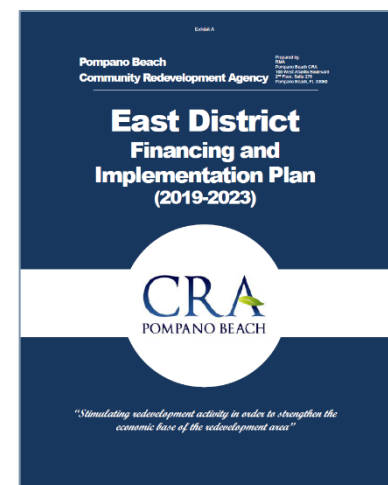
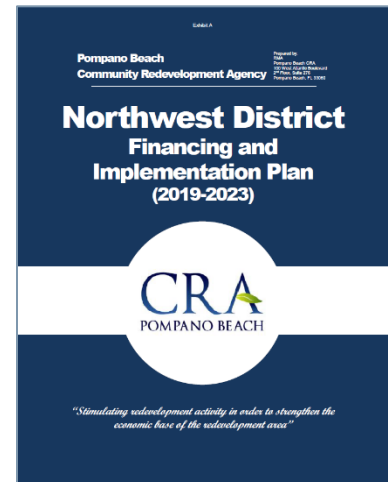
The Finance Plan forecasts investment totaling over \$52 million (excluding operations/debt service) within District boundaries over the next five (5) years.

- Finance Plan for the East District

The CRA Board adopted the updated Finance Plan on September 17, 2018 (FY 2019-2023).

The Finance Plan forecasts investment totaling over \$11 million (excluding operations/debt service) within District boundaries over the next five (5) years.

This Annual Report includes a report/narrative of activities (redevelopment projects, initiatives, etc.) under each Redevelopment Area section, status report on the progress made in carrying out the Redevelopment Plan, as well as financial statements for each District’s Trust Fund.



# NORTHWEST DISTRICT

## Northwest District

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### Background

Through adoption of Resolution No. 81-139 on March 17, 1981, the City Commission of the City of Pompano Beach declared that there existed within the City slum or blighted areas, a shortage of affordable housing, and a corresponding need for a community redevelopment agency. An additional declaration of blight was made by the City Commission on December 13, 1988, through adoption of Resolution No. 89-45. This finding expanded the original redevelopment area to include certain areas annexed to the City subsequent to the original resolution.

The Pompano Beach Community Redevelopment Agency (“CRA”) was created through adoption of Ordinance 89-27 on December 20, 1988 and the corresponding redevelopment area was identified as the Northwest District.

The City Commission approved the Northwest District Redevelopment Plan (“Redevelopment Plan”) through adoption of Ordinance No. 90-9 on October 31, 1989 and created the Northwest District Trust Fund (“Trust Fund”) through adoption of Ordinance No. 90-10 on November 7, 1989.

In an effort to facilitate input from the community, the CRA Board approved creation of the Northwest Advisory Committee which represents the business, financial, professional, and residential sectors of the District.

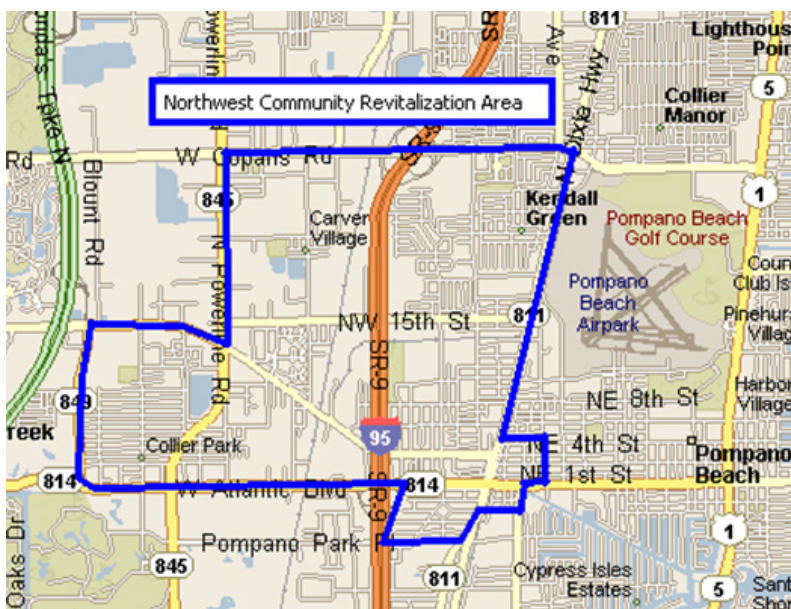
The original term of the CRA was set to end on December 31, 2019. However, the CRA has identified specific redevelopment projects that, if implemented, will significantly reduce slum and blight in the Northwest District. As such, the CRA life has been extended for a 20-year period (January 1, 2020 – December 31, 2040) subject to funding stipulations from the contributing Taxing Authorities (discussed in detail within the Tax-Increment section).

The Northwest District encompasses an area of approximately 3,084 acres.



# NORTHWEST DISTRICT

## Boundary Map



## Tax-Base

The following table provides a 10-year summary of the historical assessment (taxable) values and increment values for the Northwest District as of January 1<sup>st</sup> of each year<sup>2</sup>. While this report generally pertains to FY 2018 activity, the following section also includes FY 2019 property valuation data to highlight current trends. The Northwest District experienced positive tax base growth in FY 2019 due to the residential (11% growth), commercial (6% growth), and industrial market segments (11% growth).

### TAXABLE PROPERTY VALUES

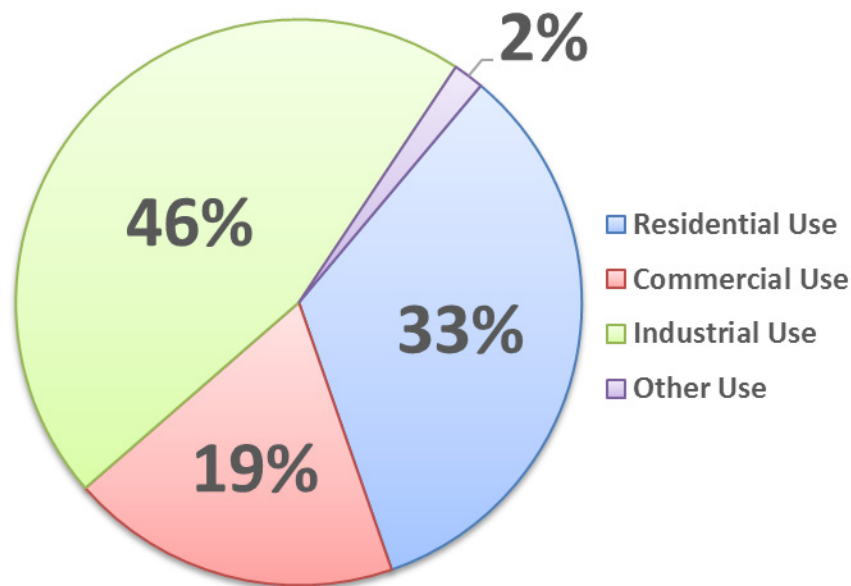
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE		INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2018	2019	1,092,453,450	9.8%	297,388,021		795,065,429	13.9%
2017	2018	995,149,750	9.3%	297,388,021		697,761,729	13.9%
2016	2017	910,238,330	7.3%	297,388,021		612,850,309	11.3%
2015	2016	848,261,810	5.5%	297,388,021		550,873,789	8.7%
2014	2015	804,052,060	5.4%	297,388,021		506,664,039	8.8%
2013	2014	763,198,620	2.3%	297,388,021		465,810,599	3.8%
2012	2013	746,313,340	(4.0%)	297,388,021		448,925,319	(6.4%)
2011	2012	777,021,390	(9.3%)	297,388,021		479,633,369	(14.2%)
2010	2011	856,437,880	(18.7%)	297,388,021		559,049,859	(26.1%)
2009	2010	1,053,473,220	(5.0%)	297,388,021		756,085,199	(6.9%)

<sup>2</sup> The Taxable Value figures included herein represent those values utilized by the City of Pompano Beach, North Broward Hospital District, and the Children's Services Council to calculate the Northwest District's tax increment revenue and are net of all applicable exemptions. Broward County utilizes a different Taxable Value that does not adjust for the additional \$25,000 Senior Homestead Exemption approved by the City.

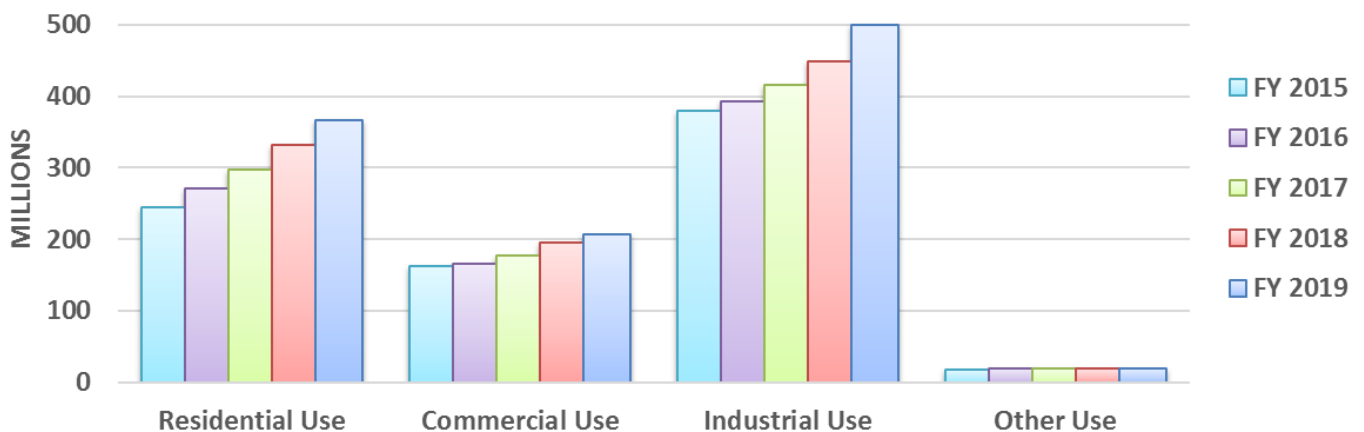
## NORTHWEST DISTRICT

### Taxable Values by Use Type

The segmentation of taxable values within the Northwest District highlights a relatively balanced tax-base with Residential, Commercial, and Industrial properties representing approximately 33%, 19%, and 46% respectively with the balance comprising other uses (e.g. institutional).



A balanced and diversified tax-base helps insulate the Northwest District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five year period ending with FY 2019.



# NORTHWEST DISTRICT

## Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the Northwest District's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the District. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2019 TAXABLE VALUE	% OF FY 2019 TAXABLE VALUE
POMPANO INDUSTRIAL VENTURE LLC	INDUSTRIAL	25,732,840	2.4%
LONE OAK-BROWARD LLC	INDUSTRIAL	20,519,040	1.9%
COPANS MOTORS INC.	COMMERCIAL	18,436,230	1.7%
BAERS FURNITURE CO INC.	INDUSTRIAL	18,258,900	1.7%
NAPLETON INVESTMENT PARTNERSHIP LP	COMMERCIAL	17,000,060	1.5%
POMPANO CENTER OF COMMERCE	INDUSTRIAL	13,420,590	1.2%
AN WG POMPANO BEACH LP	COMMERCIAL	12,735,250	1.1%
CONTINENTAL CABLEVISION OF JAX	COMMERCIAL & INDUSTRIAL	10,454,240	1.0%
VALUE STORE IT POWERLINE LLC	INDUSTRIAL	8,968,930	0.8%
OLDCASTLE APG SOUTH INC.	INDUSTRIAL	8,911,150	0.8%
TOTAL		154,437,230	14.1%

## Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that make payments to the Northwest District Trust Fund.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES						
		A	B	C	D	=A+B+C+D
TAX ROLL YEAR	FISCAL YEAR	CITY OF POMPANO BEACH	BROWARD COUNTY	NORTH BROWARD HOSPITAL DISTRICT	CHILDREN'S SERVICES COUNCIL	TOTAL
2018	2019	5.1361	5.4792	1.0855	0.4882	12.1890
2017	2018	4.9865	5.4623	1.2483	0.4882	12.1853
2016	2017	4.8252	5.4474	1.3462	0.4882	12.1070
2015	2016	4.9865	5.4741	1.4425	0.4882	12.3913
2014	2015	4.7470	5.4584	1.5939	0.4882	12.2875
2013	2014	4.8712	5.4400	1.7554	0.4882	12.5548
2012	2013	4.9700	5.2576	1.8564	0.4902	12.5742
2011	2012	4.7027	5.1860	1.8750	0.4789	12.2426
2010	2011	4.4077	5.1021	1.8750	0.4696	11.8544
2009	2010	4.0652	4.8889	1.7059	0.4243	11.0843



# NORTHWEST DISTRICT

## Tax-Increment Revenues

The Redevelopment Act provides that upon creation of a CRA, a municipality shall establish, on behalf of the CRA, a Trust Fund. Taxing Authorities, as defined in the Redevelopment Act, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1<sup>st</sup> of each year to deposit into the Trust Fund an amount equal to 95% of the difference between<sup>3</sup>:

- a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1<sup>st</sup> of the base year, exclusive of any amount from any debt service millage.

The Taxing Authorities which are obligated to make annual deposits into the Northwest District Trust Fund include the City of Pompano Beach, Broward County, North Broward Hospital District, and the Children's Services Council. Please refer to the Tax-Increment Stipulations section for an update on the future funding obligations of the Taxing Authorities.

The following table provides a 10-year summary of historical tax increment revenues for the Northwest District segmented by Taxing Authority.

TAX INCREMENT REVENUES							
TAX ROLL YEAR	FISCAL YEAR	A	B	C	D	=A+B+C+D	% CHANGE OVER PRIOR YEAR
		CITY OF POMPANO BEACH	BROWARD COUNTY	NORTH BROWARD HOSPITAL DISTRICT	CHILDREN'S SERVICES COUNCIL	TOTAL (ROUNDED)	
2018	2019	\$ 3,879,359	\$ 4,139,399	\$ 819,891	\$ 368,743	\$ 9,207,392	14.0%
2017	2018	3,305,419	3,621,518	827,465	323,615	8,078,017	14.6%
2016	2017	2,809,269	3,172,966	783,768	284,234	7,050,237	8.7%
2015	2016	2,609,586	2,866,125	754,904	255,490	6,486,105	9.7%
2014	2015	2,284,877	2,627,831	767,193	234,986	5,914,887	6.5%
2013	2014	2,155,604	2,407,987	776,800	216,038	5,556,429	3.6%
2012	2013	2,119,601	2,243,116	791,716	209,060	5,363,493	(3.9%)
2011	2012	2,142,793	2,364,315	854,347	218,212	5,579,667	(11.4%)
2010	2011	2,340,918	2,711,697	995,808	249,403	6,297,826	(20.9%)
2009	2010	2,919,956	3,513,987	1,225,315	304,767	7,964,025	(1.3%)

<sup>3</sup> Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

# NORTHWEST DISTRICT

## Tax-Increment Stipulations

The City Commission and the Broward County Board of Commissioners (“County”) entered into an Interlocal Agreement on August 14, 2018, to delineate their areas of responsibility with respect to redevelopment funding for the Northwest District.


**Tax Increment:** The Interlocal Agreement stipulates that, among other things, the final tax increment contribution from the County, North Broward Hospital District (“NBHD”), and the Children’s Services Council (“CSC”) will be for fiscal year 2020 (payment due December 31, 2019). Thereafter, these entities will not be obligated to pay tax increment to the Northwest District. The City of Pompano Beach will continue to contribute tax increment through the end of the Northwest District’s life (December 31, 2040).

In lieu of tax increment, the County, NBHD, and CSC will contribute to the CRA the following funding allocations for approved projects as set forth in the Interlocal Agreement:

**Project Funding:** \$7 million (total) between fiscal years 2021-2022.

**Annual Funding:** \$6.75 million (total) between fiscal years 2022-2026.

**Residential Funding:** Additionally, the County will fund \$10 million (total) between fiscal years 2022-2025 to address slum and blight in the Northwest District. These funds will be possessed, controlled, and disbursed by the County.

Fiscal Year		Tax Increment				Approved Project Funding by Program			Approved Project Funding by Taxing Authority				County
Period	Year	City TIF	County TIF	NBHD TIF	CSC TIF	Project Funding	Annual Funding	Total	County	NBHD	CSC	Total	Residential Funding
10/1/2018-9/30/2019	2019	✓	✓	✓	✓	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2019-9/30/2020	2020	✓	✓	✓	✓	-	-	-	-	-	-	-	-
10/1/2020-9/30/2021	2021	✓	-	-	-	5,200,000	-	5,200,000	3,850,000	1,000,000	350,000	5,200,000	-
10/1/2021-9/30/2022	2022	✓	-	-	-	1,800,000	1,500,000	3,300,000	1,950,000	1,000,000	350,000	3,300,000	2,100,000
10/1/2022-9/30/2023	2023	✓	-	-	-	-	1,500,000	1,500,000	450,000	750,000	300,000	1,500,000	2,700,000
10/1/2023-9/30/2024	2024	✓	-	-	-	-	1,500,000	1,500,000	450,000	750,000	300,000	1,500,000	2,600,000
10/1/2024-9/30/2025	2025	✓	-	-	-	-	1,500,000	1,500,000	450,000	750,000	300,000	1,500,000	2,600,000
10/1/2025-9/30/2026	2026	✓	-	-	-	-	750,000	750,000	375,000	275,000	100,000	750,000	-
													-
10/1/2039-9/30/2040	2040	✓	-	-	-	-	-	-	-	-	-	-	-
10/1/2040-12/31/2040	2041	-	-	-	-	-	-	-	-	-	-	-	-
						\$ 7,000,000	\$ 6,750,000	\$ 13,750,000	\$ 7,525,000	\$ 4,525,000	\$ 1,700,000	\$ 13,750,000	\$ 10,000,000

# NORTHWEST DISTRICT

## Accomplishments and Project Status Updates

### Overview of Redevelopment Goals

This has been another productive and successful year for the Pompano Beach CRA. The following report will provide an overview of projects that have been undertaken in Fiscal Year (“FY”) 2018 and will provide status updates for ongoing projects. In a joint effort with the CRA Advisory Committees and the CRA Board, the CRA confirmed its vision for the redevelopment of the Districts in 2017. In doing so, a strategy was outlined for redevelopment through a series of goals that guide how time and resources are invested. These goals occur throughout the redevelopment process and build upon one another in a process that facilitates an economically strong and healthy city. Within the framework of this Annual Report, projects are listed under their primary goal (although, projects often align with multiple goals).

**Goal 1: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.**

### Downtown Pompano Infrastructure and Streetscapes

In 2010, the CRA began to identify strategies for creating a future mixed-use “Downtown Pompano”, including the areas around the intersection of Dixie Highway and Atlantic Boulevard. At a community meeting in April 2010, CRA staff introduced concepts of connectivity for three of the intersection’s four quadrants and roadways within the downtown area.

At community meetings in June and September 2010, CRA staff presented current development discussions in the Downtown Pompano area and EDSA Inc. (landscape architects and urban designers) introduced design alternatives for the public rights-of-way, including: landscape/streetscape improvements along Dr. Martin Luther King Jr. (“MLK”) Boulevard; public streets and sidewalks throughout the Old Town/Florida East Coast (“FEC”) corridor; and within a new Civic Campus proposed for the area south of the intersection of Atlantic Boulevard and Dixie Highway.

In 2017, the CRA completed the Downtown Pompano Streetscape project, which consisted of four main components: MLK Boulevard Streetscape Improvements; Old Town Streetscape and Parking Improvements; Fire Fountain Plaza; and the FEC Corridor Beautification.

During FY 2018 the CRA continued to invest in Downtown Pompano infrastructure projects including: Annie Gillis Park Plaza Improvements; Downtown Pompano Improvements; and Atlantic Boulevard and Dixie Highway Intersection Improvements.

## NORTHWEST DISTRICT

The following sections provide detailed project descriptions and 2018 status updates on the Downtown Pompano infrastructure improvements.

- **Annie Gillis Park Plaza Improvements**

In 2017, members of the Northwest CRA Advisory Committee expressed an interest in creating a plaza on MLK Boulevard like Fire Fountain Plaza in Old Town. CRA staff presented the idea to create a plaza in the existing Annie Gillis Park, especially since the park is located just across the street of the new City Vista residential development.

The CRA engaged a consultant during FY 2018 to facilitate public input and leverage staff research to create a concept plan for the Annie Gillis Urban Plaza.



- **Downtown Pompano Improvements**

The CRA hired a consultant during FY 2018 to design pedestrian enhancements and address water retainage issues for an area in Downtown that is regularly utilized during the monthly Old Town Untapped event.



## NORTHWEST DISTRICT

- **Atlantic Boulevard and Dixie Highway Intersection Improvements**

In FY 2018, the CRA retained EDSA Inc. to assist with the next level of concept plans for arterials affecting Downtown Pompano including Atlantic Boulevard and Dixie Highway. The main goals included:

- Determining the feasibility of eliminating travel lanes;
- Realigning the roadways to provide more fluid traffic movements;
- Establishing safer crossings for pedestrians;
- Increasing opportunities for bicycle lanes and users;
- Accounting for future mass transit requirements; and
- Implementing a more cohesive complete streets system that takes into account each and every one of the above users.

CRA and EDSA staff made two presentations to the public and introduced a series of concepts that will help define the image of Downtown Pompano and transform the area into a true dynamic destination. EDSA received \$199,855 for their services. The activity is complete.



Conceptual Design of Atlantic Boulevard Intersection

## NORTHWEST DISTRICT

### Innovation District Drainage

This project scope involves design services for a creative drainage system within the Innovation District. In FY 2018, although the design was not started for the Innovation District Drainage project, some of the infrastructure to support the Stormwater Master Plan was completed under the auspices of a privately-funded project (City Vista). Drainage facilities intended to support the Stormwater Master Plan were constructed along NW 4<sup>th</sup> Avenue (from MLK Boulevard to NW 4<sup>th</sup> Street) and on NW 4<sup>th</sup> Street (from NW 4<sup>th</sup> Avenue to NW 6<sup>th</sup> Avenue).

The installation of these facilities effectively reduced the need to rebuild those streets. The costs were absorbed by the Developer. The rest of the facilities outlined in the Stormwater Master Plan have not been designed. The design integrates a canal system concept that requires extensive planning, engineering, and review by the governing authorities. Moreover, staff recommended a Master Developer be part of the design and decision-making process. Such an approach would enable the design to meet the Developer's objectives without jeopardizing success. Staff intends to engage a Master Developer(s) in 2019 and work hand-in-hand. Additionally, staff plans to seek out grant opportunities and engage a master design team to effectively integrate the canals with all other design elements such as roadways, bridges, landscape, lighting, etc.



Innovation District (project borders and concept design)



## NORTHWEST DISTRICT

### Education Corridor

This project represents corridor improvements to MLK Boulevard from the Florida Turnpike to Dixie Highway. Improvements will take place in three phases with funding provided by the CRA and the City as follows: Phase 1 - Dixie Highway to I-95 as a function of the Downtown Pompano Streetscape Project (100% CRA funding); Phase 2 - Florida Turnpike to Powerline Road (90% City and 10% CRA funding); and Phase 3 - Powerline Road to I-95 (90% City and 10% CRA funding).

The Education Corridor is a regional effort being carried out by multiple municipalities and government agencies including Broward County Transit, Broward Metropolitan Planning Organization, Florida Department of Transportation, and the cities of Coconut Creek, Coral

Springs, Margate, and Pompano Beach. It is based on the “Sawgrass to Seagrass” concept seeking to connect participating municipalities using a common roadway theme and a common bus line. The goals set out for this regional partnership are:

- Increase connectivity across each municipality from the west to the east;
- Increase job and educational opportunities for residents;
- Increase funding opportunities; and
- Create a desirable traffic way, a pedestrian-friendly atmosphere, and a pleasant environment for local residents.

Phase 2 is complete. Streetscape improvements on MLK Boulevard from Powerline Road to NW 31<sup>st</sup> Avenue were constructed in 2018 by Weekley Asphalt Paving, Inc.



Education  
Corridor  
Improvements



## NORTHWEST DISTRICT

Work included: upgrading drainage facilities; installation and extension of a new sewer main; new sidewalks along the north and south sides of the street; new decorative dual-light fixtures (pedestrian and vehicular) along the north side of the street; a new landscape median with irrigation; and new trees and groundcovers on both sides of the street. In addition, the contractor installed required underground equipment in support of a new traffic signal at the intersection of NW 27<sup>th</sup> Avenue and MLK Boulevard. The signal is expected to be installed in 2019.

Phase 3 is next. This phase entails similar improvements on MLK Boulevard from I-95 to Powerline Road. Work is expected to be carried out in 2020. In FY 2018, the CRA completed its contribution towards the design services for the project. Although the City will continue with the construction of Phase 3, the CRA will no longer have financial involvement in the project.

Expended and obligated by the CRA through FY 2018: \$363,148.

### NW 27<sup>th</sup> Avenue Street Calming

This project includes the construction of improvements for street calming on NW 27<sup>th</sup> Avenue in the Northwest District. This was a project that stemmed from the 2012 DECOMAP for Collier City. In FY 2018, staff started gathering information to create a project plan, but ultimately it was found that other projects in Collier City would add more to the quality of life than street calming.

### Security and Additional Security/Safety

The CRA, in coordination with the Broward County Sheriff's Office and City Code Compliance, continued its partnership with a private unarmed security firm during 2018 to patrol MLK Boulevard and Old Town in the Northwest District. This service aids the CRA in its redevelopment efforts and improves safety, awareness, and enforcement. This program is in its 5<sup>th</sup> year of service and has proven to be an effective tool to reduce criminal activity and provide merchants, residents, and visitors a sense of safety when the "yellow shirts" are present. The CRA is committed to community policing innovations and actively explored body camera usage and camera networks to increase safety and security.

The CRA also looked into additional services to address patrol and safety measures for the Downtown Pompano target area.



## NORTHWEST DISTRICT

### Community Garden

The Community Garden is a CRA initiative to bring urban gardening to the Northwest District. Located in the Blanche Ely neighborhood, the Garden focuses on growing seasonal, organic produce to be sold throughout the neighborhood, the CRA's Green Market, and given to Blanch Ely High School as part of their culinary program. The Community Garden also has twenty (20) smaller plots that have been leased by local families to be cultivated exclusively for their use.

There is also a job training and educational component to the Community Garden, with two (2) local residents receiving on-the-job training and apprenticeships in proper gardening techniques and local community food related issues.

During FY 2018, the CRA maintained the contract with The Fruitful Field, Inc. to provide management of the garden's operations, events, and programming.

Investment during 2018 included electrical and irrigation improvements aimed at ensuring the community has the resources it needs to maintain efficient and productive Community Garden operations.





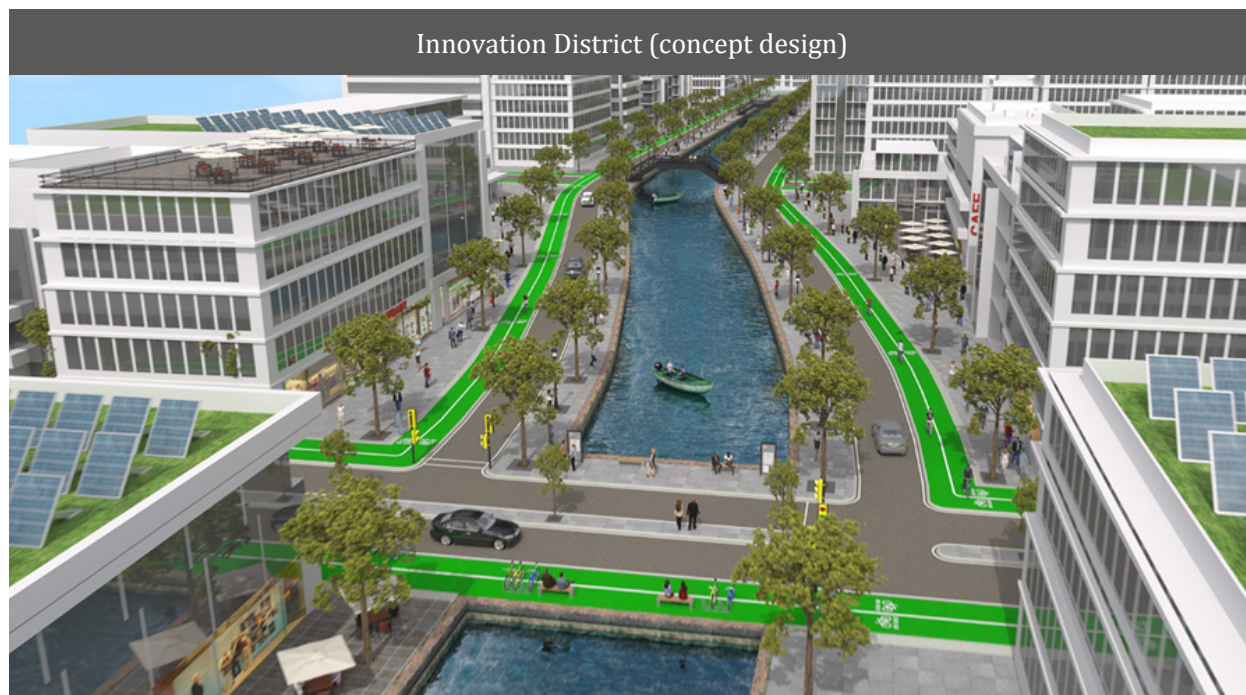
## NORTHWEST DISTRICT

**Goal 2: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.**

### *Innovation District*

The City and CRA's vision is to create a vibrant, pedestrian friendly, and mixed-use environment throughout the entire Downtown. The redevelopment is inspired by the global rise of the "Innovation District" concept that emphasizes a combination of business, technical, corporate, government, hospitality, education, and cultural uses. Successful innovation districts embody the notion of "live, work, play" environments by integrating a variety of daytime (office, commercial, retail, technical, etc.) and nighttime (restaurants, breweries, cultural arts, hospitality etc.) economic uses with a dense residential component. New developments in the Downtown will consist of active uses on the ground floor and residential and commercial uses on the upper floors. Creating economic opportunities for residents is a goal of the CRA; proposed uses in the Innovation District should therefore promote job growth, preferably with high wage job opportunities.

The City and CRA seek a series of signature projects within the Innovation District that combine iconic architecture and mixed uses, as well as compliment the unique public realm that will result from the drainage system plan. The drainage system will connect the projects, although each individual project opportunity will be a stand-alone development. Developers will be encouraged to identify acquisition and redevelopment opportunities on contiguous parcels that are not owned by the City or the CRA for further assemblage.



## NORTHWEST DISTRICT

Appropriate uses in the Innovation District could include: corporate headquarters; general office and commercial; hotel; educational and/or vocational; clean technology; information technology; financial/professional services; and residential. Ground floor uses should include retail and pedestrian-oriented uses that activate the street.

In February 2018, the CRA contracted with Cushman & Wakefield US, Inc. for real estate brokerage and advisory services. The contract contemplated a review and assessment of all City/CRA-owned vacant and/or underutilized properties in order to provide market forecasts including commercial, residential, hotel, and light industrial/clean tech uses which would ultimately result in the sale of these parcels to a development partner to construct the improvements. Aggressive marketing and promotional activities are currently underway which has resulted in heightened private sector interest; however, no contract has been signed to date with a development partner.

The CRA will continue to heavily market and promote this area for development of the Downtown Pompano Beach Innovation District.

### *Redevelopment along MLK Boulevard*

The MLK Boulevard corridor is being positioned for future redevelopment. As the first component of the Downtown Pompano Connectivity Plan, landscape and streetscape improvements have been constructed to provide a sense of place along the corridor conducive to commercial and mixed-use development. Streetscape improvements, including undergrounding utilities, have been completed from Dixie Highway (west) to NW 6<sup>th</sup> Avenue.

Redevelopment projects along the MLK Boulevard/Hammondville Road corridor include:

- **City Vista**

City Vista, a 7-story, 111 unit mixed-use development located on the northeast corner of NW 6<sup>th</sup> Avenue and MLK Boulevard officially opened in March 2018 and is fully leased. The CRA entered into a lease for 3,500 sq. ft. of first floor commercial/retail space to develop a co-working space.



City Vista Development

## NORTHWEST DISTRICT

- **Development Sites; MLK Gateway & 8-acre Vacant Site**

The CRA, inspired by the global rise of the ‘Innovation District’ concept, is looking to this model for the redevelopment of MLK Boulevard. Successful Innovation Districts focus on skill-training, educational opportunities, and employment creation for both current residents and new residents alike. They are designed to embody “live, work, play” environments by concentrating a variety of daytime (office, commercial, retail, etc.) and nighttime (restaurants, breweries, public entertainment, cultural arts, etc.) economic uses with a dense residential component. Innovation Districts are also firmly rooted in the notion of collaboration; the proximity of different economic uses encourages interaction between business, residents, and stakeholders and allows for heightened levels of local collaboration and innovation to be achieved.

The CRA is highly committed to supporting local collaboration efforts whenever circumstances permit and is currently pursuing a variety of initiatives. In FY 2018, the CRA continued to receive interest from developers for these sites.

- **737 MLK Boulevard**

The 737 MLK Boulevard property contains a 1,087 sq. ft. vacant commercial structure purchased by the CRA in 2013. This property had been severely blighted and boarded up for several years. The CRA is currently renovating the building including: interior demo, new roof, HVAC, façade improvements, and new windows/doors. The goal is to create a “vanilla box” so that an interested investor can complete the interior build-out. It is anticipated a for-sale/lease Request for Proposal will be issued on this site to determine the highest and best use of the property.



- **335 MLK Boulevard**

This property is attached to the Ali Cultural Arts Center (located at the NE corner parcel of the project). During FY 2018, the CRA began exploring partnerships for this space that would enhance Ali Cultural Arts Center operations.





## NORTHWEST DISTRICT

- **MLK Capital (Container) Project**

In FY 2018, the CRA allocated funds for a vertical capital project on MLK to activate Downtown Pompano. One suggestion that came out of the Urban Land Institute (ULI) summit for the Innovation District was to have a project that could be constructed quickly so that the community could see that the CRA was serious about bringing the Innovation District to the area.

Although the CRA had constructed or partnered with a private entity to construct many new buildings along MLK Boulevard like the Eta Nu project, City Vista, and 731 MLK Boulevard, the CRA started to put a plan in place to erect a container project.

It was anticipated that the reuse of shipping containers could be erected more quickly than brick and mortar construction and also more easily able to be relocated. In FY 2018, CRA staff started presenting this concept to the public and working on finding containers.



Container Project (conceptual design)

## NORTHWEST DISTRICT

### Opportunity Zone

On April 19, 2018, Governor Rick Scott announced his recommendation to designate 427 communities across Florida as Opportunity Zones, including two major tracts in the northwest section of Pompano Beach.

Established by the federal Tax Cuts and Jobs Act of 2017, Opportunity Zones encourage long-term private investment in distressed communities by providing federal tax incentives for persons to re-invest capital gains in Opportunity Zones.

The City of Pompano Beach received approval for two Qualified Opportunity Zones (QOZ), Census Tract 304.02 and Census Tract 306. Needless to say, the Downtown Pompano Beach Innovation District is located entirely within a QOZ.



### Collier City

The CRA has been actively working with different general contractors as part of an affordable single family infill housing program in Collier City. In 2018, the NW 31<sup>st</sup> Sports Park Project, a City project adjacent to the CRA, resulted in an unsolicited proposal by the developer of the Sports Park for 71 market rate townhome units, which was approved.

The Sports Park will be an operational soccer academy, and the townhomes will provide convenient housing for academy employees and future Collier City residents. In FY 2018, a groundbreaking ceremony was held for the 1<sup>st</sup> townhome development, Kensington Square.

- **450 NW 27<sup>th</sup> Avenue**

In FY 2018, the CRA allocated funds for renovations to the property located at 450 NW 27<sup>th</sup> Avenue in Collier City. However, once renovation budgets started to be put together it became evident that the cost to renovate the existing building would be cost prohibitive. It was determined that it would be better to demolish the building. During FY 2018, CRA staff started exploring opportunities for the site after the demolition.



## NORTHWEST DISTRICT

### Property Acquisition

The CRA has been actively pursuing key property acquisitions in the Downtown Pompano Transit Oriented Corridor (DPTOC), to not only redevelop blighted sites, but also to assemble enough land to carry out the vision for the Innovation District.

In FY 2018, the CRA purchased three (3) parcels that were available through the county's tax deed auction. These parcels are located at 409 NW 7<sup>th</sup> Avenue and 236/609 MLK Boulevard. The acquisition of these parcels, and planned acquisition of several other adjacent parcels scheduled for 2019, will help create large assemblages to further transform the neighborhood and expedite the removal of blight.

The CRA has 22-acres of land in the core of the proposed Innovation District and more acreage in the DPTOC (Downtown Pompano Transit Oriented Corridor). Cushman & Wakefield, which the CRA competitively selected to provide brokerage services, will assist in facilitating additional property assemblages. These property acquisitions will attract private investment and assist in fueling successful development of the Innovation District.

### Emergency Housing

Although the CRA does not manage and operate the Emergency Housing Program, the CRA does typically allocate funding to the Office of Housing and Urban Improvement's (OHUI) program.

However, in FY 2018 the opportunity to contribute to the *Rebuilding Together Broward County 2018 National Rebuilding Day* was presented to the CRA. The CRA Board approved participation in this event to contribute financially to projects in the CRA targeted areas, which are on/near MLK Boulevard (east of I95) and on/near NW 27<sup>th</sup> Avenue in Collier City. The CRA funds were limited to CRA eligible activities (i.e. landscaping, irrigation, sidewalks, driveways, fascia board, and painting the exterior of the homes abutting a public street).

### **Goal 3: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.**

Over the past several years, the CRA has come into possession of a few key properties in Downtown Pompano. This is an emerging cultural arts and entertainment district that has seen physical changes in the past few years with the Downtown Pompano Streetscape Project and participation of property owners in the CRA's incentive programs. The CRA has taken an active role in enhancing this area, not only through improvements in the public realm, but by also bringing in tenants that create the optimal merchandise mix for the area. For properties in CRA possession, the CRA is able to offer contributions toward Tenant Improvements which can help attract new businesses that are skeptical about investing in

## NORTHWEST DISTRICT

an up-and-coming area. In FY 2018, the CRA continued to work on its business attraction efforts and saw more prospective tenants express interest in the CRA thanks, in part, to Old Town Untapped (a monthly craft brew and arts festival).

### 11 NE 1<sup>st</sup> Street

This vacant 6,000 sq. ft. building, which the CRA started leasing from a private property owner in October 2014, was ideally suited for redevelopment as a restaurant use and staff promoted the property to prospective tenants. CRA staff secured a tenant and the CRA Board approved a lease agreement with a local restaurateur in June 2017.

### 165 NE 1<sup>st</sup> Avenue

In FY 2018, CRA staff marketed this property to restaurateurs. The CRA secured a viable tenant for this property and anticipates renovation to begin in FY 2019. CRA staff presented a conceptual design of an outdoor area behind this building as a plaza or beer garden.

### 50 NE 1<sup>st</sup> Street

During FY 2018, the CRA's tenant, Odd Breed Wild Ales LLC, whose partners are a brew master and local restaurant owner, celebrated their one year anniversary. This brewery is a pioneer in reestablishing Old Town as a destination and has expanded the merchandise mix in the area.



## NORTHWEST DISTRICT

### 44 NE 1<sup>st</sup> Street

During FY 2018, the CRA installed a grease trap for the future restaurant tenant of 44 NE 1<sup>st</sup> Street and had drawings drafted to install new water and fire service along with a new dumpster enclosure.

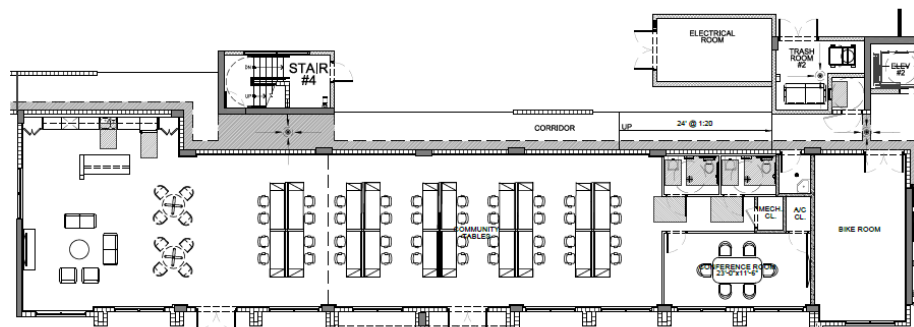
### 731 MLK Boulevard

In July 2018, the CRA welcomed a new tenant, Landmark Photos & Prints, to the 731 MLK building bringing full occupancy once again. This new business is partially owned by one of the 731 MLK current tenants, who seized on the opportunity to expand his business portfolio. The CRA is excited to bring another minority owned small business to the MLK corridor.



### Innovation District Co-Working/Maker Incubator

This is the CRA's program to provide co-working space to incubate new businesses and nurture a community of makers and innovators. In FY 2018, the CRA approved a lease for co-working space in the new City Vista development. A Request For Proposals was issued in November 2018 for a Manager/Operator of the co-working space with one qualified response received. The CRA is currently negotiating a agreement with the respondent for services.



PARTIAL GROUND FLOOR RETAIL SPACE.  
SCALE: 1/8"=1'-0"



## NORTHWEST DISTRICT

### Incentive Programs

The following incentive programs are structured to facilitate redevelopment of the Northwest District. The focus of these incentives is the Downtown Pompano Connectivity area. These include, but are not limited to, the following:

- Façade and Business Site Improvement Program - for exterior improvements of commercial businesses located in target areas of the District;
- Strategic Investment Program ("SIP") - for the interior renovations of commercial businesses operating in target areas of the District;
- Strategic Investment Streetscape Program ("SISP") - for the beautification of streetscapes adjacent to CRA projects in target areas of the District;
- Capital Improvement Grant Program - for the subsidization of capital improvements for which businesses seek outside financing;
- Relocation and Development Incentive Program - for the attraction of desirable businesses into the District, or the relocation of undesirable businesses outside of the District; and
- Real Estate Development Accelerator Program ("REDA") - for the attraction of large scale redevelopment projects valued at over \$5 million into the District.

In FY 2018, a grantee of the SIP, Snappers, completed interior and landscape renovations that the owner believes will result in increased revenues. The grantee of the Façade & Business Site Improvement Program, located at 61 NE 1<sup>st</sup> Street, completed their façade project by installing doors and finishing stucco work. Staff also continued to promote the CRA's incentive programs during FY 2018.



## NORTHWEST DISTRICT

### Business Attraction, Development, Marketing, and Special Events

FY 2018 leveraged the annual Marketing Plan as a base for all marketing activities in the Northwest District. The marketing strategies delineated merchant communications, business development, retention, and economic growth, in addition to promotion, advertisement, and special events. All of these strategies were implemented throughout FY 2018 as options to aid in the incubation of small businesses here in the local community.



In FY 2018, the CRA implemented the Neighborhood Ambassador program in both the East and Northwest districts. Neighborhood Ambassadors are liaisons between local businesses, supporters, and residents and community programs/events; all things that are “happening” in Pompano Beach. The CRA hosted six (6)

Neighborhood Ambassadors events with attendance of up to 50 local VIP’s (Volunteers in Pompano) throughout FY 2018; which highlighted our local community businesses and CRA assets.

Another major initiative in FY 2018 was the creation of the Downtown Pompano marketing booklet. The CRA had embarked on an ambitious campaign to build a downtown; a concept that was first presented in 1998. In 2016, the vision evolved into the Pompano Beach Downtown Innovation District. The intent is to create a vibrant and pedestrian-friendly mixed-use environment



that will generate economic opportunities for residents. Modeled on an Austin, Texas marketing piece, the CRA created the Downtown Pompano booklet to tell the story of the evolution of the Downtown, including public sector investment projects, public-private partnership projects, and community engagement, and then showcase the vision for the



## NORTHWEST DISTRICT

Downtown and the distinct sections of the Downtown including the Innovation District, Old Town, and Civic Commons. This booklet has been an effective tool for the CRA to show developers and residents the vision for Downtown Pompano.

To continue to engage the press, the CRA renewed its contract with Kay Renz Public Relations and continued a strong publicity campaign attracting investors, developers, and the private sector. The buzz throughout South Florida became “Pompano is Popping!”

Press coverage soared with the completion of the Downtown Pompano booklet and the explosion of our Cultural Arts programs – solidifying Pompano Beach’s position as a dynamic hot spot for downtown development, both residential and commercial, and diverse cultural activities. The City and CRA cooperated in advertisements, including placing ads in *Travelhost* which focused on the tourist market, and also participated in the Broward County Cultural Division print advertising grant program as part of a comprehensive marketing and advertising strategy.



In October, the newly branded season of the Green Market launched as it continued to be located in Old

Town Pompano Beach surrounded by the innovative Downtown Fire Fountain Plaza. The market continues to be a huge success and a premier market in this region. Marketing initiatives for this event included re-branding efforts, collateral, road sign banners, social media, door to door direct mailers, Pelican newspaper ads, and ads placed in Pompano! magazine.



## NORTHWEST DISTRICT

In December, Light Up MLK kicked-off the City's holiday festivities! We continued our partnership with Cox Media to extend the marketing efforts beyond the City. Additional marketing efforts for this event included a robust digital campaign, distribution of 5,000 flyers, hundreds of posters and dozens of holiday light pole banners, local outreach to the surrounding community, and advertising in the Sun-Sentinel, Pelican, and Westside Gazette. These efforts resulted in our largest attendance to date with an estimated 2,500 guests. We also conducted a community survey during this event and received over 100 responses. Questions ranged from "what type of programs would you like to see at the CRA cultural facilities" to "what is your main source for news and information". The survey provided excellent insight for the development of new programs and marketing strategies.



Light Up  
MLK event





## NORTHWEST DISTRICT

Our monthly and business attraction event, Old Town Untapped kicked off the City's new year with a bang! We continued our marketing efforts as we featured arts and craft vendors, live music, food trucks and local craft breweries. The attendance has plateaued at approximately 4,000 attendees monthly. We conducted monthly community surveys during this event also and received thousands of responses.



## NORTHWEST DISTRICT

Our business campaign, entitled “Untap Your Potential” which allowed interested parties to tour vacant properties for potential leasing opportunities, resulted in the CRA’s last vacant property being leased at the end of FY 2018. This property will now be a catalyst to drive and activate the future development of Old Town Pompano Beach.



In addition to the buzz in the media, the CRA continued to ramp up our social outreach and promoted events, happenings and local merchants through Facebook, Twitter, YouTube and e-blasts.

### **Goal 4: Use Cultural Arts to engage the community and provide resources for residents – especially youth!**

Beginning in 2009, the CRA began promoting the need for cultural arts offerings in the City. Many studies have found that cities with cultural assets and offerings are wealthier, and in many cases, healthier. The agency spearheaded a cultural needs assessment, and was instrumental in bringing the Cultural Center to the new development in the Civic Commons, which was originally only to include a new library.

The cultural arts scene in Pompano Beach was greatly expanded when the CRA opened the Bailey Contemporary Arts (BaCA) in 2014. The community starting gaining a reputation as a hipster haven, which was further boosted when the CRA opened the Historic Ali Cultural Arts a year later. The CRA’s cultivation of these arts venues, as well as the City constructing the Cultural Center, was vital to changing the perception of the City from sleepy beach town to an emerging neighborhood.

Although the CRA initiated the cultural revitalization, it was inevitable that all the public cultural assets should be overseen by one department that was focused on cultural arts. For this reason, FY 2018 is the last year that the CRA managed the Historic Ali Cultural Arts and BaCA. These facilities will be managed by the City starting in FY 2019.



## NORTHWEST DISTRICT

However, the CRA continued to bring quality programs and exhibitions to the Historic Ali Cultural Arts and BaCA in FY 2018 as detailed below.



### Ali Cultural Arts

As we move into the redevelopment of the new “Downtown Innovation District” the Historic Ali serves as a pillar of the Northwest

Community of Pompano Beach dedicated to celebrating the history and culture of the African American community. The Historic Ali continues to provide local access to cultural activities such as dance, music, spoken word, acting/theater, African drum, disc jockey and audio engineering.

In FY 2018, the Ali hosted numerous concerts and musical programs that encouraged musicians, soloists, and spoken word artists to join our house band on stage to showcase their artistic talents during our open mic program entitled, “Ali Slam n’ Jam”.

We hosted several special cultural events including a celebration in honor of Dr. Martin Luther King Jr.; Black History and Haitian Heritage Month featuring award-winning Haitian artist, *Sassy Sings* and Claudia Cyana Similien CYCY, with Regina Bell, *Mrs. Little Haiti*, and Dadly Felius as host & emcee. In addition, in February we hosted national keyboardist, Matthew Whitaker to perform for members of the Pompano Beach community.



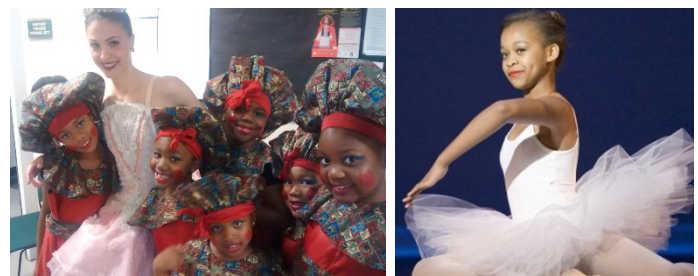


## NORTHWEST DISTRICT

In addition to current programs, the Ali is excited about the ongoing community outreach with the Blanche Ely High School Percussion and Jazz Band, and creating a free music program, “Music Is Your Ali”, for children 8–18 years old through a partnership with the Keeping Blues Alive Foundation.

Artist in Residence, Ashanti Cultural Arts, provided weekly dance classes for children 4-and-up and Rock Road Historical Restoration Group provided bi-weekly exhibits showcasing and preserving the history of the Northwest community.

The CRA also engaged the services of a contractor to fabricate and install a canopy that could provide coverage of the outdoor courtyard at the Historic Ali Cultural Arts. This is a project that that CRA had been looking into once the facility programming was initiated and the need was discovered. This canopy will enable patrons to enjoy the outdoor courtyard in a variety of weather conditions.



Outdoor Courtyard  
(artistic rendering)

Our partnerships, interactive activities, cultural arts programming and presence in the community have made the Historic Ali Cultural Arts an innovative cultural hub and gem in the Northwest District.

## NORTHWEST DISTRICT



### Bailey Contemporary Arts

Bailey Contemporary Arts (BaCA) is located in the historic Bailey Hotel building which, at one point in its history, was the center of a thriving downtown in Pompano Beach. Built in 1932, the historic Bailey Hotel is the 2<sup>nd</sup> oldest remaining building (right behind the old Farmer's Bank building next door), and is part of the longest contiguous collection of historic buildings in Broward County. In 2012, the CRA purchased the building and in 2014, completed over \$1.3 million in renovations. At the time of the CRA's acquisition of the property in 2012, the building had sat vacant and boarded up for 12-years, and the surrounding neighborhood had been long forgotten and plagued with vacant businesses. Now, the building is the centerpiece of the emerging Downtown Pompano Beach and is a thriving hub for arts, culture, and education for the community.

FY 2018 was a very exciting year where the Bailey Contemporary Arts continued in fulfilling its mission to cultivate, incubate, and nurture a vibrant visual arts community that enriches the City of Pompano Beach. There were 12 diverse and dynamic exhibitions held in the main gallery spaces, as well as in Blooming Bean, the coffee roaster that occupies one of the spaces in BaCA and celebrated their 1-year anniversary in September 2018. These shows attracted regular mentions





## NORTHWEST DISTRICT

in local and regional publications and have built a steady following of community visitors. BaCA has expanded on the exhibition program to create a series of affordable, hands-on visual arts workshops which took place monthly in tandem with the theme of the exhibitions.

In addition to the exhibitions, there were more than 200 weekly, bi-monthly and monthly events, like the Lyrics Lab *Open Mic Night* and *Lunch with Art* has brought in more than 2,000 patrons. Facility rentals also added to the revenue



stream. In addition, more than 500 patrons have visited BaCA's galleries and artist studios during the monthly Old Town Untapped art walk event.

In FY 2018, the CRA partnered with the City's Public Arts Committee to bring a new wall mural on the backside of BaCA. This mural was another addition to the new "Mural Alley" starting to emerge in the alley behind BaCA.



Artist: Fabio Goncalvez

## NORTHWEST DISTRICT

Artist in Residence Program



BaCA also continued to develop the Artist in Residence program and has a 90% occupancy rate. Because of the activity, our presence on social media has boomed and BaCA and Old Town are now a recreational destination for locals and tourists alike.

### **Goal 5: Create an environment that promotes workforce development, job creation, community building, and opportunity for residents.**

#### **Job Placement Center and Programs**

The Job Placement Center focuses on providing links between the residents and businesses of the community with career/growth opportunities through the creation of networks, training, education, and individual support. The strategies used to accomplish this goal include:

- Strategic Partnerships: South Florida Manufacturing Association, Broward County Workforce Development Board, Schools, Greater Pompano Beach Chamber of Commerce, etc.;
- Outreach to companies in Pompano searching for employees;
- Outreach to job seekers in the Community: job announcements, employment registration, e-mail Newsletter including job opportunities and community partner resources;
- Job fairs and hiring events, job seeker database, employer database, etc.; and
- Monthly job seeker orientation workshop, intake and hand-off to community partners for one-on-one consultations to assist with resume writing.

During FY 2018, the CRA generated an overall client satisfaction of 94% for its Workforce Development, Job Creation, and Community Outreach efforts. The CRA also held a number of events to provide job opportunities to the community including:

- Construction Industry Connections
  - Two “Doing Business with the City” Meet & Greets;



## NORTHWEST DISTRICT

- Attendance at pre-proposal conferences to advocate for local job participation on City projects; and
  - Outreach for Purchasing Department local vendor registration.
- Job Fairs
    - Individual Job Seeker Referrals to Employers;
    - Job Seeker Toolkit – One Employer. Apprenticeship Organization, and Job Seeker Resource every month; and
    - Two Job Fairs (multiple employers) and two Hiring Events (single employer at each) were held during FY 2018 that connected over 300 job seekers with over 40 employers.
  - Community Outreach
    - Continuous (Faith-based Organizations, HOAs, Gathering Places, Community Center, Libraries, Non-Profit groups, stakeholder groups, etc.);
  - A total of 79 jobs were obtained by Pompano Beach residents through the CRA's efforts.



### Job and Workforce Programs (workforce development)

It is important to have a ready workforce to fill the jobs that targeted industries will bring to the Innovation District. For this reason the Pompano Beach CRA facilitated the connection to provide college access and affordability to students, thus adding value to our future workforce at no cost to their families through the Gaetz Aerospace Institute Concurrent Enrollment at Blanche Ely High School. There have been 58 students that have participated in the Program to date.

## NORTHWEST DISTRICT

Other programs that the CRA participated in include the following:

- State Targeted Industry for Growth - Aviation

- Pompano Beach Kids Aviation Day (150 students connected with 33 industry professionals).
- Processing a Florida Job Growth Grant for aviation programming out of the Pompano Beach Airpark.



Aviation  
Programming  
&  
Pompano Beach  
Kids Aviation Day

- Workshops

- Job-Seeker Orientation Workshops held the 1<sup>st</sup> Wednesday of every month in Collier City.

- Paint-up and Train Program

- Collaboration with Rebuilding Together Broward where local



job seekers are hired to perform site-preparation and experts are assigned to each house on the day of the event to offer job seekers hands-on training on exterior house painting, minor repairs and xeriscaping on total of 20 homes.



Paint-up and Train Program



## NORTHWEST DISTRICT

### Culinary Arts Incubator

The CRA worked with the City during 2018 to re-purpose the existing kitchen at the E. Pat Larkins Community Center to support culinary entrepreneurial programs and business endeavors that will create jobs and grow small businesses.

The Center is now capable of hosting culinary entrepreneurial business workshops including access to the kitchen space to grow culinary businesses.

In FY 2018, the CRA approved the selection of a program management service provider for the Culinary Incubator and conducted the first workshop in September 2018.

Culinary Arts Incubator



**CULINARY INCUBATOR PROGRAM**  
8-WEEK CULINARY BUSINESS WORKSHOP\*

**JAN 09**  
2ND SESSION

**APR 10**  
3RD SESSION

**JUN 05**  
4TH SESSION

**APPLY TODAY!**

**FIRST SESSION BEGINS SEPTEMBER 05, 2018**  
\*Workshops FREE for Pompano Beach Residents

POMPANOBACHCRA.COM

**AROUND THE DINNER TABLE**  
P: 954.706.3565 | E: AroundTheDinnerTableLLC@gmail.com

LOCATION:  
E Pat Larkins Community Center  
520 Dr. MLK Jr. Blvd | Pompano Beach

Pompano beach CRA Pompano Beach Innovation District

The creation of this culinary workshop is just one facet of the overall plan, the Pompano Beach CRA envisions this center becoming an economic engine for the community, providing burgeoning culinary entrepreneurs with guidance, support and the kitchen to help grow their businesses.

The facility will also operate as a commercial kitchen where food trucks, caterers and other food service providers, from any city, can rent the space to prepare food and receive the technical assistance needed to establish and grow their businesses. In addition, the space will host cooking classes by local chefs and free programs to introduce local youth to culinary careers.

# EAST DISTRICT

## East District

### Background

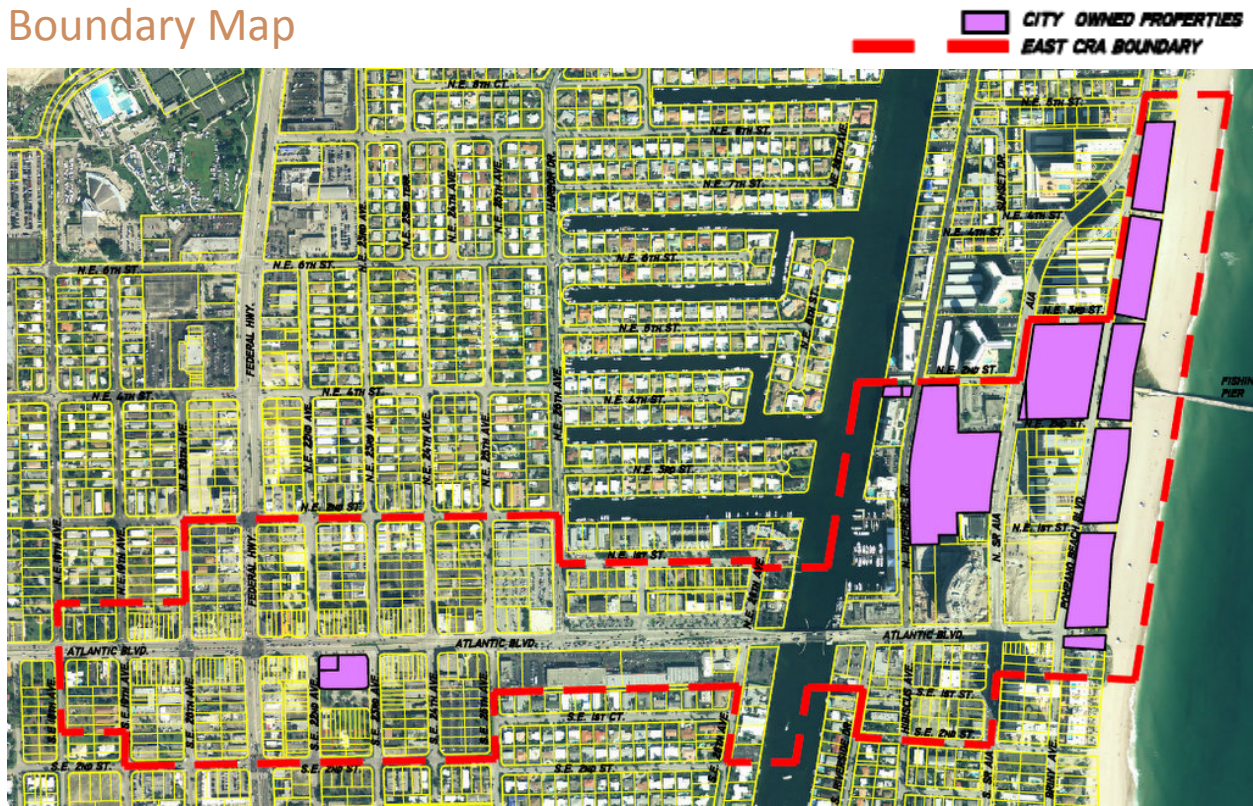
Through adoption of Resolution No. 2002-11 on October 9, 2001, the City Commission declared certain areas lying along Atlantic Boulevard (between NE 18th Avenue and the beach) and State Road A1A (between SE 2nd Street and NE 3rd Street) as blighted and approved creation of the Agency's second district: the East Pompano Beach Community Redevelopment Area ("East District").

The City Commission approved the East District Redevelopment Plan ("Redevelopment Plan") through adoption of Resolution No. 2002-58 on November 13, 2001 and created the East District Trust Fund ("Trust Fund") through adoption of Ordinance No. 2002-12 on December 11, 2001. The term of the East District ends on December 31, 2031.

In an effort to facilitate input from the community, the CRA Board approved creation of the East CRA District Advisory Committee which represents the business, financial, professional, and residential sectors of the District.

The East District encompasses an area of approximately 158 acres.

### Boundary Map





# EAST DISTRICT

## Tax-Base

The following table provides a 10-year summary of the historical assessment (taxable) values and increment values for the East District as of January 1<sup>st</sup> of each year<sup>4</sup>. While this report generally pertains to FY 2018 activity, the following section also includes FY 2019 property valuation data to highlight current trends. The East District experienced positive tax base growth in FY 2019 due to the residential (3% growth) and commercial (5% growth) market segments.

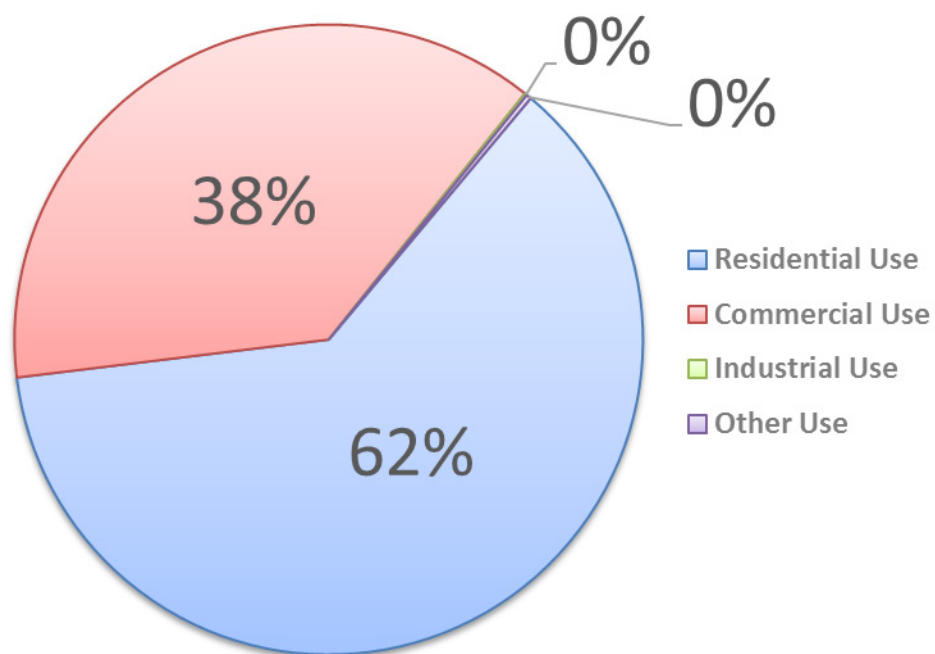
TAXABLE PROPERTY VALUES						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2018	2019	426,665,750	3.4%	136,427,940	290,237,810	5.1%
2017	2018	412,549,480	6.3%	136,427,940	276,121,540	9.8%
2016	2017	387,937,600	9.0%	136,427,940	251,509,660	14.7%
2015	2016	355,782,440	7.0%	136,427,940	219,354,500	11.9%
2014	2015	332,469,700	7.4%	136,427,940	196,041,760	13.3%
2013	2014	309,437,960	3.9%	136,427,940	173,010,020	7.2%
2012	2013	297,831,190	1.0%	136,427,940	161,403,250	1.9%
2011	2012	294,810,500	(1.7%)	136,427,940	158,382,560	(3.2%)
2010	2011	300,015,470	(20.5%)	136,427,940	163,587,530	(32.1%)
2009	2010	377,302,140	30.6%	136,427,940	240,874,200	58.0%

<sup>4</sup> The Taxable Value figures included herein represent those values utilized by the City of Pompano Beach and the North Broward Hospital District to calculate the East District's tax increment revenue and are net of all applicable exemptions. Broward County utilizes a different Taxable Value that does not adjust for the additional \$25,000 Senior Homestead Exemption approved by the City.

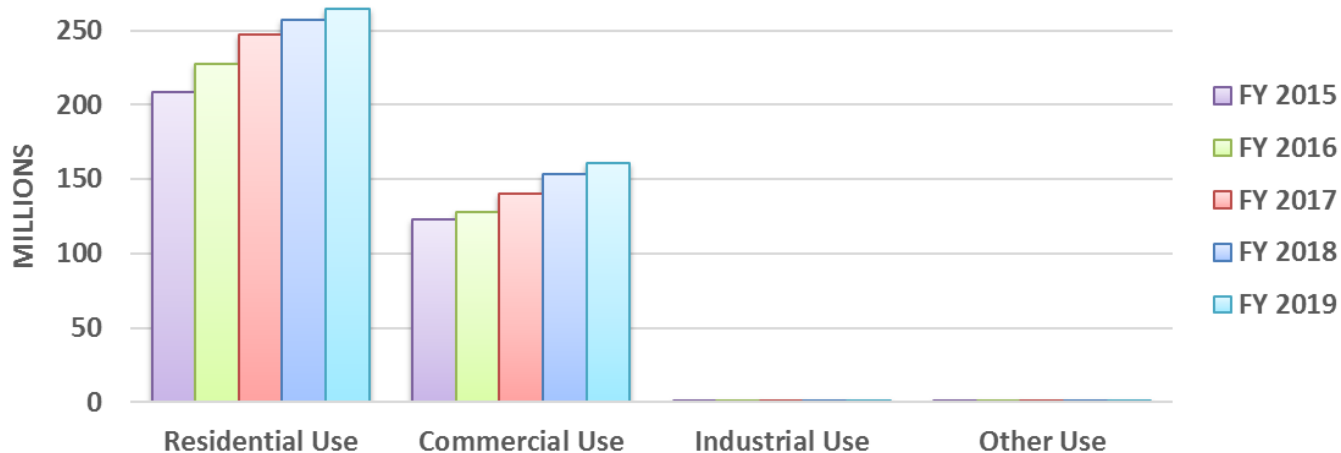
## EAST DISTRICT

### Taxable Values by Use Type

The segmentation of taxable values within the East District highlights a relatively balanced tax-base with Residential and Commercial properties representing approximately 62%, and 38% respectively with the balance comprising other uses (e.g. Industrial).



A balanced and diversified tax-base helps insulate the East District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five year period ending with FY 2019.



## EAST DISTRICT

### Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the East District's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the District. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2019 TAXABLE VALUE	% OF FY 2019 TAXABLE VALUE
JJ LAND REALTY	COMMERCIAL	12,182,730	2.9%
PUBLIX SUPER MARKETS INC.	COMMERCIAL	11,330,910	2.7%
AMKIN ATLANTIC SQUARE LLC	COMMERCIAL	11,301,700	2.7%
SANDS HARBOR INC	COMMERCIAL	8,106,680	1.9%
ATLANTIC 3350 LLC	COMMERCIAL	5,971,650	1.4%
GORDON, SHARON S	COMMERCIAL	5,198,970	1.2%
TSATAS ACQUISITIONS LLC	COMMERCIAL	4,669,970	1.1%
FIUSA POMPANO BEACH LLC	COMMERCIAL	4,277,780	1.0%
JOSEPH MARTINELLI IRREV TR	COMMERCIAL	3,908,260	0.9%
G&C PLATINUM 2500 INVESTORS LLC	COMMERCIAL	3,647,270	0.8%
TOTAL		70,595,920	16.6%

### Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that makes payments to the East District Trust Fund.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES					
TAX ROLL YEAR	FISCAL YEAR	A	B	C	=A+B+C
		CITY OF POMPANO BEACH	BROWARD COUNTY	NORTH BROWARD HOSPITAL DISTRICT	TOTAL
2018	2019	5.1361	5.4792	1.0855	11.7008
2017	2018	4.9865	5.4623	1.2483	11.6971
2016	2017	4.8252	5.4474	1.3462	11.6188
2015	2016	4.9865	5.4741	1.4425	11.9031
2014	2015	4.7470	5.4584	1.5939	11.7993
2013	2014	4.8712	5.4400	1.7554	12.0666
2012	2013	4.9700	5.2576	1.8564	12.0840
2011	2012	4.7027	5.1860	1.8750	11.7637
2010	2011	4.4077	5.1021	1.8750	11.3848
2009	2010	4.0652	4.8889	1.7059	10.6600



# EAST DISTRICT

## Tax-Increment Revenues

The Redevelopment Act provides that upon creation of a CRA, a municipality shall establish, on behalf of the CRA, a Trust Fund. Taxing Authorities, as defined in the Redevelopment Act, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1<sup>st</sup> of each year to deposit into the Trust Fund an amount equal to 95% of the difference between<sup>5</sup>:

- a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1<sup>st</sup> of the base year, exclusive of any amount from any debt service millage.

The Taxing Authorities which are obligated to make annual deposits into the East District Trust Fund include the City of Pompano Beach, Broward County<sup>6</sup>, and the North Broward Hospital District.

The following table provides a 10-year summary of historical tax increment revenues for the East District segmented by Taxing Authority.

TAX INCREMENT REVENUES						
TAX ROLL YEAR	FISCAL YEAR	A	B	C	=A+B+C	% CHANGE OVER PRIOR YEAR
		CITY OF POMPANO BEACH	BROWARD COUNTY	NORTH BROWARD HOSPITAL DISTRICT	TOTAL (ROUNDED)	
2018	2019	\$ 1,416,156	\$ 1,510,785	\$ 299,300	\$ 3,226,241	5.1%
2017	2018	1,308,036	1,432,862	327,448	3,068,346	10.5%
2016	2017	1,152,905	1,303,111	321,653	2,777,669	11.9%
2015	2016	1,039,121	1,142,272	300,598	2,481,990	12.9%
2014	2015	884,080	1,018,358	296,847	2,199,285	10.7%
2013	2014	800,628	896,702	288,517	1,985,846	7.1%
2012	2013	762,065	808,149	284,648	1,854,862	4.7%
2011	2012	707,584	782,187	282,119	1,771,890	0.0%
2010	2011	684,993	795,244	291,390	1,771,627	(27.4%)
2009	2010	930,242	1,120,373	390,362	2,440,977	67.2%

<sup>5</sup> Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

<sup>6</sup> County tax increment contributions shall: (1) not be used for administrative purposes; and (2) shall be used only for the construction of public improvements which are necessary to the successful development of projects contained within the East District Redevelopment Plan (pursuant to Interlocal Agreement dated November 27, 2001).

### Accomplishments and Project Status Updates

#### Overview of Redevelopment Goals

This has been another productive and successful year for the Pompano Beach CRA. The following report will provide an overview of projects that have been undertaken in Fiscal Year (“FY”) 2018 and will provide status updates for ongoing projects. In a joint effort with the CRA Advisory Committees and the CRA Board, the CRA confirmed its vision for the redevelopment of the Districts in 2017. In doing so, a strategy was outlined for redevelopment through a series of goals that guide how time and resources are invested. These goals occur throughout the redevelopment cycle and build upon one another in a process that facilitates an economically strong and healthy city. Within the framework of this Annual Report, projects are listed under their primary goal (although, projects often align with multiple goals).

**Goal 1: Improve the physical environment to attract redevelopment, beautify public areas and create a safe environment where people want to invest, live, work, and play.**

#### *Atlantic Boulevard Bridge Enhancements*

This project involves upgrades to the Atlantic Boulevard Bridge. The bridge is considered an important element and upgrades are necessary to make the bridge an attractive feature. Certain upgrades have been considered but budget constraints will only allow some improvements. The project is segmented into the following three phases:

- Phase I includes design and construction of enhancements to the bridge façade, tender house, Jersey barriers, system lighting, etc. A design/build team is responsible for design, permitting, and coordination with the Florida Department of Transportation.
- Phase II will add other design elements such as large tensioned sails at each end of the bridge (four total), computerized up-lighting, artwork on bridge facades, and land-based lighting.

## EAST DISTRICT

- Phase III will include a pedestrian Waterfront Promenade under the bridge connecting restaurants and buildings from the south to the north and constructing a sidewalk that will be known as the “Trailway to the Waterway.”



Bridge Enhancements  
(artistic rendering)



In FY 2018, the CRA approved funding for all phases and awarded Burkhardt Construction, Inc. an approximately \$3.5 million change order to fully fund the project (all phases). On December 11, 2017, a Groundbreaking event took place kicking off the start of the project.

The project is under construction and completion is expected by June 2019. The work is on schedule and the existing budget is adequate to complete the project.

Atlantic Boulevard Bridge Enhancements (construction)



Expended and obligated through Fiscal Year 2017: \$5 million for all phases.



## EAST DISTRICT

### Public Parking and Capital Improvements

This project entails the analysis of parking facilities east of US 1/Federal Highway in and around Atlantic Boulevard in support of redevelopment expansion. One of the target areas under review is the north side of Harbor Village where staff believes there is an excellent opportunity to expand parking capacity. Other sites under review include the existing parking lots at the Bank of America and Chase buildings (corner of Atlantic Boulevard and NE 24<sup>th</sup> Avenue) and the Wells-Fargo building (corner of Atlantic Boulevard and NE 25<sup>th</sup> Avenue). These sites have ample capacity and staff believes they are underutilized. The goal is to engage the property owners and confirm their desire to partner with the CRA and make the lots available for public use, particularly after 5:00 PM. In addition, staff believes these sites could be used as facilities that could be managed by valet parking providers. New and growing restaurants could benefit from overflow parking at each of the aforementioned sites. The CRA continued to analyze the area's parking needs in FY 2018.

### Security

Redevelopment is a public/private partnership whereby active public sector involvement will subsequently spur private sector investment. Partnerships are vital to achieve a common goal. One important partnership program implemented by the CRA is the Security Ambassadors program which is focused on reducing crime by working with residents and businesses to improve neighborhood safety, awareness, and enforcement.



In FY 2018, the CRA continued providing a private unarmed security firm to patrol the East District, assisting the CRA in its redevelopment efforts to improve safety, awareness, and enforcement. This program, which was already under way in the Northwest District, has proven

to be an effective tool to reduce criminal activity and provide merchants, residents, and visitors a sense of safety when the “yellow shirts” are present.

### **Goal 2: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.**

### Pier Redevelopment

The Pompano Beach Pier Development encompasses approximately 6-acres and constitutes a major redevelopment initiative in the East District.

In 2010, a methodical and comprehensive process began that was focused on facilitating redevelopment of the Pier area, including the large municipal parking lot on the west side of

## EAST DISTRICT

the street from the Pier. The CRA assembled a technical team including CRA and City staff and outside consultants to determine the appropriate mix of uses by conducting market absorption, massing, parking, and traffic analyses.

The City needed a partner from the private sector to implement this redevelopment and in 2011 a Request for Qualifications was issued. The City received two responses and, after evaluation, recommended Pompano Pier Associates, LLC as the number one ranked firm. In 2013, the Development Agreement outlining the terms for a commercial development with beach-oriented retail and restaurants was approved; CRA staff manages this Development Agreement.

Construction for this new development, called Pompano Beach Fishing Village, started in January 2017 and is anticipated to continue through 2020. There are 8 parcels (C1, C2, E, R1, R2, R3, R4, and R5) as part of this development including two oceanfront restaurants north of the Fishing Pier, an oceanfront outdoor tiki bar south of the Fishing Pier, a parking garage with commercial liner, and a new hotel.



During FY 2018, the developer continued working on the bringing parcel development to fruition and finding tenants.



## EAST DISTRICT

Below is a description of the activities during FY 2018 for each of the development parcels.

Parcel C1 (Beach House): On April 14, 2018, Beach House celebrated their Grand Opening. This oceanfront restaurant menu features steaks, chops, hamburgers, and salads in a stylish setting including an amazing rooftop bar with awe inspiring views. Beach House is operated by the same group that runs Grille 401 on Las Olas Boulevard.





## EAST DISTRICT

Parcel C2 (Oceanic): This oceanfront restaurant celebrated a Groundbreaking Ceremony on January 8, 2018, and is currently under construction. This oceanfront seafood themed restaurant is owned by Raleigh NC based LM Restaurants, which operates 32 restaurants throughout the United States.



## EAST DISTRICT

Parcel R1 (Alvin's Island): This retailer will be the place to shop for beach accessories. Based in Miami Beach and operating 36 stores on beaches throughout the southeastern United States, Alvin's will be an in-demand retailer in Pompano Beach, with their merchandise that includes bathing suits, beach towels, suntan products, beach shoes, water sports equipment and resort wear. In November 2017, plans were submitted for building permit approval for this new commercial building.



Parcel R2 (BurgerFi, Kilwins): During FY 2018, the developer announced two tenants had come onboard, Kilwins, a popular confectionary, and BurgerFi, the well-known burger chain. The developer also courted a third tenant for the building during this time period. In November 2017, the developer submitted plans for permit approval.





## EAST DISTRICT

Parcel R3 (TBD): In FY 2018, the developer continued to search for a tenant for this parcel that could take advantage of the ocean views this parcel provides.

Parcel R4 (Garage commercial liner): The developer tried to build on the excitement of the first new oceanfront restaurant opening when courting retail, food, and beverage tenants for the commercial liner in the Pier Parking Garage in FY 2018.

Parcel R5 (Hilton): A 3<sup>rd</sup> Amendment to the Development Agreement between the City and the developer was approved by the Commissioners in FY 2018 to recognize that the developer would be erecting a boutique hotel on Parcel R5. The developer had announced that the new 150 room hotel would be a Hilton brand. This was very exciting, as this will be one of the few new hotels on the barrier island.



Home2 Suites (artistic rendering)

Parcel E (Lucky Fish): In FY 2018, revised plans that showed not only renovations to the existing concession building, but also a new outdoor tiki style bar went through the development review process. The operator of the neighboring oceanfront restaurant, Oceanic, decided they wanted to also operate this beach bar and grill. This new concept, Lucky Fish, also submitted plans for its first permit in June 2018.



Tiki Bar (artistic rendering)



## EAST DISTRICT

### Property Acquisition/Development

In 2016, the CRA designated the area on Federal Highway south of Atlantic Boulevard, which is a major thoroughfare in the district that serves as an entry point to the beach area, as prime redevelopment real estate for property acquisition and development. The area includes a number of vacant properties and deteriorating buildings with uses that are not conducive to redevelopment.

In April 2018, the CRA Board approved the purchase of the parcel at 119 South Federal Highway. This 8,035 sq. ft. parcel with a 4,425 square foot building is located on the southeast corner of the South Federal Highway block, a prominent location within the district.



119 South Federal Highway

This parcel, along with the other four properties that the CRA has previously purchased in the block, now encompass over 1 acre of land for a potential redevelopment project. In the short term though, the purchase of this property can help stabilize that area for future use. The CRA is in a unique position, as developers may not be willing or able to assemble parcels over time; the CRA can sustain ownership to benefit in the long term. The acquisition of this property and subsequent redevelopment can help increase the taxable value, and since the East Atlantic Transit Oriented Corridor (ETOC) land use amendment and zoning was adopted, there is potential to have a higher density development. The CRA continues to work on an assemblage of the block for a potential mixed-use, multistory redevelopment project.

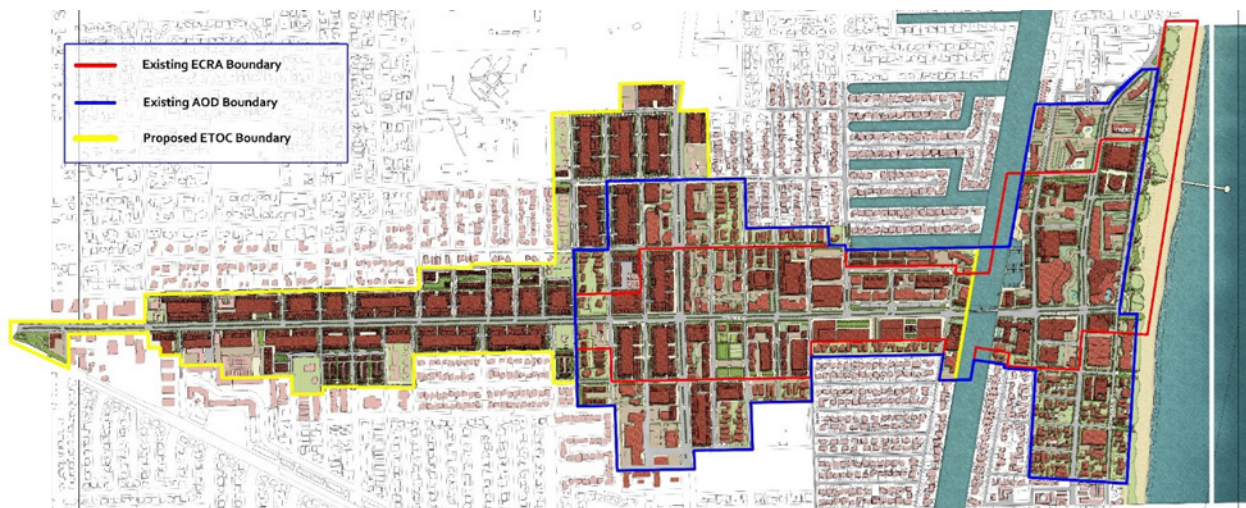
## EAST DISTRICT

### East Transit Oriented Corridor

In 2011, the CRA assisted the City and its planning department in preparing and processing comprehensive land use amendments to create a downtown district called the Downtown Pompano Transit Oriented Corridor (DPTOC).

At the same time, the CRA worked with the East CRA Advisory Committee and City staff on the massing analysis for the East District and proposed a similar process to manage redevelopment in the East. In 2016, the CRA began technical services related to the Broward County Land Use Plan Amendment for the proposed East Transit Oriented Corridor (ETOC).

The ETOC designation extends beyond the Atlantic Overlay District (AOD), slightly east along Atlantic Boulevard, and North and South along Federal Highway and does not extend east of the Intracoastal Waterway. The ETOC will provide the missing link between the DPTOC and East District.



Master Plan

In February 2018, the City Commission approved a Comprehensive Plan and Land Use amendment for the East Transit Oriented Corridor. The result will be a comprehensive modern approach to redevelopment in the area surrounding the Atlantic Boulevard and Federal Highway Corridors.

## EAST DISTRICT

### **Goal 3: Make Pompano Beach an exciting place by attracting quality retailers, businesses, and entrepreneurs.**

#### **Incentive Programs**

The following incentive programs are structured to facilitate redevelopment of the East District. These include, but are not limited to, the following:

- Façade and Business Site Improvement Program - for exterior improvements of the commercial businesses located in target areas of the District;
- Strategic Investment Program (“SIP”) - for the interior renovations of commercial businesses operating in target areas within the District;
- Strategic Investment Streetscape Program (“SISP”) - for the beautification of streetscapes adjacent to CRA projects in target areas of the District;
- Capital Improvement Grant Program - for the subsidization of capital improvements for which businesses seek outside financing;
- Relocation and Development Incentive Program - for the attraction of desirable businesses into the District, or the relocation of undesirable businesses outside of the District; and
- Real Estate Development Accelerator Program (“REDA”) - for the attraction of large scale redevelopment projects valued at over \$5 million into the District.

In FY 2018, staff continued to work with East District property and business owners to educate them on funding opportunities and solicit participation in the incentive programs.

#### **Business Attraction, Marketing, and Special Events**

FY 2018 leveraged the Marketing Plan as a base for all marketing activities in the East District. The marketing strategies delineated merchant communications, business development, retention, and growth within the District, in addition to promotion, advertisement, and special events. All of these strategies were implemented throughout FY 2018 as options to aid in the incubation of small businesses here in the local community.



In FY 2018 the CRA implemented a Neighborhood Ambassador program in both the East and Northwest Districts. Neighborhood Ambassadors are liaisons between local businesses, supporters, residents to community programs and events; all things that are “happening” in Pompano Beach. The CRA hosted 6 Neighborhood Ambassadors events with



## EAST DISTRICT

attendance of up to 50 local VIP's (Volunteers in Pompano) throughout FY 2018, which highlighted local community businesses and CRA assets.

As previously mentioned, the CRA hosted 2 groundbreaking ceremonies for the City/CRA projects including the Atlantic Boulevard bridge project and Oceanic, a new restaurant set to open during FY 2019 which is a continuation of the Pompano Beach Fishing Village development, a public-private partnership project.



Groundbreaking Event for the Atlantic Boulevard Bridge Enhancements (December 11, 2017)

The first new restaurant in the Pompano Beach Fishing Village, Beach House, captured the attention of the press. This restaurant was even named one of the Ten Best New Restaurants in Broward and Palm Beach by the New Times. This new oceanfront restaurant along with the CRA and City projects for the Pier and Atlantic Boulevard Bridge, have made the media,



residents, and visitors excited about Pompano Beach again. Following the buzz in the media, we ramped up our social outreach and continued to promote events, happenings and local merchants through Facebook, Twitter, YouTube and e-blasts.

# FINANCIAL STATEMENTS

## Financial Statements

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The CRA Annual Report for the fiscal year ending September 30, 2018, has been prepared in accordance with F.S. §163.356(3)(c) and 163.387(8).

- F.S. §163.356(3)(c)

This Annual Report has been prepared in accordance with F.S. §163.356(3)(c) including a report of activities for the preceding fiscal year, a financial statement setting forth its income/operating expenses, and a notice of publication in a newspaper of general circulation within our city that informs stakeholders of its availability.

- F.S. §163.387(8)

Within the context of Financial Reporting, the Pompano Beach Community Redevelopment Agency is considered a component unit of the City of Pompano Beach and is included in the City's Comprehensive Annual Financial Report ("CAFR"). Specifically, the CRA Redevelopment Trust Funds are reported as Major Funds within the CAFR.

The Financial Statements included herein are sourced from the City's CAFR for the fiscal year ending September 30, 2018. The CAFR is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the City's website at:

<http://pompanobeachfl.gov/index.php/pages/finance/finance>

# FINANCIAL STATEMENTS

## CITY OF POMPANO BEACH, FLORIDA

BALANCE SHEET (UNAUDITED)

GOVERNMENTAL FUNDS

SEPTEMBER 30, 2018

	Northwest Community Redevelopment District	East Community Redevelopment District
<b>ASSETS</b>		
Cash and cash equivalents	\$ 218,919	\$ 2,110,145
Restricted cash and cash equivalents	-	3,449,397
Unrestricted investments	7,531,892	3,022,311
Interest receivable	24,107	6,681
Assets held for resale for redevelopment	35,610,911	2,700,404
Due from other governments	-	-
Total assets	<u>\$ 43,385,829</u>	<u>\$ 11,288,938</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 177,153	\$ 431,142
Advances from other funds	2,383,475	-
Deposits	32,124	3,605
Unearned revenue	4,500	-
Total liabilities	<u>2,597,252</u>	<u>434,747</u>
Deferred inflows of resources:		
Unavailable revenue	<u>-</u>	<u>-</u>
Fund balances:		
Nonspendable	-	-
Restricted (land, encumbered projects, etc.)	(a) <u>40,788,577</u>	(b) <u>10,854,191</u>
Total fund balances	(a) <u>40,788,577</u>	(b) <u>10,854,191</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 43,385,829</u>	<u>\$ 11,288,938</u>

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$36 million) with the remaining portion primarily representing encumbered appropriations for specific redevelopment projects/initiatives.

(b) Fund Balance for the East Community Redevelopment District primarily represents encumbered appropriations for specific redevelopment projects/initiatives.



# FINANCIAL STATEMENTS

## CITY OF POMPANO BEACH, FLORIDA

### STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (UNAUDITED)

#### GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Northwest Community Redevelopment District	East Community Redevelopment District
<b>REVENUES</b>		
Taxes	\$ 8,078,016	\$ 3,068,346
Intergovernmental	138,495	-
Charges for services	214,098	18,487
Donations	11,930	-
Investment earnings	78,824	43,102
Other revenue	126,866	451
Total revenues	8,648,229	3,130,386
<b>EXPENDITURES</b>		
Current:		
Economic environment	3,486,588	946,466
Debt service:		
Principal	2,203,415	710,000
Interest	202,605	387,498
Capital outlay	237,831	1,257,167
Total expenditures	6,130,439	3,301,131
Excess (deficiency) of revenues over (under) expenditures	2,517,790	(170,745)
<b>OTHER FINANCING SOURCES (USES)</b>		
Proceeds from sale of capital assets	-	-
Transfers in	-	-
Transfers out	(20,000)	-
Total other financing sources (uses)	(20,000)	-
Net change in fund balances	2,497,790	(170,745)
Fund balances—beginning	(a) 38,290,787	(b) 11,024,936
Fund balances—ending	(a) \$ 40,788,577	(b) \$ 10,854,191

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$36 million) with the remaining portion primarily representing encumbered appropriations for specific redevelopment projects/initiatives.

(b) Fund Balance for the East Community Redevelopment District primarily represents encumbered appropriations for specific redevelopment projects/initiatives.

# PROGRESS STATUS REPORT

## Progress Status Report

The intent of this section is to provide the following:

- Detailed report of the progress made in carrying out the Redevelopment Plan; and
- Comparison of Redevelopment Plan goals, objectives, and policies to program accomplishments.

### East District

Redevelopment Plan Objective	Project Name	CRA CIP #	Note	Project Status				
				Planning	Design	Procurement	Permits	Construction
2.8, 3.7	Atlantic Boulevard Bridge Enhancements	13240						
2.8, 3.7	Atlantic Boulevard Bridge Enhancements (Waterfront Promenade)	16296 17316						
2.1, 2.2, 2.4, 2.8, 3.2, 3.8	Public Parking and Capital Improvements	16297						
3.1	Incentive Programs	N/A	(1)					

Redevelopment Plan Objective	Project Name	CRA CIP #	Note	Project Status				
				Initiating	Planning	Executing	Monitoring/Controlling	Closing
2.4, 3.2	Property Acquisition/Development	N/A						
3.9	Security	N/A						
3.5	Business Attraction and Development	N/A						
3.3	Marketing and Special Events	N/A						

#### Notes

(1) Can include multiple grantees in various project phases.

\* Status as of September 30, 2018

Legend	
In Progress	
Complete	
On Hold	
N/A	

# PROGRESS STATUS REPORT

## Northwest District

Redevelopment Plan Objective	Project Name	CRA CIP #	Note	Project Status				
				Planning	Design	Procurement	Permits	Construction
2.1, 2.5, 2.10	Education Corridor	11141	(1)					
2.10, 3.7	Community Garden	N/A						
2.1, 2.5, 3.5	737 MLK Boulevard	15293	(2)					
2.1, 2.2, 3.10,	Incentive Programs	N/A	(3)					
2.2, 2.4	Tenant Improvements	N/A	(4)					
2.5	Downtown Pompano Improvements	17312						
2.1, 2.4	Innovation District Drainage	17313						
2.1, 2.10, 3.8	Ali Canopy/Awning	18331						
2.1, 2.4, 3.5	MLK Capital Project	18332						
2.4, 3.5	450 NW 27th Avenue	18333						
2.5	NW 27th Avenue Street Calming	18334						
2.1, 2.5, 3.7	Annie Gillis Park Plaza Improvement	18335						
2.1, 2.2	Demolition	N/A	(5)					

Redevelopment Plan Objective	Project Name	CRA CIP #	Note	Project Status				
				Initiating	Planning	Executing	Monitoring/Controlling	Closing
2.1, 2.2, 3.9	Security	N/A						
2.1, 2.2, 3.9	Additional Security/Safety	N/A						
2.1, 2.2, 2.4, 2.6	Property Acquisition	N/A						
2.1, 2.6	Emergency Housing	N/A	(6)					
3.3	Marketing and Special Events	N/A						
2.1, 2.2, 2.10, 3.8	Cultural Arts & Donation Programming	N/A						
2.2, 3.1	Job Training Events and Workforce Program	N/A						
2.1, 2.2, 2.4, 3.5	Business Attraction and Development	N/A						
2.1, 2.10, 3.1	Culinary Arts Incubator	N/A						
2.1, 3.1	Innovation District Co-Working/Maker Incubator	N/A						

### Notes

\* Status as of September 30, 2018

(1) Consists of funding for design services.

(2) Project consists of shell work and interior improvements being done at different times.

(3) Can include multiple grantees in various project phases.

(4) Includes multiple tenant projects in various phases.

(5) Demolition includes multiple properties in various phases.

(6) Funds reallocated to National Rebuilding Day.

Legend	
In Progress	
Complete	
On Hold	
N/A	



