

For the Year Ending
September 30, 2013

Annual Report

Prepared by:
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Board of Commissioners

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Mission Statement

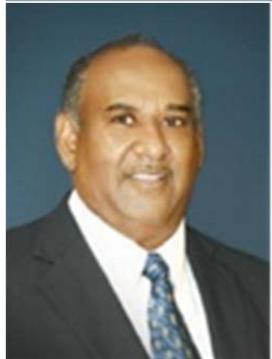
Stimulating redevelopment activity in order to strengthen the economic base of the redevelopment area.

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LETTER FROM THE EXECUTIVE DIRECTORS

Letter from the Executive Directors

Date: March 18, 2014

It was another successful year for the Pompano Beach Community Redevelopment Agency (CRA). Supported by the CRA Board, residents, business owners, and other stakeholders, we have completed major projects and worked aggressively to redevelop and strengthen 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 2013 Annual Report for the CRA which covers the period from October 1, 2012 through September 30, 2013 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; and
- Financial statements for the fiscal year ending September 30, 2013.

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

Respectfully Submitted,



Kim Briesemeister
Principal, RMA



Chris Brown
Principal, RMA



LETTER FROM THE EXECUTIVE DIRECTORS

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Pompano Beach CRA

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 and a shortage of affordable housing and that there is 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 date¹, 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.

The City Commission and the Broward County Board of Commissioners (“County”) entered into an Interlocal Cooperation Agreement (“Interlocal Agreement”) on November 27, 2001, to delineate their areas of responsibility with respect to the East District. The Interlocal Agreement stipulates that, among other things, 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.

¹ 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

Current Update

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, RMA created a five-year financing and implementation plan (the “Finance Plan”) utilizing the CRA’s financial resources to fund redevelopment.

RMA’s 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 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 18, 2013 (Fiscal Years “FY” 2014-2018).

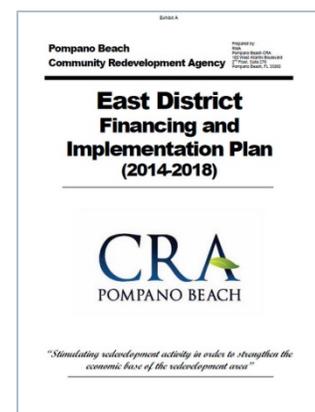
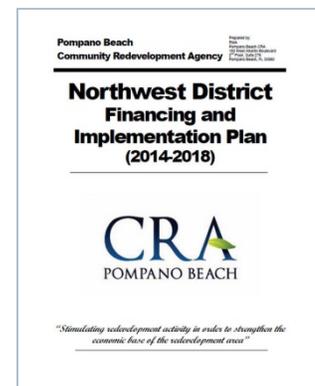
The Finance Plan forecasts investment totaling over \$23 million (excluding operations/debt service) within District boundaries over the next five (5) years.

- Finance Plan for the East District

The CRA Board adopted the updated Finance Plan on September 18, 2013 (FY 2014-2018).

The Finance Plan forecasts investment totaling over \$8 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 (Northwest/East District) as well as financial statements for each District’s Trust Fund.



NORTHWEST DISTRICT

Northwest District

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 and a shortage of affordable housing and that there is 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.

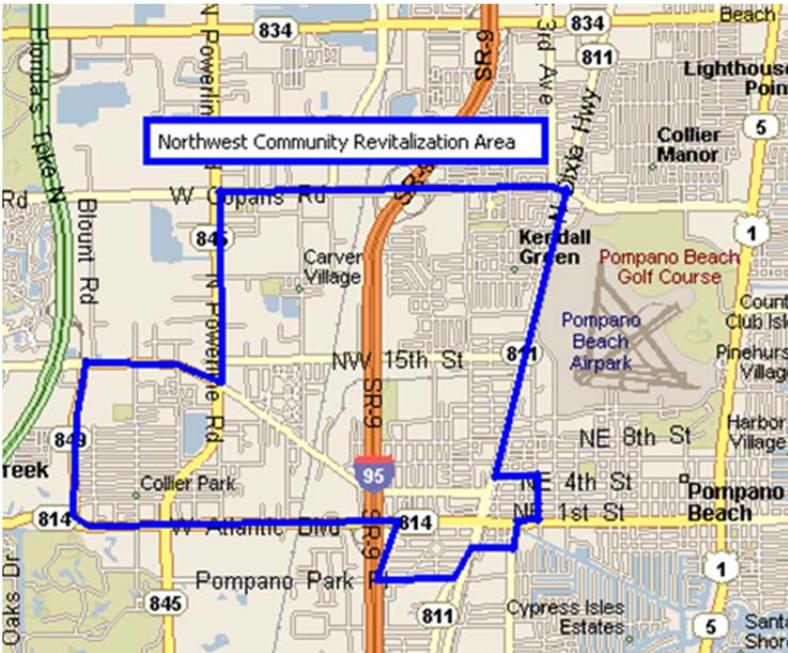
The Pompano Beach Community Redevelopment Agency (“CRA”) was created through adoption of Ordinance 89-27 on December 20, 1988 and the corresponding redevelopment area was identified as the Northwest District.

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

Boundary Map



NORTHWEST DISTRICT

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 1st of each year². While this report generally pertains to FY 2013 activity, the following section also includes FY 2014 property valuation data to highlight current trends. The Northwest District experienced positive tax base growth in FY 2014 due primarily to a strengthening in the residential market segment.

TAXABLE PROPERTY VALUES

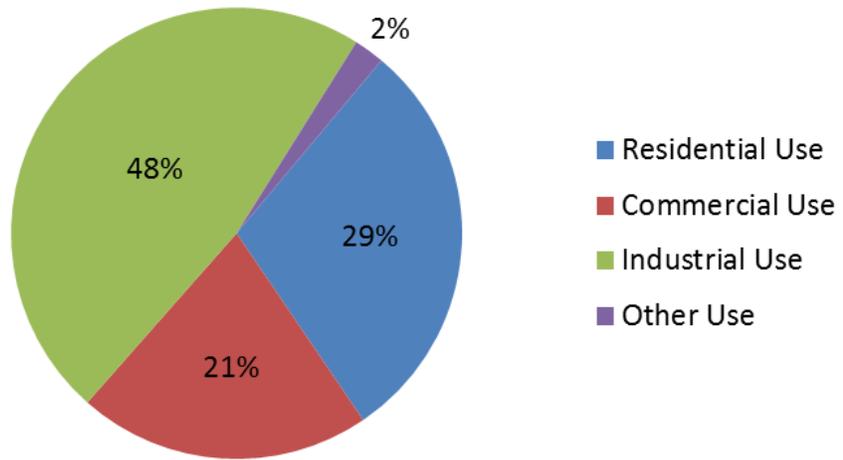
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2013	2014	763,198,620	2.3%	297,388,021	465,810,599	3.8%	
2012	2013	746,313,340	(4.0%)	297,388,021	448,925,319	(6.4%)	
2011	2012	777,021,390	(9.3%)	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%)	
2008	2009	1,109,462,500	2.7%	297,388,021	812,074,479	3.7%	
2007	2008	1,080,604,390	18.7%	297,388,021	783,216,369	27.7%	
2006	2007	910,576,859	31.1%	297,388,021	613,188,838	54.5%	
2005	2006	694,360,467	18.2%	297,388,021	396,972,446	36.9%	
2004	2005	587,461,237	9.4%	297,388,021	290,073,216	21.1%	

² 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.

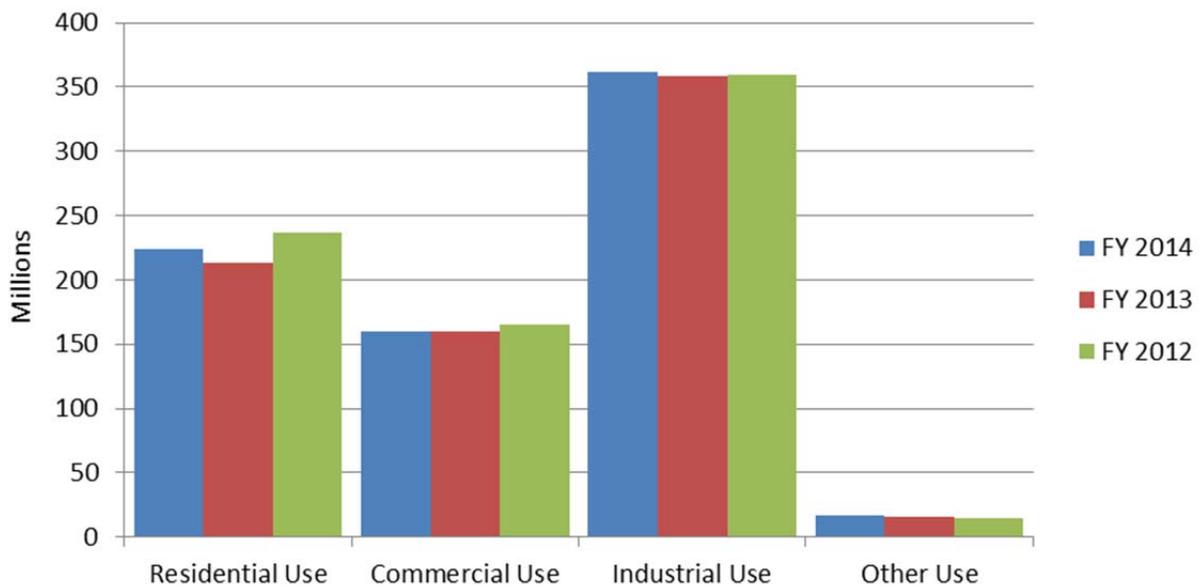
NORTHWEST DISTRICT

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 29%, 21%, and 48% 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 three year period ending with FY 2014.



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 2014 TAXABLE VALUE	% OF FY 2014 TAXABLE VALUE
POMPANO CENTER OF COMMERCE	INDUSTRIAL	19,879,940	2.6%
BAERS FURNITURE CO INC	INDUSTRIAL	14,937,200	2.0%
NAPLETON INVESTMENT PARTNERSHIP LP	COMMERCIAL	12,286,320	1.6%
AN WG POMPANO BEACH LP	COMMERCIAL	9,175,510	1.2%
GOLD COAST BEVERAGE DISTRIBUTORS INC	INDUSTRIAL	9,161,720	1.2%
WAL-MART STORES EAST LP	COMMERCIAL	8,879,760	1.2%
LOU BACHRODT REALTY LLC	COMMERCIAL	7,547,320	1.0%
CONTINENTAL CABLEVISION OF JAX	COMMERCIAL & INDUSTRIAL	7,460,660	1.0%
OAKS AT POMPANO LTD	RESIDENTIAL	6,876,940	0.9%
GREAT EASTERN ACQUISITION CORP	INDUSTRIAL	6,756,960	0.9%
	TOTAL	102,962,330	13.6%

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						
TAX ROLL YEAR	FISCAL YEAR	A CITY OF POMPANO BEACH	B BROWARD COUNTY	C NORTH BROWARD HOSPITAL DISTRICT	D CHILDREN'S SERVICES COUNCIL	=A+B+C+D TOTAL
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
2008	2009	3.4861	4.8889	1.7059	0.3754	10.4563
2007	2008	3.2788	4.8889	1.6255	0.3572	10.1504
2006	2007	3.7250	5.6433	1.8317	0.4073	11.6073
2005	2006	4.0380	6.2942	2.1746	0.4231	12.9299
2004	2005	4.1111	6.4831	2.4803	0.4231	13.4976

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 1st of each year to deposit into the Trust Fund an amount equal to 95% of the difference between³:

- 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 1st 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.

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)	
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%)
2008	2009	2,689,424	3,771,643	1,316,052	289,610	8,066,729	6.8%
2007	2008	2,439,609	3,637,613	1,209,462	265,777	7,552,461	11.4%
2006	2007	2,169,922	3,287,388	1,084,715	237,264	6,779,289	39.0%
2005	2006	1,522,826	2,373,693	820,094	159,561	4,876,174	31.1%
2004	2005	1,132,894	1,786,544	683,495	116,593	3,719,527	20.8%

³ Calculations referenced herein use the current fiscal year’s millage rate as established by the Taxing Authority.

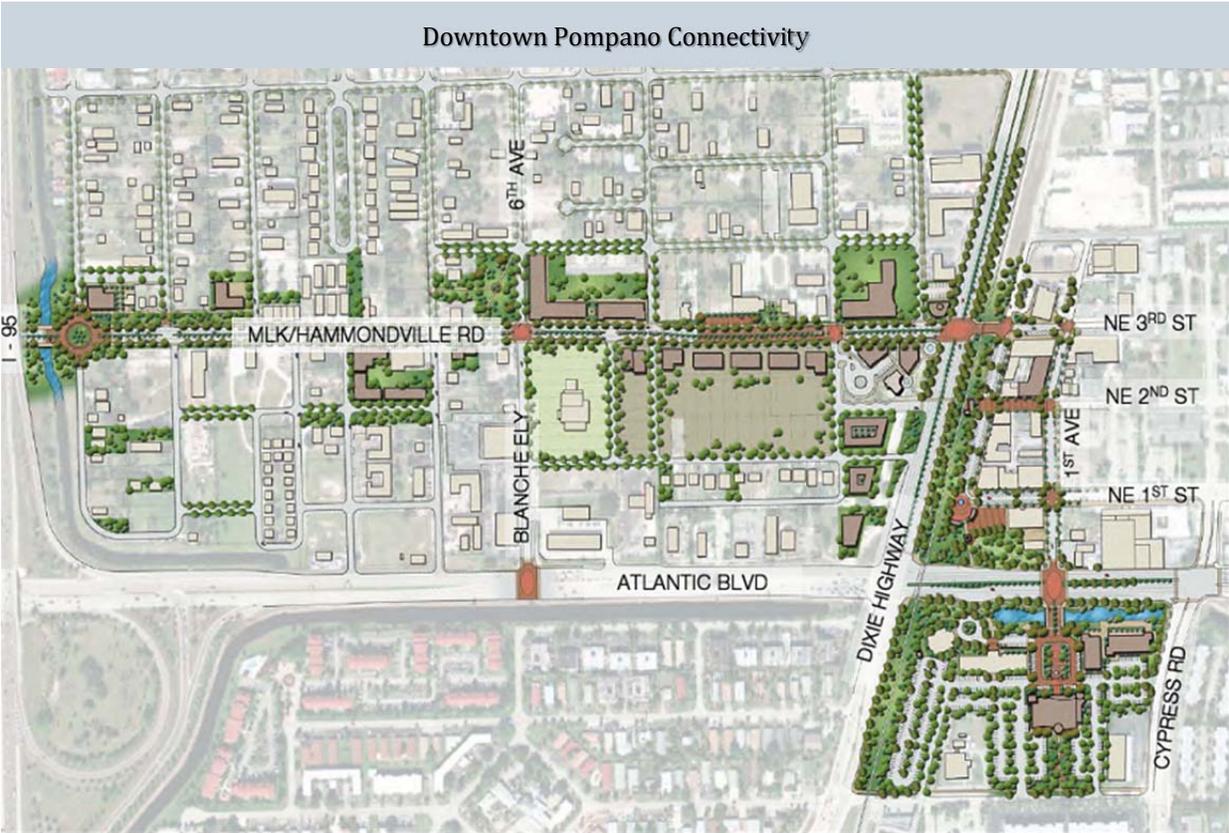
NORTHWEST DISTRICT

Accomplishments and Project Status Updates

Downtown Pompano Improvements

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 (landscape architects and urban designers) introduced design alternatives for the public rights-of-way throughout the Downtown area, including: landscape/ streetscape improvements along Martin Luther King (“MLK”) Boulevard/Hammondville Road; public streets and sidewalks throughout the Old Pompano area/Florida East Coast (“FEC”) Corridor; and within a new Civic Campus proposed for the area south of Atlantic Boulevard at Dixie Highway.



NORTHWEST DISTRICT

The Downtown Pompano Improvement project consists of three main components: MLK Boulevard Improvements; Old Pompano Streetscape Improvements; and the FEC Corridor Beautification. The following sections provide a detailed description of each component.

Expended and obligated to date for all three components: \$9,394,853 out of \$11,449,599.

Current Status: *Design is complete. Construction is underway with anticipated completion on or before the end of December 2014.*

- **MLK Boulevard Improvements (Dixie Highway to I-95)**

This project involves improvements to Martin Luther King Boulevard, from Dixie Highway to Interstate-95. This project is a component of the Downtown Pompano Connectivity Plan to improve existing pedestrian connectivity to Old Pompano and the Civic Campus facilities.

The intent is to maximize the existing right-of-way by installing wider sidewalks, lush landscaping features, pedestrian friendly light fixtures, and beautifying the corridor to enhance the atmosphere and create a “Main Street” like environment. This project is being coordinated in conjunction with the CRA’s incentive programs including façade improvements and interior renovations.



NORTHWEST DISTRICT

- **Old Pompano Streetscape Improvements**

This project includes improvements to Flagler Avenue, N.E. 1st Avenue, and N.E. 1st, 2nd & 3rd Streets, and is part of a larger endeavor to improve existing pedestrian connectivity to MLK Boulevard and the Civic Campus facilities. The Old Pompano improvements will be made in conjunction with facade improvement projects in the historic area and will tie-in with future plans for improvements along the FEC Corridor.



- **FEC Corridor Beautification**

Beautification of the Florida East Coast Railroad including landscape improvements along Dixie Highway (Atlantic Boulevard to N.E. 3rd Street) and Atlantic Boulevard (Dixie Highway to Cypress Road).



Downtown Pompano Urban Plaza

The Massing and Zoning study component of the Downtown Pompano Improvement project resulted in several ancillary proposals including the idea of an urban plaza at the corner of Dixie Highway and Atlantic Boulevard. CRA staff conducted a design workshop in October 2013 to further develop the design elements of the plaza. The design workshop contained numerous designers and involved City input. The proposed design will connect to the N.E. 1st Street streetscape and provide as an iconic element as visitors and residents alike enter into the City.

Current Status: *CRA staff is coordinating with a design/build team comprised of Burkhardt Construction and EDSA to refine the conceptual design.*

NORTHWEST DISTRICT

Civic Campus (City Hall, Public Library/Cultural Center, Civic Space)

During FY 2010, CRA staff met with Broward County staff to renegotiate an existing Interlocal Agreement to construct a public library on property adjacent to the Pompano Beach City Hall. Conceptual plans were created for the new facility to be located in the center of a new 'Civic Campus' and include a public plaza just south of the proposed entrance from Atlantic Boulevard.

The City followed up by publishing a Request for Letters of Interest seeking professional services to generate a master plan and design for the entire campus, design a Broward County-funded 25,000-30,000 square foot Public Library, and assist with designs of a possible second-floor Cultural Center. City Staff evaluated 22 proposals and selected Silva Architects to provide architectural services.

The Master Plan was approved by the City Council on June 12, 2012. Council approved moving forward with phase one of the master plan on June 26, 2012. Phase one includes a cultural center, public plaza facing Atlantic Boulevard, large green, and an interior courtyard.



Expended and obligated to date:
Consulting and Design = \$1,117,110
out of \$1,247,489; Construction = \$0
out of \$410,000.

Current Status: *An agreement with Broward County has been executed. A Request for Letters of Interest was issued to select a contractor, and a selection committee ranked OHL as the top contracting firm. A contract for preconstruction services in the amount of \$92,000 was*

NORTHWEST DISTRICT

approved at the October 8, 2013 City Commission meeting. Pre-construction services are underway as well as the progression of the 100% construction documents by Silva Architects to be complete on or before the end of February 2014. Upon completion of the construction drawings, a Guaranteed Maximum Price will be established and brought before City Commission for approval.

Redevelopment along MLK Boulevard/Hammondville Road

The MLK/Hammondville corridor is being positioned for future redevelopment. As the first component of the Downtown Pompano Connectivity Plan, landscape and streetscape improvements will be designed to provide a sense of place along the corridor conducive to commercial and mixed-use development.

The 731 Hammondville Road Commercial Development project broke ground on September 7, 2012. This project includes a new 4,000+ square foot commercial building, reconfigured parking lot, and landscape/hardscape improvements to the site. This is the first new development on the MLK Boulevard corridor in fifty years. In Fiscal Year 2013, the bulk of construction for the building shell and site improvements were completed. In the months between June and September 2013, the CRA entered into sublease agreements with six tenants and architectural drawings were started for the interior work. The tenants will be a bookkeeper, realty office, takeout restaurant, salon, photography studio, and a soul food dine-in restaurant.



731 Hammondville Road

NORTHWEST DISTRICT

Hotel Bailey Arts Center (51 NE 1st Street)

The mission of the Hotel Bailey Arts Center is to foster the professional creation, exhibition and sales of the visual and clay arts in the Downtown Pompano Creative Arts District with an emphasis on providing working, exhibition, and classroom/workshop space for professional visual artists in an environment that promotes the purchase and sale of artwork to current and future collectors and enhances the general development and appreciation of cultural activities in Pompano Beach.

After a year and a half of extensive renovations to this 1926 building, it is now ready to “Live” for another 90 years. Once used as a hotel, this two-story building will be transformed into a Contemporary Arts Facility that includes:

- Exhibition galleries for curated public art exhibitions and cultural events;
- Workshop/classroom/ multi-purpose flexible space;
- Administrative offices and business support center for artists; and
- 12-15 naturally-lit individual studios plus a clay arts studio.

Current Status: *The project is undergoing final inspections and it is anticipated that this newly renovated facility will be open for business by the end of March 2014.*



NORTHWEST DISTRICT

Ali Cultural Arts Center (353 MLK Boulevard)

The mission of the Ali Building is to celebrate the history and culture of the African American community in Pompano Beach and to enhance cultural activities, including dance, music and other performing arts. The facility will provide a home for two local non-profit organizations and offer opportunity for cultural activities and events to the general public.

Extensive renovation activities are underway on this historic property on MLK Boulevard/Hammondville Road, in the CRA's Northwest District. Once the home and business site of Florence Major Ali and her husband, Frank, the two-story circa-1932 building will be renovated and additional adjacent facilities developed to create a cultural campus that will include:

- Gallery space for revolving educational, historical and cultural exhibitions.
- New multi-purpose building, with the ability to host dance rehearsals meetings and classes and special events.
- Outdoor event/performance plaza with space for 200, covered stage with adjacent green room for performers. Plaza also includes dedicated concession facilities and an elevated sound booth in the Ali Building.
- Administrative offices for community cultural lessees.
- A conference room for tenant and public use.

Current Status: *Modern necessities are being added to the Ali Building such as an elevator and it is anticipated that renovation activities on the building itself will be completed by the end of June 2014. An Invitation to Bid was issued for Phase II of this project which includes completion of the courtyard, outdoor stage, new adjacent building shell, parking lot, and common area restrooms. Construction of Phase II is anticipated to begin this summer and conclude within seven months thereafter.*

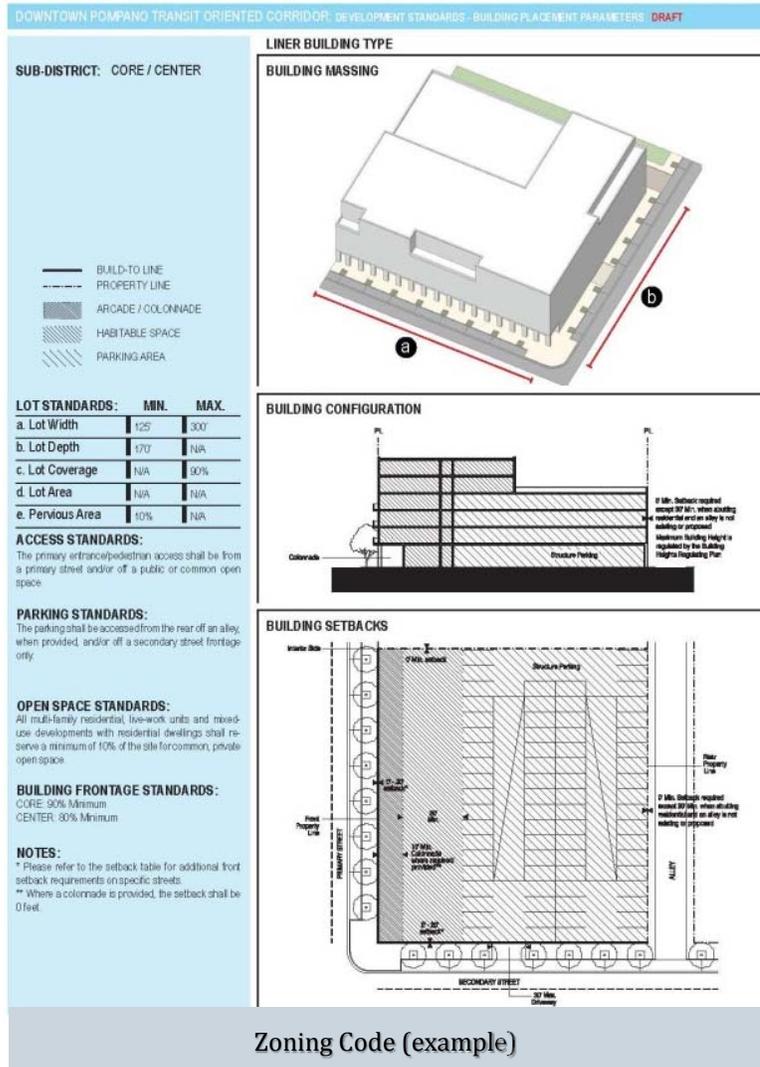


Renovations in Progress

NORTHWEST DISTRICT

Downtown Pompano Transit Oriented District (Zoning Code)

After 31 public meetings and three years, the Downtown Pompano Transit Oriented Overlay District zoning code was adopted on September 24, 2013. The overlay district affects 269 acres of the Old Downtown Pompano Area. The Transit-Oriented Overlay is intended to encourage compact mixed-use development to support convenient walking connections to both the current Broward County Transit Center at MLK Boulevard and Dixie Highway as well as the proposed future Tri-Rail stop on the Florida East Coast Rail Corridor. The building placement and regulating diagrams gives visual assistance in guiding development to bring together people, job services, and public spaces and amenities in a way that allows people to safely and conveniently walk, bike, and/or take transit to meet their day-to-day housing, employment, shopping, service, and recreational needs.



Current Status: The CRA is assisting City staff in the interpretation and implementation of the Downtown Pompano Transit Oriented District.

NORTHWEST DISTRICT

Downtown Pompano Transit Oriented District (Sign Standards)

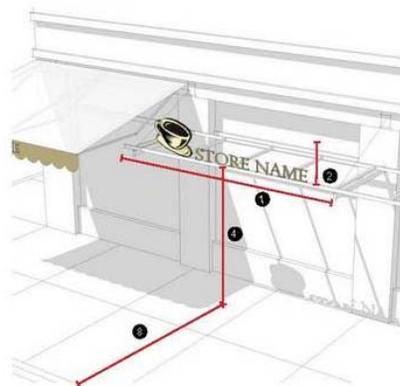
In order to compliment the feel and look of the Downtown Pompano Transit Oriented Overlay District, CRA staff is coordinating with City planning staff to create an additional set of 14 new sign code standards that will reflect the pedestrian oriented character of the District.

Appropriately limiting the placement, type, and number of signs in the District will limit visual clutter and assist in providing unity to the area. The standards are visual in character to provide direction and give examples.

Current Status: *CRA and City staff is approximately 90% complete with the sign standards.*

APPENDIX B: DOWNTOWN POMPANO TRANSIT ORIENTED CORRIDOR: SIGN STANDARDS: DRAFT 4/16/13

6. HORIZONTAL CANOPY (TOP-MOUNTED)



A pedestrian-oriented sign that is mounted on top of a horizontal canopy parallel to the sidewalk.

KEY	
1	Sign Face Width
2	Sign Face Height
3	Sign Copy Area
4	Clear Distance Above Grade
5	Overall Post Height
6	Space
7	Feature/Logo
8	Distance From Sidewalk or Curb
9	Thickness
10	Extension Above Roof Line
11	Alignment
	Signs Per Building
	Materials
	Lighting

max. 75% of width of horizontal canopy (1)
18' max.
max. 30 sq ft
10' min.
-
-
max. 50% of sign copy area
min. 4' from the edge of pavement or the distance dictated by the min. clear zone, whichever is greater (2)
-
-
-
-
1 per horizontal canopy
metal or durable synthetic materials
internally lit

Notes:
 1. Within store front bay.
 2. May encroach up to 9" from edge of pavement when clear distance above grade is at least 10 feet.

Sign Standards (example)

NORTHWEST DISTRICT

Education Corridor

This project comprises improvements to MLK Boulevard/Hammondville Road 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: (a) Phase 1, from I-95 to Dixie Highway as a function of the Downtown Pompano Improvements Project (100% CRA funding); (b) Phase 2, from Florida Turnpike to Powerline Road (90% City and 10% CRA funding); and (c) Phase 3, from Powerline Road to I-95 (90% City and 10% CRA funding). Staff has retained a team of Keith & Associates and IBI Group to provide design plans.

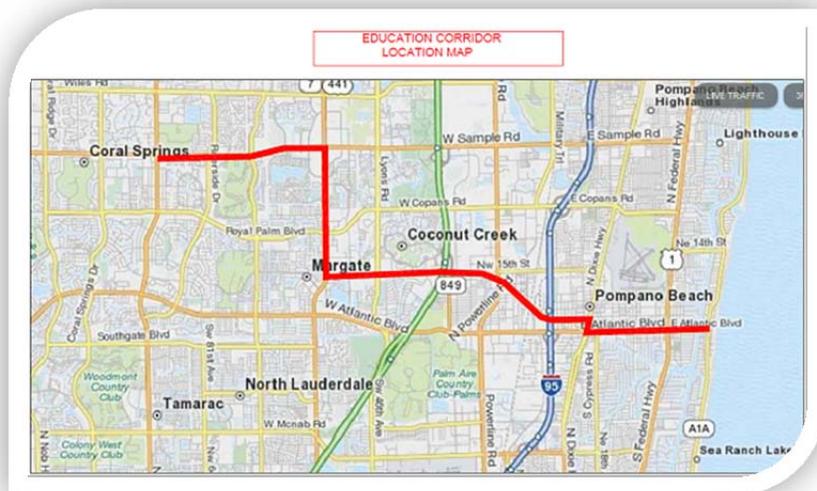
This project is a regional effort being carried out by multiple municipalities and government agencies including Broward County Transit, Broward Metropolitan Planning Organization, Florida Department of Transportation, and the cities of Coconut Creek, Coral Springs, Margate and Pompano Beach. It is based 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.

Expended and obligated to date: \$268,224 out of \$300,000. Construction costs are expected to be approximately \$3,000,000.

Current Status: *Final design plans are complete (subject to FDOT’s approval). However, the project is currently on-hold*

pending Broward County Traffic Engineering approval of a new traffic signal at the intersection of NW 27th Avenue and MLK Boulevard. If approved, the streetscape portion will be delayed until the traffic signal is installed. Otherwise, staff intends to begin the streetscape portion in late 2014/early 2015 (subject to FDOT approval).



NORTHWEST DISTRICT

Business Resource Center



The Pompano Beach CRA Business Resource Center houses the Microenterprise Business Loan Fund, the Business Incubator, and the Job Placement Center programs. International Enterprise Development Inc. (“IED”) has been contracted to develop and manage these programs.

The Center has monthly open house events which provide experts in relevant business fields to assist both program participants and other interested parties. Additionally, during the period of October 2012 through October 2013, the Center hosted a monthly *ArtHall* event which featured local artists and invited members of the community, various Boards and Committees, as well as elected officials and city personnel. Approximately 1,200 patrons attended during that twelve month period.

A collection of promotional graphics for the Pompano Beach CRA Business Resource Center. At the top is a flyer for a "Business Networking Open House Event" with the tagline "Simply Networking the original 'social networking' for businesses before there was social networking". Below this is a flyer for a "Business Networking Open House" event with the theme "Be The Greatest Go-Giver..." and a list of ways to give, such as "GIVE a referral", "GIVE a business lead", and "GIVE a free trial of your business or service". At the bottom is a flyer for "artHALL" events, which are "creatively combining business & art" and feature an "ARTIST RECEPTION • EVERY 3RD WEDNESDAY". The next show is scheduled for "NEXT SHOW: JANUARY 15". The flyer also includes the address "50 NE 1ST STREET, POMPANO BEACH" and the phone number "854-988-1111".

NORTHWEST DISTRICT

Additional events included monthly *Monday Night Networking*, *Ask the Expert*, *Up Close and Professional*, *Job Placement Orientation*, and *Lunch and Learn*. All these events were well attended.

IED continues to work closely with the CRA in the event planning and implementation of the monthly *MLK Marketplace* event, the planning of the Bailey Building, and the vetting of clients for the newly constructed commercial development located at 731 Hammondville Road.



- **Microenterprise Development Program**

The Microenterprise Development Program provides weekly workshops focusing on training, technical assistance, loans, business support and follow-up services to eligible start-up and existing micro and small business owners within the Northwest community to strengthen and sustain their businesses. In 2013, forty-eight (48) workshops were held in the E. Pat Larkins Community Center with an annual graduation ceremony bestowing graduates with certificates of completion and special awards. Program participants displayed their business products and services and catered the event.

- **Microenterprise Business Loan Fund**

The one-on-one technical assistance and consultations provided by IED through the Microenterprise Development Program are vital to the Program's success. An important component of the Program is access to startup/expansion capital provided by the CRA. Microenterprise business loans are for a maximum amount of \$25,000 per business. IED works closely with clients in the structuring and preparation of loan applications through the Business Loan Fund.

Program loan requests are reviewed by the Loan Committee whose members include representatives from financial institutions (i.e. banks), the CRA, the Northwest Advisory Committee, and the Metro Broward Economic Development Corporation. The Loan Fund Committee met six times during 2013 and to date 63 loans have been approved totaling over \$1 million. Three loans have been paid in full, three loans are in default, three loans are pending default, and four loans are pending disbursement. Income from loan repayments for 2013 totaled \$81,174.

NORTHWEST DISTRICT

- **Small Business Incubator**

The Small Business Incubator offers onsite clients affordable services, an attractive location, and an opportunity for business growth. This includes an office, conference room for client meetings, office equipment, and furnishings. Virtual clients, who do not have an onsite office, receive all essential business services for a very reasonable cost.

The Business Incubator has offices for seven (7) individual businesses onsite and thirty (30) virtual businesses. The facility has an attractive reception area and conference room and provides receptionist, mail service, copying, faxing, and phone service.

To date, all seven offices were occupied and 18 virtual clients were in the Center. All background checks were completed and workshops/monthly *Meet the Expert* sessions were offered. All business names are displayed on the front window of the Business Resource Center.

Income from rent and usage for the year totaled \$40,097.

- **Job Placement Center**

The Job Placement Center focuses on providing links to the people and companies of Pompano Beach for career/job opportunities. The strategies used to accomplish this goal include:

1. Pompano Contractors: Real Deal Events, Job Fairs, Contractor Mentoring Programs, and an evolving Contractor Database.
2. Outreach to Companies in Pompano searching for employees.
3. Strategic Partnerships: Chamber of Commerce, South Florida Manufacturers Association, Broward County Office of Economic Development, and WorkForce 1.
4. Outreach to individuals in the Community: job announcements, employment registration, training, and interviews

Working with the CRA, the Center held four Job Fairs (with turnout exceeding 771 participants at one Job Fair alone), the Real Deal Event, monthly Job Placement orientations, and one-on-one job readiness consultations. During 2013, the Center registered 35 employers and placed 121 applicants in paid positions.

Incentive Programs

In FY 2013, a number of property owners were approved for grant funding from the CRA's incentive programs. These programs, approved by the CRA Board, are a means to spur the redevelopment of the Northwest District. The focus of these incentives in the Northwest is

NORTHWEST DISTRICT

the Downtown Pompano Connectivity area. These include, but are not limited to, the following:

- Façade and Business Site Improvement Program - for exterior improvements of the businesses located in the District;
- Strategic Investment Program (“SIP”) - for the interior renovations of businesses operating in the District;
- Strategic Investment Streetscape Program (“SISP”) - for the beautification of streetscapes adjacent to businesses in 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;
- Real Estate Development Accelerator Program (“REDA”) - for the attraction of large scale redevelopment projects valued at over \$5,000,000 into the District; and
- Merchant Assistance Program Phase I - for interior improvements of restaurants to help stimulate business and increase sales.

In FY 2013, three (3) property owners applied for and were approved for grant funding from the Façade & Business Site Improvement Program and two projects were completed. Staff is currently engaging other property and business owners to participate in the incentive programs.



NORTHWEST DISTRICT

Marketing Programs

At the end of FY2013, a Marketing Plan had been drafted and served as the basis for all marketing activities in the Northwest District. The marketing strategies outlined in the plan first address business development/retention and growth within the District, followed by promotion, advertising, and special events which are being implemented in FYs 2013-2014 and include a variety of options to aide in the incubation of small businesses here in the local community.

FY 2013 started off with a bang with the launch of *MLK Marketplace* as well as the continuation of the highly succesful *Green Market*. *MLK Marketplace* was a newly launched event aimed to incubate the arts in the community surrounding the future Creative Arts corridor along MLK. Held at Annie Adderly Gillis Park, this nine event series inlcuded a talent show with local community performers competing to be named Pompano's best mixed local musicians and some of Pompano's best BBQ and food vendors! The winner of the talent portion took home \$1000 cash prize in the overall competition held in June 2013.



MLK Marketplace Event

NORTHWEST DISTRICT



The *Green Market* entered its 10th season in FY 2013, making it the longest consecutively running market in South Florida. The market began with 15 vendors per week, and through extensive marketing and vendor outreach ended the season averaging nearly 50 vendors weekly. Marketing efforts for this event continue as an important tool for small business growth, and we're excited to report that through this market many of our vendors have been picked up at local retail shops and through regional stores as part of the Buy Local | Eat Fresh movement. Marketing for the season included coverage in local media as well as campaigns with the Sun-Sentinel, Pelican, and Pompano Today as well as an expanded online and social media footprint.

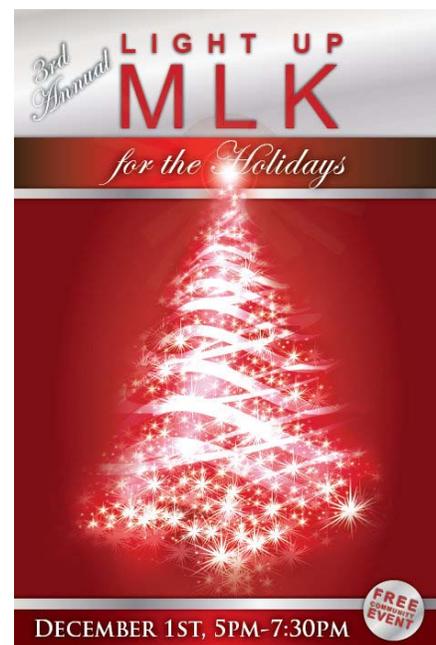


ArtHall entered its second season with rave reviews, and continued to be a incubator for the future Hotel Bailey Arts Center which will open in Spring 2014. Art lined the walls of the CRA Business Resource Center as over 250 people came out to enjoy this gallery style art exhibit, free refreshments and networking – Creatively Combining Art & Business!

The CRA's only yearly event, *Light Up MLK* for the Holidays celebrated its 3rd Annual event with our largest attendance to date with plans for continued growth next year! Over 1,500 local residents came out to enjoy a night under the stars that included local community performances, live music, free food, a visit from Santa and new this year – real snow!



Social Media became an important tool for connecting with locals and tourists alike, gaining over 5,000 new "fans" or "likes." This marketing resource has exponentially increased consumer awareness and attracted new customers to the districts.



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 1st of each year⁴. While this report generally pertains to FY 2013 activity, the following section also includes FY 2014 property valuation data to highlight current trends. The East District experienced positive tax base growth in FY 2014 due to strengthening in the residential and commercial market segments.

TAXABLE PROPERTY VALUES

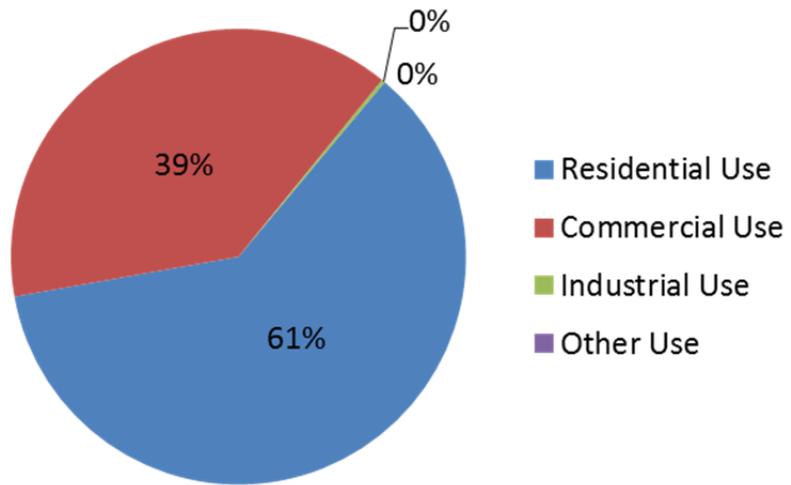
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2013	2014	309,437,960	3.9%	136,427,940	173,010,020	7.2%	
2012	2013	297,831,190	1.0%	136,427,940	161,403,250	1.9%	
2011	2012	294,810,500	(1.7%)	136,427,940	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%	
2008	2009	288,911,450	(6.0%)	136,427,940	152,483,510	(10.8%)	
2007	2008	307,297,400	10.5%	136,427,940	170,869,460	20.6%	
2006	2007	278,141,380	32.9%	136,427,940	141,713,440	94.3%	
2005	2006	209,361,950	13.4%	136,427,940	72,934,010	51.5%	
2004	2005	184,582,590	13.9%	136,427,940	48,154,650	88.0%	

⁴ 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.

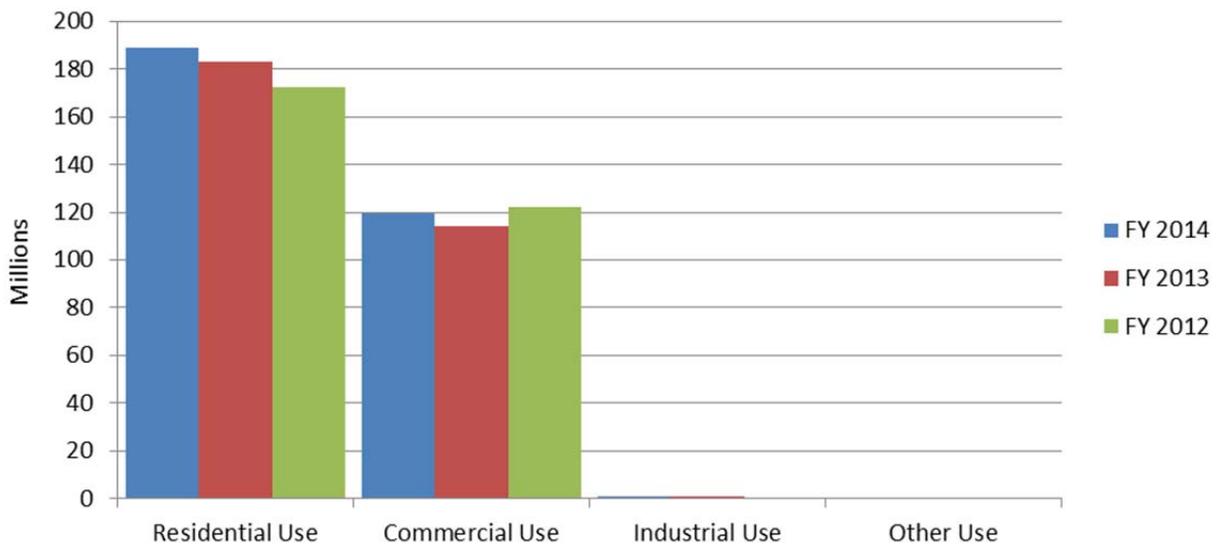
EAST DISTRICT

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 61%, and 39% 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 three year period ending with FY 2014.



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 2014 TAXABLE VALUE	% OF FY 2014 TAXABLE VALUE
JJ LAND REALTY	COMMERCIAL	12,269,960	4.0%
PUBLIX SUPER MARKETS INC	COMMERCIAL	8,241,680	2.7%
ATLANTIC SQUARE PROPERTIES INC	COMMERCIAL	6,435,000	2.1%
SANDS HARBOR INC	COMMERCIAL	5,970,460	1.9%
ATLANTIC 3350 LLC	COMMERCIAL	4,341,900	1.4%
GORDON, SHARON S	COMMERCIAL	3,389,670	1.1%
HOUSTONS RESTAURANT INC	COMMERCIAL	3,379,990	1.1%
TSATAS ACQUISITIONS LLC	RESIDENTIAL	3,371,880	1.1%
DIMARIA PROPERTIES LLC	COMMERCIAL	3,242,810	1.0%
POMPANO BEACH INVESTORS	COMMERCIAL	3,126,130	1.0%
	TOTAL	53,769,480	17.4%

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 CITY OF POMPANO BEACH	B BROWARD COUNTY	C NORTH BROWARD HOSPITAL DISTRICT	=A+B+C TOTAL
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
2008	2009	3.4861	4.8889	1.7059	10.0809
2007	2008	3.2788	4.8889	1.6255	9.7932
2006	2007	3.7250	5.6433	1.8317	11.2000
2005	2006	4.0380	6.2942	2.1746	12.5068
2004	2005	4.1111	6.4831	2.4803	13.0745

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 1st of each year to deposit into the Trust Fund an amount equal to 95% of the difference between⁵:

- 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 1st 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, 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 CITY OF POMPANO BEACH	B BROWARD COUNTY	C NORTH BROWARD HOSPITAL DISTRICT	=A+B+C TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
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%
2008	2009	504,994	708,203	247,116	1,460,313	(8.1%)
2007	2008	532,234	793,596	263,861	1,589,691	5.4%
2006	2007	501,488	759,745	246,598	1,507,831	74.0%
2005	2006	279,782	436,108	150,672	866,562	44.9%
2004	2005	188,070	296,582	113,466	598,118	87.1%

⁵ Calculations referenced herein use the current fiscal year’s millage rate as established by the Taxing Authority.

EAST DISTRICT

Accomplishments and Project Status Updates

Dune Restoration

This project entails the restoration and refurbishment of the dune within the City's property at Pompano Beach Park. It consists of the restoration and stabilization of 2,800 linear feet of beach dune along the existing publicly accessible municipal beach front. The project stabilization of the existing dune includes installation of native beach vegetation. In addition, the program includes the



construction of publicly accessible dune over-walks, including ADA (Americans with Disabilities Act) compliant access. The project will be constructed with beach compatible material from an upland sand source. The restored dune will be 3.5-feet high with a width at the base of 30-feet.

The new dune will provide storm protection, plant and animal habitat, and shading from



beachfront lighting (which helps hatchling sea turtles). This project is intended to supplement the existing Federal beach re-nourishment program sponsored by Broward County which does not include a dune component. It is also a key component within current upland beach redevelopment plans proposed by the City.

Current Status: *This project is complete.*

EAST DISTRICT

Atlantic Boulevard Improvements

This project involves the reconstruction of Atlantic Boulevard from U.S. Highway 1/Federal Highway to A1A, and undergrounding of FPL and Comcast overhead facilities. Through a partnership with the Florida Department of Transportation (“FDOT”), the CRA will build wider sidewalks and improve landscaping. FDOT will remove one travel lane from the north and south sides of Atlantic Boulevard. This will enable the CRA to construct wider sidewalks and create an enhanced pedestrian experience



with outdoor seating and pedestrian-friendly features. Atlantic Boulevard is intended to become a focal gateway to the beach for local residents and visitors alike.

Current Status: *This project is complete.*



EAST DISTRICT



Harbor Village Streetscape Improvements

This project includes the redesign of the existing public parking facilities within this commercial subdivision located on Atlantic Boulevard, between N.E. 26th Avenue and N.E. 28th Avenue. Since the City of Pompano Beach owns the entire parking area at *The Harbor Village Shops*, the area offers a prime opportunity to make the traffic circulation pattern more efficient.



The main goal of this project is to revitalize the area with pedestrian-friendly features and create a pleasant ambience. Some of the proposed enhancements include widening the existing sidewalk in front of the stores, adding an attractive landscaping pattern with palms and lush groundcovers, and creating an inviting traffic circulation plan with a finely decorated roundabout.



Current Status: *This project is complete.*

EAST DISTRICT

Pompano Beach Boulevard Streetscape Improvements

The purpose of the project is to revitalize and create an oceanfront pedestrian promenade, both vibrant and uniquely branded for local residents and citizens of Pompano Beach. Key improvements will include: pedestrian improvements along the east and west side of Pompano Beach Boulevard, within the right-of-way and City-owned property; an exercise trail; passive park areas and possible playground upgrades; landscape beautification; pedestrian lighting and site furnishings; beachfront parking; and pedestrian plazas directly east of the intersection of East Atlantic Boulevard and Pompano Beach Boulevard.



This project will address necessary infrastructure improvements (i.e. drainage, water, sewer, and roadway improvements) to support the Pompano Pier Development, including possible re-alignment of Pompano Beach Boulevard as well as utility relocations.

Expended and obligated to date: \$16,564,252.



Current Status:
This project is complete.

EAST DISTRICT

Pier Redevelopment



The Pompano Beach Pier area encompasses approximately 8-acres and constitutes a major redevelopment initiative of the East District. The original restaurant at the foot of the Pier was so badly damaged by hurricane Wilma that it had to be torn down. Since the demolition, ideas for redevelopment have been circulated with varying degrees of support.

With the hiring of RMA as the CRA Executive Director, a methodical and comprehensive process began that is focused on facilitating redevelopment of the Pier area, including the large municipal parking lot on the west side of the street from the Pier.

The plan for this area seeks to add the following: (1) a replacement restaurant to be built east of Pompano Beach Blvd.; (2) when needed, a parking structure on part of the existing municipal parking lot; and (3) ancillary beach oriented retail to be built in the vicinity of the restaurant and/or the parking structure. The CRA had 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. This was followed with a Request for Qualifications solicitation during the summer of 2011. The CRA received two responses and a team of consultants and Staff evaluated the responses and recommended a final ranking, listing New Urban Communities as the #1 ranked firm. RMA has been negotiating with the firm on a proposal for a future development that meets the expectations of the public and the City Commission.

Current Status: *Developer and the City received Broward County approval to a Land Use Plan Amendment that would allow the construction of a hotel (subject to City approval). The City is expected to begin rezoning efforts while the Developer and RMA work on amendments to the contract, which are expected to be heard by the City Commission for discussion in March 2014.*



EAST DISTRICT

East Atlantic Boulevard Improvements

This project, involving the reconstruction of East Atlantic Boulevard from A1A to Pompano Beach Boulevard/Briny Avenue, was substantially completed in 2011 and includes reconfigured street lanes, wider sidewalks for outside dining, and enhanced landscaping.

The CRA is working with the businesses to beautify the facades and interiors of their buildings. This project is intended to become the focal entry point to the beach area. This segment of roadway includes wider sidewalks, on-street parking, and a lush landscaping theme. The main goal is a pedestrian-friendly and inviting environment to enable local businesses to provide an upscale on-street café atmosphere.



Current Status: *This project is complete.*

Atlantic Boulevard Bridge Enhancements

This project involves upgrades to the Atlantic Boulevard Bridge. The bridge is considered an important element and staff believes 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 has been broken down into Phase I and Phase II improvements. Phase I will include design and construction of enhancements to the bridge façade, tender house, Jersey barriers, system lighting, etc. A design/build team will be responsible for complete design, permitting, and coordination with the Florida Department of Transportation. Design elements will include large tensioned sails at each end of the bridge (four sails, total). Phase I is funded up to \$1.5 million. Phase II (\$1.41 million) is expected to be funded through multiple sources (e.g. CRA, city, etc.) in 2015.

Expended and obligated to date: \$0 out of \$1,500,000.

Current Status: *Project is in the early design stages.*

Beach Library Relocation

This project entails the relocation of an existing 3,000 sq. ft. Beach Library facility. The building, which is presently located within the Pier Parking Lot (Pompano Beach Boulevard just north of NE 2nd Street, west side of the road), must be demolished to give way to future improvements in the Pier Parking Lot. As a result, the CRA is assisting with relocating the building onto a new site within the barrier island. Once a suitable site was identified and

EAST DISTRICT

selected, Staff commenced coordination with Broward County to execute a lease agreement. The proposed site will be expanded to include a 1,000 sq. ft. meeting room. A conceptual design was completed and it includes outdoor seating in a veranda and aesthetically pleasing elements in a park overlooking the Intracoastal Waterway.

Expended and obligated to date: \$1,533,451 out of \$1,713,555 including encumbrances.

Current Status: *Project is under construction and expected to be completed during summer 2014.*

Incentive Programs

In FY 2013, a number of property owners were approved for grant funding from the CRA's incentive programs. These programs, approved by the CRA Board, are a means to spur the 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 businesses located in the District;
- Strategic Investment Program ("SIP") - for the interior renovations of businesses operating in the District;
- Strategic Investment Streetscape Program ("SISP") - for the beautification of streetscapes adjacent to businesses in 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;
- Real Estate Development Accelerator Program ("REDA") - for the attraction of large scale redevelopment projects valued at over \$5,000,000 into the District; and
- Merchant Assistance Program Phase I - for interior improvements of restaurants to help stimulate business and increase sales.

In FY 2013, one (1) Façade & Business Site Improvement Program application, one (1) Strategic Investment Program application, one (1) Strategic Investment Streetscape Program application, and one (1) Merchant Assistance Program Phase I applications were approved.

Sixteen (16) incentive program projects were completed including those in Harbor Village. The CRA engaged multiple property owners adjacent to the Harbor Village Parking Lot to participate in a unique public/private partnership to construct an arcade connected to their buildings over the City sidewalk, in addition to the Façade and Business Site

EAST DISTRICT

Improvement Program, to enhance the pedestrian experience and promote sidewalk café ambiance in the East District. Staff is currently working with East District property and business owners to educate them on funding opportunities and solicit participation in the incentive programs.

FAÇADE IMPROVEMENT PROGRAM (2633 E. Atlantic Boulevard)



BEFORE



AFTER

FAÇADE IMPROVEMENT PROGRAM (2655 E. Atlantic Boulevard)



BEFORE



AFTER

EAST DISTRICT

FAÇADE IMPROVEMENT PROGRAM (2715 E. Atlantic Boulevard)



BEFORE



AFTER

EAST DISTRICT

Marketing Programs

At the end of FY2013, a Marketing Plan had been drafted and served as the basis for all marketing activities in the East CRA District. The marketing strategies outlined in the plan first address business development/retention and growth within the District, followed by promotion, advertising, and special events which are being implemented in FYs 2013-2014 and include a variety of options to aide in the incubation of small businesses here in the local community.



INTERACTIVE WATER FOUNTAIN

In April 2013 the Grand Re-Opening Celebration of East Village & the Beach took place, celebrating all the redevelopment of the Beach, Atlantic Boulevard Streetscape and Harbor Village façade projects which were completed in March 2013. The event brought over 10,000 people to the beach for a night of fun, entertainment and fireworks on the newly redeveloped beach and included a mass ribbon

cutting ceremony at Harbor Village Shoppes, the launch of the Interactive water fountain at the Great Lawn, more than 60 vendors, food trucks, *ArtHall* on the beach, kids zone activities and fireworks off the pier.

The following month, *East Village Uncorked* returned to East Village! This monthly event features an art walk under the newly redeveloped arcade at Harbor Village, free wine tasting at participating merchants and live music. Event attendees can take the free wine tasting tour and after visiting 12 merchants can enter to win a variety of prizes. The event helps promote businesses in the area, acts as a forum to attract new businesses to the area, and promotes neighborhood and resident involvement in the redevelopment process.



Monthly merchant meetings continued through the year, welcoming new merchants and discussing upcoming events, promotions, news and encouraging networking among merchants. Communication outreach to merchants and residents continued with the weekly e-newsletter, a feature that quickly became a top resource for promotion of CRA projects and events with over 2,500 opt-in subscribers receiving the communication weekly!



Social Media became an important tool for connecting with locals and tourists alike, gaining over 5,000 new “fans” or “likes.” This marketing resource has exponentially increased consumer awareness and attracted new customers to the districts.

FINANCIAL STATEMENTS

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2013, 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, 2013. The CAFR is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies of the CAFR can be obtained electronically from the City's website at:

http://mypompanobeach.org/pages/department_directory/finance_department/finance/finance_department.html.php

FINANCIAL STATEMENTS

CITY OF POMPANO BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2013

	Northwest Community Redevelopment District	East Community Redevelopment District
ASSETS		
Cash and cash equivalents	\$ 1,906,142	\$ 2,396,180
Restricted cash and cash equivalents	-	4,697,598
Investments	18,320,840	3,921,629
Interest receivable	28,385	6,604
Assets held for resale for development	32,993,067	-
Due from other governments	152,750	-
Prepays	7,825	-
Total assets	<u>\$ 53,409,009</u>	<u>\$ 11,022,011</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 766,364	\$ 68,101
Deposits	12,271	-
Unearned/Deferred revenue	157,250	-
Total liabilities	<u>935,885</u>	<u>68,101</u>
Fund balances:		
Nonspendable	7,825	-
Restricted (land, encumbered projects, etc.)	(a) <u>52,465,299</u>	(b) <u>10,953,910</u>
Total fund balances	(a) <u>52,473,124</u>	(b) <u>10,953,910</u>
Total liabilities and fund balances	<u>\$ 53,409,009</u>	<u>\$ 11,022,011</u>

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$33 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

GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Northwest Community Redevelopment District	East Community Redevelopment District
REVENUES		
Taxes	\$ 5,363,493	\$ 1,854,862
Intergovernmental	14,839	-
Charges for services	123,522	-
Donations	10,130	-
Interest and investment revenue	43,741	4,466
Other revenue	77,834	50
Total revenues	<u>5,633,559</u>	<u>1,859,378</u>
EXPENDITURES		
Current:		
General government	2,609,600	1,455,348
Debt service:		
Principal	2,162,162	9,385,000
Interest	557,649	475,965
Capital outlay	4,592	1,148
Total expenditures	<u>5,334,003</u>	<u>11,317,461</u>
Excess (deficiency) of revenues over (under) expenditures	<u>299,556</u>	<u>(9,458,083)</u>
OTHER FINANCING SOURCES (USES)		
Issuance of refunding bonds	-	14,100,000
Transfers in	-	1,931,351
Transfers out	<u>(4,243,031)</u>	<u>(2,362,267)</u>
Total other financing sources (use)	<u>(4,243,031)</u>	<u>13,669,084</u>
Net change in fund balances	(3,943,475)	4,211,001
Fund balances—beginning	(a) <u>56,416,599</u>	(b) <u>6,742,909</u>
Fund balances—ending	(a) <u>\$ 52,473,124</u>	(b) <u>\$ 10,953,910</u>

(a) Fund Balance for the Northwest Community Redevelopment District is comprised of property held for redevelopment (\$33 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.



Pompano Beach Streetscape

