

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2017, AND ENDING ON SEPTEMBER 30, 2018, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Northwest Financing and Implementation Plan sets forth the prioritization of financial resources required for the CRA to attain its redevelopment goals; and

WHEREAS, the budget for the Fiscal Year commencing on October 1, 2017, and ending on September 30, 2018, has been prepared in accordance with the Northwest Financing and Implementation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, that:

SECTION 1: The Board of Commissioners of the Pompano Beach Community Redevelopment Agency hereby approves the Northwest Financing and Implementation Plan attached to this Resolution as Exhibit “A”.

SECTION 2: The budget for the Northwest District of the Community Redevelopment Agency as attached, marked Exhibit “B”, is hereby adopted as the final and approved budget for the Fiscal Year beginning October 1, 2017, and ending on September 30, 2018. Included in this budget is a reconciliation of changes to capital initiative funding between Fiscal Years 2017 and 2018.

SECTION 3: The sums of money shown in Exhibit “B”, or as much as may be needed or deemed necessary to defray all expenditures and liabilities for the CRA, be and the same are hereby appropriated for corporate municipal purposes and objectives of such CRA, as specified herein for the Fiscal Year commencing on October 1, 2017, and ending on September 30, 2018.

SECTION 4: For all funds, appropriations for the 2016-2017 fiscal year which are encumbered but unexpended as of the last day of the fiscal year, shall be re-appropriated for the same purpose for the 2017-2018 fiscal year.

SECTION 5: For all funds, appropriations for the 2016-2017 fiscal year which are unencumbered and unexpended as of the last day of the fiscal year, shall be re-appropriated for the same purpose or project or reallocated pursuant to Exhibit “B”.

SECTION 6: This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 19 day of September, 2017.



LAMAR FISHER, CHAIRPERSON

ATTEST:



CATHY TRENKLE, SECRETARY

**Pompano Beach
Community Redevelopment Agency**

Prepared by:
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Northwest District Financing and Implementation Plan (2018-2022)



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



Pompano Beach Community Redevelopment Agency Northwest District

Financing and Implementation Plan Summary Statement by Project (1),(2)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	\$ 4,488,450	\$ -	\$ 4,488,450				
Total Estimated Carryforward Balances	\$ 4,488,450	\$ -	\$ 4,488,450				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	\$ 17,443,678	\$ -	\$ 3,206,221	\$ 3,343,304	\$ 3,484,499	\$ 3,629,930	\$ 3,779,724
Broward County	\$ 19,696,726	-	3,620,357	3,775,138	3,934,562	4,098,768	4,267,901
North Broward Hospital District	\$ 4,866,674	-	894,515	932,760	972,153	1,012,727	1,054,519
Children's Services Council of Broward County	\$ 1,764,902	-	324,396	338,266	352,552	367,266	382,422
<i>Subtotal - Tax Increment</i>	\$ 43,771,980	\$ -	\$ 8,045,489	\$ 8,389,468	\$ 8,743,766	\$ 9,108,691	\$ 9,484,566
Grants							
Knight Foundation Grants	\$ 120,000	-	60,000	60,000	-	-	-
Miscellaneous							
Micro-Enterprise Loan Program (repayments)	\$ 30,000	-	10,000	8,000	6,000	4,000	2,000
Building Rentals	\$ 1,004,325	-	165,367	200,822	205,364	212,124	220,648
BaCA (event sales/facility rentals)	\$ 218,700	-	41,000	42,300	43,700	45,100	46,600
Ali (event sales/facility rentals)	\$ 72,500	-	13,500	14,000	14,500	15,000	15,500
BaCa/Ali Donations	\$ 12,000	-	2,000	2,200	2,400	2,600	2,800
Green Market	\$ 103,000	-	20,000	20,300	20,600	20,900	21,200
Investment Earnings	\$ 115,900	-	30,000	20,200	21,000	21,900	22,800
Financing							
Tax Increment Bank Loan, Series 2018 (Proposed)	\$ 30,000,000	30,000,000	-	-	-	-	-
Total Forecasted Revenues	\$ 75,448,405	\$ 30,000,000	\$ 8,387,356	\$ 8,757,290	\$ 9,057,330	\$ 9,430,315	\$ 9,816,114
Total Sources	\$ 79,936,855	\$ 30,000,000	\$ 12,875,806	\$ 8,757,290	\$ 9,057,330	\$ 9,430,315	\$ 9,816,114
Use (Expenditures)							
Expenditures							
Operations							
Dedicated Personnel Allocation (City staff)	\$ 538,887	\$ -	\$ 99,494	\$ 103,473	\$ 107,612	\$ 111,916	\$ 116,392
City Administrative Cost Allocation	\$ 504,992	-	98,992	100,000	101,000	102,000	103,000
Staff Management	\$ 3,016,251	-	568,125	585,168	602,724	620,805	639,429
Miscellaneous Operating Expense	\$ 2,829,737	-	533,449	548,861	565,342	582,307	599,778
<i>Subtotal - Operations</i>	\$ 6,889,867	\$ -	\$ 1,300,060	\$ 1,337,502	\$ 1,376,678	\$ 1,417,028	\$ 1,458,599
Debt Service							
Tax Increment Bond, Series 2003A	\$ 1,395,846	\$ -	\$ 1,122,609	\$ 273,237	\$ -	\$ -	\$ -
Tax Increment Bond, Series 2004A	\$ 1,395,846	-	1,122,609	273,237	-	-	-
City Loan (790/800 Hammondville Rd, Base Payment)	\$ 901,960	-	180,392	180,392	180,392	180,392	180,392
City Loan (790/800 Hammondville Rd, Additional Payment)	\$ 296,827	-	8,827	28,800	57,600	86,400	115,200
(3) Tax Increment Bank Loan, Series 2018 (Proposed)	\$ 10,130,000	-	130,000	2,500,000	2,500,000	2,500,000	2,500,000
<i>Subtotal - Debt Service</i>	\$ 14,120,479	\$ -	\$ 2,564,437	\$ 3,255,666	\$ 2,737,992	\$ 2,766,792	\$ 2,795,592
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	\$ 30,330,000	\$ 27,700,000	\$ 2,630,000	\$ -	\$ -	\$ -	\$ -
Vertical Project Development and Assistance	\$ 4,734,919	-	2,178,059	624,136	633,994	644,142	654,588
Redevelopment Initiatives, Marketing and Special Events	\$ 3,250,600	300,000	742,600	552,000	552,000	552,000	552,000
Housing and Neighborhood Stabilization	\$ 2,845,000	-	645,000	550,000	550,000	550,000	550,000
Recreational, Educational and Cultural Initiatives	\$ 250,000	-	50,000	50,000	50,000	50,000	50,000
Property Acquisition	\$ 5,400,000	2,000,000	2,400,000	400,000	300,000	200,000	100,000
Consultants and Professional/Design Services	\$ 617,400	-	180,000	114,200	114,300	114,400	114,500
<i>Subtotal - Redevelopment Area Investment</i>	\$ 47,427,919	\$ 30,000,000	\$ 8,805,659	\$ 2,290,336	\$ 2,200,294	\$ 2,110,542	\$ 2,021,088
Total Forecasted Expenditures	\$ 68,438,265	\$ 30,000,000	\$ 12,670,156	\$ 6,883,504	\$ 6,314,964	\$ 6,294,362	\$ 6,275,279



Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan Summary Statement by Project (1),(2)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Reserve (4)							
Redevelopment Project Contingency	\$ 11,398,590	\$ -	\$ 105,650	\$ 1,873,786	\$ 2,742,366	\$ 3,135,953	\$ 3,540,835
Budget Stabilization Fund	\$ 100,000	-	100,000	-	-	-	-
Total Forecasted Reserves	\$ 11,498,590	\$ -	\$ 205,650	\$ 1,873,786	\$ 2,742,366	\$ 3,135,953	\$ 3,540,835
Total Uses	\$ 79,936,855	\$ 30,000,000	\$ 12,875,806	\$ 8,757,290	\$ 9,057,330	\$ 9,430,315	\$ 9,816,114
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

- (1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.
- (2) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (3) Forecasted debt service is based on the following components: Principal Amount = \$30.75 million (\$30 million for redevelopment projects/\$750K for issuance costs); Amortization Period = 20.1 years (1 month interest only/20 years principal & interest with maturity in 2038); Fixed Tax-Exempt Interest Rate = 5%. FY 2018 assumes 1 month of interest expense.
- (4) Reserves are included to cover deficiencies in revenue collection/forecasting as well as to provide funding flexibility for redevelopment projects. Any unused funding will carry forward into the next fiscal year.



Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan

Supporting Schedule - Infrastructure and Streetscape Initiatives Project Listing (1)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Financing							
Tax Increment Revenue Bank Loan, Series 2018	\$ 27,700,000	\$ 27,700,000	\$ -	\$ -	\$ -	\$ -	\$ -
Carryforward Fund Balance	\$ 2,630,000	-	2,630,000	-	-	-	-
Total Sources	\$ 30,330,000	\$ 27,700,000	\$ 2,630,000	\$ -	\$ -	\$ -	\$ -
Use (Expenses)							
Infrastructure and Streetscape Initiatives							
Collier City	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Pompano Improvements	\$ 225,000	-	225,000	-	-	-	-
Annie Gillis Park Plaza Improvements	\$ 225,000	-	225,000	-	-	-	-
Innovation District Drainage Design	\$ 1,980,000	-	1,980,000	-	-	-	-
Innovation District Construction	\$ 27,100,000	27,100,000	-	-	-	-	-
NW 27th Avenue Street Calming	\$ 200,000	-	200,000	-	-	-	-
Total Uses	\$ 30,330,000	\$ 27,700,000	\$ 2,630,000	\$ -	\$ -	\$ -	\$ -
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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



Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan

Supporting Schedule - Vertical Project Development and Assistance Project Listing (1),(2)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 1,960,171	\$ -	\$ 548,969	\$ 304,814	\$ 368,030	\$ 369,318	\$ 369,040
Grant Programs							
Knight Foundation Grant	\$ 120,000	-	60,000	60,000	-	-	-
Miscellaneous							
Building Rentals (731 MLK Blvd)	\$ 286,102	-	55,605	57,215	57,513	57,820	57,949
Building Rentals (44 NE 1st St.)	\$ 176,445	-	9,519	38,361	39,512	42,922	46,131
Building Rentals (10 NE 1st St.)	\$ 27,500	-	1,250	5,000	5,000	6,250	10,000
Building Rentals (50 NE 1st St.)	\$ 171,274	-	31,054	31,986	34,748	36,200	37,286
Building Rentals (35 N Dixie Hwy)	\$ 56,804	-	10,699	11,020	11,351	11,692	12,042
Building Rentals (814 MLK Blvd)	\$ 286,200	-	57,240	57,240	57,240	57,240	57,240
BaCA Art Event Sales	\$ 69,600	-	13,000	13,400	13,900	14,400	14,900
BaCA Facility Rentals	\$ 149,100	-	28,000	28,900	29,800	30,700	31,700
BaCA Donations	\$ 6,000	-	1,000	1,100	1,200	1,300	1,400
All Art Event Sales	\$ 16,000	-	3,000	3,100	3,200	3,300	3,400
All Facility Rentals	\$ 56,500	-	10,500	10,900	11,300	11,700	12,100
All Donations	\$ 6,000	-	1,000	1,100	1,200	1,300	1,400
Carryforward Fund Balance	\$ 1,347,223	-	1,347,223	-	-	-	-
Total Sources	\$ 4,734,919	\$ -	\$ 2,178,059	\$ 624,136	\$ 633,994	\$ 644,142	\$ 654,588
Use (Expenses)							
Project Development and Assistance							
Downtown Projects							
Tenant Improvements	\$ 125,000	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -
Alli Phase III (335 MLK Boulevard)	\$ 220,000	-	220,000	-	-	-	-
Alli Canopy/Awning	\$ 55,000	-	55,000	-	-	-	-
450 NW 27th Avenue	\$ 500,000	-	500,000	-	-	-	-
MLK Capital Project	\$ 500,000	-	500,000	-	-	-	-
(2) CRA Building Maintenance	\$ 800,000	-	200,000	150,000	150,000	150,000	150,000
Cultural Arts							
Operations	\$ 1,659,419	-	312,559	321,936	331,594	341,542	351,788
Programming	\$ 762,000	-	152,000	152,200	152,400	152,600	152,800
Marketing, Public Relations & Digital Content Mgmt	\$ 96,000	-	96,000	-	-	-	-
Grant Match	\$ 17,500	-	17,500	-	-	-	-
Total Uses	\$ 4,734,919	\$ -	\$ 2,178,059	\$ 624,136	\$ 633,994	\$ 644,142	\$ 654,588
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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

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



Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan

Supporting Schedule - *Redevelopment Initiatives, Marketing and Special Events* Project Listing ⁽¹⁾

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 2,817,600	\$ -	\$ 712,600	\$ 523,700	\$ 525,400	\$ 527,100	\$ 528,800
Miscellaneous							
Micro-Enterprise Loan Program (repayments)	\$ 30,000	-	10,000	8,000	6,000	4,000	2,000
Green Market	\$ 103,000	-	20,000	20,300	20,600	20,900	21,200
Financing							
Tax Increment Revenue Bank Loan, Series 2018	\$ 300,000	300,000	-	-	-	-	-
Total Sources	\$ 3,250,600	\$ 300,000	\$ 742,600	\$ 552,000	\$ 552,000	\$ 552,000	\$ 552,000
Use (Expenses)							
Redevelopment Initiatives, Marketing and Special Events							
Incentive Programs	\$ 1,000,000	\$ 300,000	\$ 300,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Business Attraction and Development	\$ 450,000	-	50,000	100,000	100,000	100,000	100,000
Job Programs and Workforce Development							
Job Training Events	\$ 60,000	-	12,000	12,000	12,000	12,000	12,000
Job and Workforce Programs	\$ 5,000	-	5,000	-	-	-	-
Culinary Arts Incubator	\$ 200,000	-	40,000	40,000	40,000	40,000	40,000
Innovation District Co-Working/Maker Incubator	\$ 50,000	-	50,000	-	-	-	-
(2) Business Attraction and Marketing	\$ 1,485,600	-	285,600	300,000	300,000	300,000	300,000
Total Uses	\$ 3,250,600	\$ 300,000	\$ 742,600	\$ 552,000	\$ 552,000	\$ 552,000	\$ 552,000
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

- (1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (2) Includes funding for multiple Business Attraction events including Light-Up MLK, Green Market, Summer Splash Down, and Untapped.



Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan

Supporting Schedule - *Housing and Neighborhood Stabilization* Project Listing (1)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 2,845,000	\$ -	\$ 645,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
Total Sources	\$ 2,845,000	\$ -	\$ 645,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
Use (Expenses)							
Housing and Neighborhood Stabilization							
Emergency Rehabilitation of Housing Stock	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Security	\$ 1,575,000	-	375,000	300,000	300,000	300,000	300,000
Additional Safety/Security	\$ 1,250,000	-	250,000	250,000	250,000	250,000	250,000
Total Uses	\$ 2,845,000	\$ -	\$ 645,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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



Pompano Beach Community Redevelopment Agency Northwest District Financing and Implementation Plan

Supporting Schedule - *Recreational, Educational and Cultural Initiatives* Project Listing (1)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 250,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Total Sources	\$ 250,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Use (Expenses)							
Recreational, Educational and Cultural Initiatives							
Community Garden	\$ 250,000	\$ -	\$ 50,000	50,000	50,000	50,000	50,000
Total Uses	\$ 250,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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



Pompano Beach Community Redevelopment Agency Northwest District

Financing and Implementation Plan

Supporting Schedule - *Property Acquisition* Project Listing (1)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 2,943,500	\$ -	\$ 1,943,500	\$ 400,000	\$ 300,000	\$ 200,000	\$ 100,000
Financing							
Tax Increment Revenue Bank Loan, Series 2018	\$ 2,000,000	2,000,000	-	-	-	-	-
Carryforward Fund Balance	\$ 456,500	-	456,500	-	-	-	-
Total Sources	\$ 5,400,000	\$ 2,000,000	\$ 2,400,000	\$ 400,000	\$ 300,000	\$ 200,000	\$ 100,000
Use (Expenses)							
Property Acquisition							
Property Maintenance/Special Services	\$ 1,400,000	\$ -	\$ 400,000	\$ 400,000	\$ 300,000	\$ 200,000	\$ 100,000
Miscellaneous Property Acquisition	\$ 4,000,000	2,000,000	2,000,000	-	-	-	-
Total Uses	\$ 5,400,000	\$ 2,000,000	\$ 2,400,000	\$ 400,000	\$ 300,000	\$ 200,000	\$ 100,000
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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



Pompano Beach Community Redevelopment Agency Northwest District

Financing and Implementation Plan

Supporting Schedule - *Consultants and Professional/Design Services* Project Listing (1)

	Total	Bank Loan Series 2018	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	\$ 617,400	\$ -	\$ 160,000	\$ 114,200	\$ 114,300	\$ 114,400	\$ 114,500
Total Sources	\$ 617,400	\$ -	\$ 160,000	\$ 114,200	\$ 114,300	\$ 114,400	\$ 114,500
Use (Expenses)							
Consultants and Professional/Design Services							
Demolition Services	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
(2) Consultants	\$ 545,900	-	145,900	100,000	100,000	100,000	100,000
Professional Fees (Investment Advisor)	\$ 21,500	-	4,100	4,200	4,300	4,400	4,500
Total Uses	\$ 617,400	\$ -	\$ 160,000	\$ 114,200	\$ 114,300	\$ 114,400	\$ 114,500
Surplus/(Deficit)	-	-	-	-	-	-	-

Notes:

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

(2) Includes various costs related to redevelopment activities including: legal, community, and governmental relations; zoning, housing, and tax credits; financial and real estate analysis; consulting and professional services fees (e.g. design services fees); planning and permitting fees; construction design fees, etc.



Pompano Beach Community Redevelopment Agency Northwest District

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast (1),(2)

	Final FY 2017	Certified FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
City of Pompano Beach (Contributing Authority)						
Actual Growth/Assumed Growth	7.31%	9.51%	3.00%	3.00%	3.00%	3.00%
Taxable Value	\$ 910,238,330	\$ 996,834,490	\$1,026,739,525	\$1,057,541,710	\$1,089,267,962	\$1,121,946,001
Base Year Value	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
Tax Increment	\$ 612,850,309	\$ 699,446,469	\$ 729,351,504	\$ 760,153,689	\$ 791,879,941	\$ 824,557,980
Millage Rate	4.8252	4.8252	4.8252	4.8252	4.8252	4.8252
Gross Incremental Revenue	\$ 2,957,125	\$ 3,374,969	\$ 3,519,267	\$ 3,667,894	\$ 3,820,979	\$ 3,978,657
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 2,809,269	\$ 3,206,221	\$ 3,343,304	\$ 3,484,499	\$ 3,629,930	\$ 3,779,724
North Broward Hospital District (Contributing Authority)						
Millage Rate	1.3462	1.3462	1.3462	1.3462	1.3462	1.3462
Gross Incremental Revenue	825,019	941,595	981,853	1,023,319	1,066,029	1,110,020
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 783,768	\$ 894,515	\$ 932,760	\$ 972,153	\$ 1,012,727	\$ 1,054,519
Children's Services Council (Contributing Authority)						
Millage Rate	0.4882	0.4882	0.4882	0.4882	0.4882	0.4882
Gross Incremental Revenue	299,194	341,470	356,069	371,107	386,596	402,549
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 284,234	\$ 324,396	\$ 338,266	\$ 352,552	\$ 367,266	\$ 382,422
Broward County (Contributing Authority)						
Actual Growth/Assumed Growth	7.31%	9.49%	3.00%	3.00%	3.00%	3.00%
Taxable Value	\$ 910,518,060	\$ 996,969,940	\$1,026,879,038	\$1,057,685,409	\$1,089,415,972	\$1,122,098,451
Base Year Value	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
Tax Increment	\$ 613,130,039	\$ 699,581,919	\$ 729,491,017	\$ 760,297,388	\$ 792,027,951	\$ 824,710,430
Millage Rate	5.4474	5.4474	5.4474	5.4474	5.4474	5.4474
Gross Incremental Revenue	\$ 3,339,965	\$ 3,810,903	\$ 3,973,829	\$ 4,141,644	\$ 4,314,493	\$ 4,492,528
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 3,172,966	\$ 3,620,357	\$ 3,775,138	\$ 3,934,562	\$ 4,098,768	\$ 4,267,901
Total Incremental Revenue	\$ 7,050,237	\$ 8,045,489	\$ 8,389,468	\$ 8,743,766	\$ 9,108,691	\$ 9,484,566

Notes:

- (1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (2) Assumes that contributing Taxing Authorities' millage rates will remain at FY 2017 levels throughout the forecast period.



Pompano Beach Community Redevelopment Agency Northwest District

Financing and Implementation Plan

Supporting Schedule - Miscellaneous Operating Expenditures (1)

	Total	Proposed FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022
Special Legal Fees	\$ 398,200	\$ 75,000	\$ 77,250	\$ 79,570	\$ 81,960	\$ 84,420
Accounting & Auditing	\$ 25,009	4,709	4,850	5,000	5,150	5,300
Travel and Training	\$ 26,530	5,000	5,150	5,300	5,460	5,620
Postage	\$ 6,400	1,200	1,240	1,280	1,320	1,360
Water and Sewer	\$ 132,730	25,000	25,750	26,520	27,320	28,140
Rentals and Leases	\$ 876,010	165,000	169,950	175,050	180,300	185,710
11 NE 1st Street	\$ 424,530	79,962	82,361	84,832	87,377	89,998
Insurance Premiums	\$ 106,200	20,000	20,600	21,220	21,860	22,520
Advertising	\$ 39,840	7,500	7,730	7,960	8,200	8,450
Real Estate Taxes	\$ 116,800	22,000	22,660	23,340	24,040	24,760
Credit Card Bank Fees	\$ 5,300	1,000	1,030	1,060	1,090	1,120
Office Supplies	\$ 37,170	7,000	7,210	7,430	7,650	7,880
Minor Equipment	\$ 13,300	2,500	2,580	2,660	2,740	2,820
Software Purchases	\$ 600	600	-	-	-	-
Publications	\$ 2,700	500	520	540	560	580
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	\$ 190,958	35,968	37,050	38,160	39,300	40,480
Central Stores	\$ 1,999	379	390	400	410	420
Health Insurance Service	\$ 276,593	52,093	53,660	55,270	56,930	58,640
Risk Management	\$ 97,123	18,293	18,840	19,410	19,990	20,590
Information Systems	\$ 51,745	9,745	10,040	10,340	10,650	10,970
Total	\$ 2,829,737	\$ 533,449	\$ 548,861	\$ 565,342	\$ 582,307	\$ 599,778

Notes:

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



Pompano Beach Community Redevelopment Agency

Northwest District

Financing and Implementation Plan

Fiscal Notes

1. Redevelopment Area Initiatives funded through Tax Increment Revenue Allocations are subject to variances in the actual tax increment values (i.e. vis-à-vis the forecasted tax increment values set forth herein) as well as budgetary constraints (i.e. essential items such as debt service have legal priority in tax increment funding).
2. Redevelopment Area Initiative funding sources may change based on market conditions and CRA priorities.
3. The Redevelopment Area Initiatives included in the Financing and Implementation Plan are funded through tax increment generated from the current tax base and forecasted new construction as well as from other revenue sources. Tax increment from development not contemplated herein will be available to supplement any deficiencies in the forecast and/or provide additional funding for redevelopment initiatives.
4. The following section provides a brief description of the Redevelopment Area Initiatives included in the Financing and Implementation Plan.

Additional Safety/Security	Additional services to address patrol and safety measures for the Downtown Pompano target area.
Ali Canopy/Awning	Installation of canopy or awning in the outdoor courtyard of the Ali.
Ali Phase III (335 MLK Boulevard)	Interior improvements to create a vanilla box for various functions.
Annie Gillis Park Plaza Improvements	Improvements to create an urban plaza in Annie Gillis Park.
Business Attraction and Development	Tools to attract new businesses and retain existing businesses in the NW CRA District including development of the Innovation District.
Business Attraction and Marketing	Marketing efforts to promote the revitalized target area of Downtown Pompano and other business or community sectors of the NW CRA District.
Collier City	Streetscape projects and other capital improvements in the target area of Collier City.
Community Garden	Work associated with cultivation of vacant CRA parcel and operation for community garden.
Consultants and Professional Fees	Professional services needed for exploration of various components of the NW CRA redevelopment initiatives mostly for target areas of Downtown Pompano, Collier City, and Hunters Manor.
CRA Building Maintenance	Costs associated with maintenance of CRA leased/owned buildings.
Culinary Arts Incubator	Program to incubate and develop culinary pursuits and hospitality skills.
Cultural Arts Operations	Staff and management costs for the Cultural Arts facilities (Bailey and Ali).
Cultural Arts Programming	Programming costs for the Cultural Arts facilities (Bailey and Ali).
Cultural Arts Marketing, Public Relations & Digital Content Management	Marketing, public relations, and digital content management for CRA cultural facilities, Ali and BaCA.
Demolition Services	Demolition services needed for CRA leased or owned properties in the NW CRA District.
Downtown Pompano Improvements	Capital improvement project in Downtown Pompano.
Emergency Rehabilitation of Housing Stock	Supplement to Office of Housing emergency rehabilitation programs.
Incentive Programs	Six (6) incentive programs to address property renovations mostly in the target area of MLK Blvd and Old Town.
Innovation District Co-Working/Maker Incubator	Program to provide co-working space to incubate new businesses and nurture a community of makers and innovators.
Innovation District Drainage Design	Design/construction services for a creative drainage system in the Innovation District.
Innovation District Construction	Capital improvement projects constructed in the Innovation District including, but not limited to, drainage, streetscape, etc.
Job Training Events	Various activities and events to promote job creation, job placement, apprenticeship, skill development and training in the NW CRA District.
Job and Workforce Programs	Various programs to promote economic viability, skill training, and apprenticeship in the NW CRA District.
Miscellaneous Property Acquisition	Acquisition of retail, commercial, residential and vacant properties within Downtown Pompano target area.
MLK Capital Project	Vertical capital project on MLK to activate Downtown Pompano.
NW 27th Avenue Street Calming	Construction of improvements for street calming on NW 27th Avenue in the NW CRA District.
Property Maintenance/Special Services	Maintenance services for CRA owned properties in the NW CRA District.
Security	Services to address patrol and safety measures for the Downtown Pompano target area.
Tenant Improvements	Capital improvements to CRA controlled buildings in Downtown Pompano for CRA tenants.
450 NW 27th Avenue	Renovation of the property located at 450 NW 27th Avenue.

Pompano Beach Community Redevelopment Agency Northwest District FY 2018 Budget Worksheet

		FY 2017 (as of 7/31/17 - closed month)		FY 2018		
		M	R=O+Q	T	U	V=T+U
Account	Account Description	Amended Budget	Total Revenues	Capital Est. Carryforward from FY 2017	2018 Budget Appropriation Transfers & Amendments	FY 2018 Budget
Fund 150 - Northwest District (Community Redevelopment Agency)						
REVENUE						
Taxes						
150-0000-311.90-10	TIF (Broward County)	3,178,488	3,172,966	-	3,620,357	3,620,357
150-0000-311.90-20	TIF (City of Pompano Beach)	2,814,160	2,809,269	-	3,206,221	3,206,221
150-0000-311.90-30	TIF (North Broward Hospital District)	841,297	783,768	-	894,515	894,515
150-0000-311.90-40	TIF (Children's Services Council)	284,729	284,234	-	324,396	324,396
	Total	7,118,674	7,050,237	-	8,045,489	8,045,489
Intergovernmental Revenue						
150-0000-338.70-00	Library Reimbursement (Broward County)	-	138,495	-	-	-
	Total	-	138,495	-	-	-
Charges for Services						
150-0000-345.20-00	Micro-Enterprise Loan Program	43,000	19,054	-	10,000	10,000
150-0000-347.27-00	CRA BACA Art Event Sales	10,000	10,931	-	13,000	13,000
150-0000-347.28-00	CRA BACA Facility Rents	14,000	29,849	-	28,000	28,000
150-0000-347.38-00	CRA ALI Art Event Sales	10,000	3,478	-	3,000	3,000
150-0000-347.39-00	CRA ALI Facility Rents	3,000	8,500	-	10,500	10,500
	Total	80,000	71,812	-	64,500	64,500
Miscellaneous Revenue						
150-0000-361.10-00	Interest Earnings	16,000	100,399	-	30,000	30,000
150-0000-361.35-00	Interest Realized Gain/(Loss)	-	(14,929)	-	-	-
150-0000-362.10-00	Building Rental	113,215	84,179	-	165,367	165,367
150-0000-362.60-00	Concessions & Royalties	20,000	19,607	-	20,000	20,000
150-0000-364.20-00	Sale of Land	-	3,500	-	-	-
150-0000-366.45-00	Other Donations	-	1,385	-	-	-
151-0000-366.45-00	BaCA Donations	-	-	-	1,000	1,000
152-000-366.45-00	All Donations	-	-	-	1,000	1,000
new account	Knight Foundation Grant	-	-	-	60,000	60,000
150-0000-369.92-00	Other Revenues	-	6,000	-	-	-
	Total	149,215	200,141	-	277,367	277,367
Other Financing Sources						
150-0000-392.10-00	Budgetary Fund Balance	358,393	-	-	-	-
150-0000-392.30-00	Project Fund Balance	3,314,894	-	2,525,749	1,962,701	4,488,450
	Total	3,673,287	-	2,525,749	1,962,701	4,488,450
REVENUE TOTALS		11,021,176	7,460,684	2,525,749	10,350,057	12,875,806

		FY 2017 (as of 7/31/17 - closed month)		FY 2018		
		M	R=N+O+Q	T	U	V=T+U
Account	Account Description	Amended Budget	Total Encumbrances/Expenses	Capital Est. Carryforward from FY 2017	2018 Budget Appropriation Transfers & Amendments	FY 2018 Budget
EXPENSE						
Operations						
150-1910-539.31-30	Special Legal Fees	77,061	77,061	-	75,000	75,000
150-1910-539.31-40	Staff Management	967,300	967,300	-	880,684	880,684
150-1910-539.31-65	City Staff dedicated to CRA Activities	95,304	95,304	-	99,494	99,494
150-1910-539.32-10	Accounting & Auditing Services	8,506	8,506	-	4,709	4,709
150-1910-539.39-15	General Fund Administrative Cost Allocation	81,524	81,524	-	98,992	98,992

Exhibit B

Account	Account Description	FY 2017 (as of 7/31/17 - closed month)		FY 2018		
		M	R=N+O+Q	T	U	V=T+U
		Amended Budget	Total Encumbrances/Expenses	Capital Est. Carryforward from FY 2017	2018 Budget Appropriation Transfers & Amendments	FY 2018 Budget
EXPENSE						
150-1910-539.39-20	Central Services (internal service charge)	34,255	34,255	-	35,968	35,968
150-1910-539.39-30	Central Stores (internal service charge)	361	361	-	379	379
150-1910-539.39-60	Health Insurance (internal service charge)	52,353	52,353	-	52,093	52,093
150-1910-539.39-65	Risk Insurance (internal service charge)	17,964	17,964	-	18,293	18,293
150-1910-539.39-90	Information Technology (internal service charge)	9,745	9,745	-	9,745	9,745
150-1910-539.40-10	Travel and Training	9,281	9,281	-	5,000	5,000
150-1910-539.41-20	Postage	2,500	2,500	-	1,200	1,200
150-1910-539.43-40	Water and Sewer Service	25,000	25,000	-	25,000	25,000
150-1910-539.44-10	Rentals and Leases	157,905	141,405	-	165,000	165,000
150-1910-539.45-85	Insurance Premiums	23,000	19,204	-	20,000	20,000
150-1910-539.48-10	Advertising	9,500	9,500	-	7,500	7,500
150-1910-539.49-30	Real Estate Taxes	30,000	21,941	-	22,000	22,000
150-1910-539.49-50	Credit Card Bank Fees	1,000	1,000	-	1,000	1,000
150-1910-539.51-10	Office Supplies	8,500	7,700	-	7,000	7,000
150-1910-539.52-15	Minor Equipment	11,206	11,206	-	2,500	2,500
150-1910-539.52-25	Software	-	-	-	600	600
150-1910-539.54-10	Publications	500	365	-	500	500
	Total	1,622,765	1,593,475	-	1,532,657	1,532,657
Debt Service						
150-1910-539.71-20	Debt Service (Principal)	2,162,163	2,162,163	-	2,278,632	2,278,632
150-1910-539.71-30	Notes Payable	37,823	37,823	-	41,253	41,253
150-1910-539.72-10	Debt Service (Interest)	675,532	290,532	-	324,514	324,514
	Total	2,875,518	2,490,518	-	2,644,399	2,644,399
Infrastructure and Streetscape Initiatives						
150-1910-539.64-20	Computers (General)	1,280	1,280	-	-	-
150-1910-539.64-30	Furniture/Fixtures/Equipment	2,850	2,850	-	-	-
150-7417-539.65-03 (11139)	Library Cultural Center (Consulting/Design)	147,800	147,800	-	-	-
150-7419-539.65-03 (11141)	Education Corridor (Consulting/Design)	73,764	73,764	-	-	-
150-7488-539.65-12 (13210)	Downtown Pompano Streetscape (Construction)	155,330	154,581	749	(749)	-
150-7590-539.65-12 (17312)	Downtown Pompano Improvements	250,000	-	250,000	(25,000)	225,000
150-7591-539.65-12 (17313)	Innovation District Drainage Design	1,980,000	-	1,980,000	-	1,980,000
new account	Annie Gillis Park Plaza Improvements	-	-	-	225,000	225,000
new account	NW 27th Avenue Street Calming	-	-	-	200,000	200,000
	Total	2,611,024	380,275	2,230,749	399,251	2,630,000
Vertical Project Development and Assistance						
150-7492-539.65-12 (13214)	6th Avenue Shoppes (Construction)	13,984	13,984	-	-	-
150-7571-539.65-12 (15293)	737 MLK (Construction)	178,189	178,189	-	-	-
150-7576-539.65-12 (16298)	741 MLK (Construction)	50,000	-	50,000	(50,000)	-
150-1910-539.84-59	Tenant Improvements	122,500	27,500	95,000	30,000	125,000
150-1910-539.46-10	CRA Building Maintenance	205,698	205,698	-	200,000	200,000
150-1910-539.84-57	Cultural Arts Programming	163,122	163,122	-	167,500	167,500
150-7592-539.65-12 (17314)	All Phase III (335 MLK Boulevard)	150,000	-	150,000	70,000	220,000
new account	All Canopy/Awning	-	-	-	55,000	55,000
new account	MLK Capital Project	-	-	-	500,000	500,000
new account	450 NW 27th Avenue	-	-	-	500,000	500,000
new account (Fund 151)	BaCA Donation Programming	-	-	-	1,000	1,000
new account (Fund 152)	All Donation Programming	-	-	-	1,000	1,000
	Total	883,493	588,493	295,000	1,474,500	1,769,500
Redevelopment Initiatives, Marketing and Special Events						
150-1910-539.48-50	Business Attraction and Marketing	344,297	344,297	-	381,600	381,600
150-1910-539.83-42	Incentive Programs (Façade, etc.)	363,000	-	-	300,000	300,000
150-1910-539.83-43	Business Attraction and Development	100,000	4,900	-	50,000	50,000
150-1910-539.84-63	Job and Workforce Programs	400,000	1,500	-	5,000	5,000

Exhibit B

Account	Account Description	FY 2017 (as of 7/31/17 - closed month)		FY 2018		
		M	R=N+O+Q	T	U	V=T+U
		Amended Budget	Total Encumbrances/Expenses	Capital Est. Carryforward from FY 2017	2018 Budget Appropriation Transfers & Amendments	FY 2018 Budget
EXPENSE						
150-1910-539.84-61	Job Training Events	16,626	8,563	-	12,000	12,000
150-1910-539.31-66	Micro-Enterprise Loan Program (Administration)	44,414	280	-	-	-
150-1910-539.83-55	Micro-Enterprise Loan Program (Business Loan Fund)	10,000	-	-	-	-
150-1910-539.84-15	Micro-Enterprise Loan Program (Business Incubator)	2,186	2,185	-	-	-
150-1910-539.84-64	Culinary Arts Incubator	40,000	10,000	-	40,000	40,000
150-1910-539.84-65	Innovation District Co-Working/Maker Incubator	25,000	-	-	50,000	50,000
	Total	1,345,523	371,725	-	838,600	838,600
Housing and Neighborhood Stabilization						
150-1910-539.83-07	Emergency Rehabilitation of Housing Stock	20,000	-	-	20,000	20,000
150-1910-539.34-30	Security	404,639	300,390	-	375,000	375,000
new account	Additional Safety/Security	-	-	-	250,000	250,000
	Total	424,639	300,390	-	645,000	645,000
Recreational, Educational and Cultural Initiatives						
150-1910-539.46-90	CRA Community Garden	77,211	59,711	-	50,000	50,000
	Total	77,211	59,711	-	50,000	50,000
Property Acquisition						
150-1910-539.46-50	Property Maintenance/Special Services	406,303	406,303	-	400,000	400,000
150-1910-539.65-09	Property Acquisition (General)	100,000	25,000	-	2,000,000	2,000,000
	Total	506,303	431,303	-	2,400,000	2,400,000
Consultants and Professional/Design Services						
150-1910-539.31-60	Professional Services	420,150	350,150	-	150,000	150,000
150-1910-539.46-60	Demolition Services	29,550	10,000	-	10,000	10,000
	Total	449,700	360,150	-	160,000	160,000
Reserve/Other						
150-1910-539.99-10	Contingency	-	-	-	105,650	105,650
150-1910-539.99-20	Working Capital Reserve	225,000	-	-	100,000	100,000
	Total	225,000	-	-	205,650	205,650
EXPENSE TOTALS		11,021,176	6,576,040	2,525,749	10,350,057	12,875,806