

## **VI. SECTION SIX – FINANCING AND IMPLEMENTATION PLAN**

### **Implementation Plan**

The projects and programs of the Redevelopment Plan described in Section V provide the authority for the CRA to implement redevelopment. However, an implementation plan is required in order to prioritize the actions and efforts of the East CRA, and to allocate appropriate funding to accomplish them. This Section of the Plan will provide a specific list of priorities and actions, and will match them with funding resources as documented in the financial plan.

The following are the implementation priorities for the next five years:

- **Atlantic Boulevard Streetscape Improvements.** The CRA, in conjunction with the City and FDOT, will be completing a major improvement project for Atlantic Boulevard from NE 20<sup>th</sup> Avenue to A-1-A. This will involve narrowing the existing traffic lanes in order to widen the sidewalks, add landscaped bulb-outs at corners, provide pedestrian scale lighting, and relocate overhead utilities underground.
- **Beach Master Plan.** The CRA has already funded a master plan study, completed by Bermello Ajamil & Partners in 2008, to make substantial improvements to the last block of Atlantic Boulevard (between A-1-A and Pompano Beach Boulevard,) narrowing the lanes and providing decorative paving, re-work the plaza and parking lot at the end of Atlantic Boulevard, improve the streetscape along Pompano Beach Boulevard, and redevelop the two existing surface parking lots at the beach. The latter will consolidate the existing parking into a structure, thereby freeing area to use as a public park as well as providing a site for a new restaurant near the fishing pier and a library/community center. The public beach will also undergo improvements by enhancing the dune system with plantings and designating pedestrian routes to and from the beach thereby reducing intrusion into the sensitive vegetation.
- **The mainland portion of the Atlantic Boulevard corridor,** consisting primarily of older strip retail centers will be gradually improved through a façade improvement grant program and an effort to recruit businesses more compatible with the area. The City and CRA will also make improvements to the City owned parking lot on the north side of Atlantic Boulevard.
- **Promote private redevelopment efforts on the several vacant redevelopment tracts in the CRA.** In particular, this includes recruiting a hotel use to redevelop the site of the previous Holiday Inn on the north side of Atlantic Boulevard at Pompano Beach Boulevard.
- **Acquire the parcel on the barrier island on the south side of Atlantic Boulevard and the Intracoastal Waterway.** This would be used for a possible public facility to tie into the Intracoastal walkway, enhancing the Scenic A-1-A Corridor.

- Review and amend certain development regulations to promote a higher concentration of restaurant and entertainment uses. This includes a review of the parking requirements as well as the separation distance between uses selling alcoholic beverages.
- Promote the development of workforce housing to provide convenient housing opportunities for employees of local businesses. In the short term, this will require regulatory amendments to add flex housing units to the area.

The major expenditures within the next five years will serve to accomplish much of the first two priorities, the streetscape and public realm improvements on Atlantic Boulevard, including the public parking area fronting the Harbor Village Shops area immediately adjacent to the Boulevard on the north side, and the beach area. As documented in the financial plan, this will be funded through a combination of tax increment funds (some of which are carried forward from prior years) and a 2010 bond issue. The CRA will also work with the City of Pompano Beach to develop parking structures at the Pier and Oceanside parking lots.

Façade grants, business recruitment, and economic development and marketing activities will be ongoing, and funded out of tax increment funds.

No funding has been allocated for property acquisition at this time, although various grant programs that fund public land acquisition will be pursued.

Consulting fees to accomplish regulatory amendments and other related studies are funded on a recurring basis from tax increment revenues.



*Figure 6.1 – Streetscape improvements along Pompano Beach Blvd.*

### **5-Year Revenue & Expense Projections**

The CRA implementation plan can be translated into a budget that anticipates revenues and expenditures over time and seeks to program all of the desired improvements, as funding is available. The priority of the various projects is established by the CRA Board.

A 5-year financial plan was presented and approved by the CRA Board in September 2009 as part of the budgeting process for the 2010 budget. The 2011 5-year plan will be periodically amended as economic conditions change, as current budgeted items are revised and new programs added. A copy of the most recent 5-year plan can be obtained in the CRA offices at 100 West Atlantic Avenue, Suite 276, Pompano Beach, FL 33060.

The 2011 5-Year budget is attached herein as an example of the budgeting and planning process. However, the budget will change periodically. The 5-Year plan also serves as a "Critical Path Timeline", a requirement to be provided under the City and County understanding.

**Pompano Beach  
Community Redevelopment Agency**



**East District**

**Financing and Implementation Plan  
Update**



# Pompano Beach Community Redevelopment Agency

## East District

### Financing and Implementation Plan

#### Summary Statement by Project (1),(2)

	Total	Bank Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
<b>Carryforward</b>							
Carryforward of FY 2010 Project Appropriations	\$ 6,200,000	\$ -	\$ 6,200,000				
<b>Total Estimated Carryforward Balances</b>	<b>\$ 6,200,000</b>	<b>\$ -</b>	<b>\$ 6,200,000</b>				
<b>Revenues</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>							
City of Pompano Beach	\$ 3,894,768	\$ -	\$ 688,269	\$ 688,269	\$ 700,965	\$ 738,028	\$ 778,337
Broward County	\$ 3,979,890	-	759,745	759,745	777,380	819,710	883,310
North Broward Hospital District	\$ 1,991,274	-	288,378	288,378	271,254	288,024	301,238
<b>Subtotal - Tax Increment</b>	<b>\$ 9,865,932</b>	<b>\$ -</b>	<b>\$ 1,736,392</b>	<b>\$ 1,736,392</b>	<b>\$ 1,749,609</b>	<b>\$ 1,845,762</b>	<b>\$ 1,962,885</b>
<b>Miscellaneous</b>							
Investment Earnings	\$ 140,000	\$ -	\$ 35,000	\$ 30,000	\$ 25,000	\$ 25,000	\$ 25,000
Bank Loan (3),(4)							
Series 2010A Bank Loan (tax-exempt)	\$ 10,000,000	10,000,000	-	-	-	-	-
Series 2010B/C Bank Loan (taxable/tax-exempt)	TBD	TBD	-	-	-	-	-
<b>Total Forecasted Revenues</b>	<b>\$ 19,105,932</b>	<b>\$ 10,000,000</b>	<b>\$ 1,771,392</b>	<b>\$ 1,766,392</b>	<b>\$ 1,774,609</b>	<b>\$ 1,870,762</b>	<b>\$ 1,987,885</b>
<b>Total Sources</b>	<b>\$ 25,305,932</b>	<b>\$ 10,000,000</b>	<b>\$ 7,971,392</b>	<b>\$ 1,742,392</b>	<b>\$ 1,774,609</b>	<b>\$ 1,866,762</b>	<b>\$ 1,987,885</b>
<b>Use (Expenditures)</b>							
<b>Expenditures</b>							
<b>Operations</b>							
Dedicated Personnel Allocation (City staff)	\$ 713,224	\$ -	\$ 134,338	\$ 138,369	\$ 142,520	\$ 148,787	\$ 151,200
City Administrative Cost Allocation	\$ 188,789	-	30,000	31,500	33,075	34,729	36,488
RMA Redevelopment Management Associates	\$ 476,700	-	95,340	95,340	95,340	95,340	95,340
Miscellaneous Operating Expense	\$ 217,993	-	41,071	42,298	43,563	44,858	46,203
<b>Subtotal - Operations</b>	<b>\$ 1,677,686</b>	<b>\$ -</b>	<b>\$ 300,749</b>	<b>\$ 307,507</b>	<b>\$ 314,498</b>	<b>\$ 323,714</b>	<b>\$ 329,231</b>
<b>Debt Service (3),(4)</b>							
Series 2010A Bank Loan (tax-exempt)	\$ 4,015,988	\$ -	\$ 805,305	\$ 804,531	\$ 802,988	\$ 800,673	\$ 802,461
Series 2010B/C Bank Loan (taxable/tax-exempt)	\$ -	-	-	-	-	-	-
<b>Subtotal - Debt Service</b>	<b>\$ 4,015,988</b>	<b>\$ -</b>	<b>\$ 805,305</b>	<b>\$ 804,531</b>	<b>\$ 802,988</b>	<b>\$ 800,673</b>	<b>\$ 802,461</b>
<b>Redevelopment Area Investment</b>							
Infrastructure, Streetscape and Parking	\$ 12,200,000	\$ 10,000,000	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -
Redevelopment Initiatives, Marketing and Special Events	\$ 2,600,000	-	2,075,000	75,000	100,000	125,000	125,000
Consultants and Professional/Design Services	\$ 600,000	-	100,000	100,000	100,000	100,000	100,000
Other	\$ -	-	-	-	-	-	-
<b>Subtotal - Redevelopment Area Investment</b>	<b>\$ 15,400,000</b>	<b>\$ 10,000,000</b>	<b>\$ 4,375,000</b>	<b>\$ 175,000</b>	<b>\$ 200,000</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>
<b>Total Forecasted Expenditures</b>	<b>\$ 20,789,643</b>	<b>\$ 10,000,000</b>	<b>\$ 6,481,054</b>	<b>\$ 1,287,038</b>	<b>\$ 1,317,484</b>	<b>\$ 1,347,387</b>	<b>\$ 1,356,691</b>
<b>Reserve (5)</b>							
Redevelopment Project Contingency	\$ 2,516,290	\$ -	\$ 468,339	\$ 457,365	\$ 457,015	\$ 522,365	\$ 611,216
Budget Stabilization Fund	\$ 2,000,000	-	2,000,000	-	-	-	-
<b>Total Forecasted Reserves</b>	<b>\$ 4,516,290</b>	<b>\$ -</b>	<b>\$ 2,468,339</b>	<b>\$ 457,365</b>	<b>\$ 457,015</b>	<b>\$ 522,365</b>	<b>\$ 611,216</b>
<b>Total Uses</b>	<b>\$ 25,305,932</b>	<b>\$ 10,000,000</b>	<b>\$ 7,949,393</b>	<b>\$ 1,744,393</b>	<b>\$ 1,774,499</b>	<b>\$ 1,869,752</b>	<b>\$ 1,998,907</b>

**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) Series 2010A Bank Loan: Principal Amount = \$10 million; Amortization Period = 20 years; Fixed Interest Rate = 5.13% (tax-exempt).
- (4) Series 2010B/C Bank Loan: Principal Amount = \$5 million (combined total); Amortization Period = 20 years; Interest Rate = fixed at time of draw and currently estimated at 7.98% (taxable) and 5.22% (tax-exempt). The debt service figures included herein do not assume draw-down of the \$5 million at the taxable interest rate. To ensure sufficient operational flexibility, the Series 2010 B/C Bank Loan will not be drawn down until an affordability analysis is conducted that takes into account preliminary taxable values for Fiscal Year 2011 as received from the Broward County Property Appraiser's Office.
- (5) Reserves are included to cover deficiencies in revenue collection/forecasting as well as to provide funding flexibility for redevelopment projects. Any unused funding will carry forward into the next fiscal year.



# Pompano Beach Community Redevelopment Agency

## East District

### Financing and Implementation Plan

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

	Preliminary FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>City of Pompano Beach (Contributing Authority)</b>					
Actual Growth/Assumed Growth	-20.28%	0.00%	1.00%	3.00%	3.00%
Existing Value:	\$ 300,797,990	\$ 300,797,990	\$ 303,805,970	\$ 312,920,149	\$ 322,307,753
New Construction:					
Future Development	-	-	-	-	-
Taxable Value	\$ 300,797,990	\$ 300,797,990	\$ 303,805,970	\$ 312,920,149	\$ 322,307,753
Base Year Value	138,427,940	138,427,940	138,427,940	138,427,940	138,427,940
Tax Increment	\$ 164,370,050	\$ 164,370,050	\$ 167,378,030	\$ 176,492,209	\$ 185,879,813
Millage Rate (City)	4.4077	4.4077	4.4077	4.4077	4.4077
Gross Incremental Revenue	\$ 724,494	\$ 724,494	\$ 737,752	\$ 777,925	\$ 819,302
Statutory Reduction	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 684,389	\$ 684,389	\$ 706,885	\$ 739,028	\$ 778,337
<b>Broward County (Contributing Authority)</b>					
Millage Rate	4.8889	4.8889	4.8889	4.8889	4.8889
Gross Incremental Revenue	799,731	799,731	818,294	862,853	908,749
Statutory Reduction	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 789,745	\$ 789,745	\$ 777,386	\$ 819,710	\$ 883,310
<b>North Broward Hospital District (Contributing Authority)</b>					
Millage Rate	1.7059	1.7059	1.7059	1.7059	1.7059
Gross Incremental Revenue	280,399	280,399	285,530	301,078	317,082
Statutory Reduction	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 286,379	\$ 286,379	\$ 271,384	\$ 286,624	\$ 301,238
<b>Total Incremental Revenue</b>	<b>\$ 1,714,399</b>	<b>\$ 1,714,399</b>	<b>\$ 1,730,499</b>	<b>\$ 1,844,762</b>	<b>\$ 1,942,885</b>

**Notes:**

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

(2) Assumes that contributing Taxing Authorities' millage rates will remain at FY 2011 levels throughout the forecast period.



# Pompano Beach Community Redevelopment Agency

## East District

### Financing and Implementation Plan

#### Supporting Schedule - Miscellaneous Operating Expenditures (1)

Account	Total	Proposed	Forecasted	Forecasted	Forecasted	Forecasted
		FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
<b>Growth Assumptions</b>			3.00%	3.00%	3.00%	3.00%
Special Legal Fees	\$ 63,100	\$ 10,000	\$ 10,300	\$ 10,610	\$ 10,930	\$ 11,280
Accounting & Auditing	\$ 28,873	5,083	5,210	5,370	5,530	5,700
Professional Fees (Investment Advisor, etc.)	\$ 18,600	3,500	3,610	3,720	3,830	3,940
Travel and Training	\$ 21,230	4,000	4,120	4,240	4,370	4,500
Postage	\$ 8,660	1,250	1,280	1,330	1,370	1,410
Telephone	\$ 630	100	103	106	109	112
Advertising	\$ 28,630	5,000	5,150	5,300	5,460	5,620
Office Supplies	\$ 10,610	2,000	2,060	2,120	2,180	2,250
Minor Equipment	\$ 8,300	1,000	1,030	1,060	1,090	1,120
Publications	\$ 8,300	1,000	1,030	1,060	1,090	1,120
<b>Internal Service Fund Charges (City of Pompano Beach)</b>						
Risk Management	\$ 8,303	1,003	1,030	1,060	1,090	1,120
Information Technology	\$ 20,517	3,867	3,980	4,100	4,220	4,350
Central Services	\$ 17,118	3,225	3,320	3,420	3,520	3,630
Central Stores	\$ 335	63	65	67	69	71
<b>Total</b>	<b>\$ 217,503</b>	<b>\$ 41,071</b>	<b>\$ 42,235</b>	<b>\$ 43,563</b>	<b>\$ 44,855</b>	<b>\$ 46,203</b>

**Notes:**

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



# Pompano Beach Community Redevelopment Agency East District

## Financing and Implementation Plan

### Supporting Schedule - Infrastructure, Streetscape and Parking Project Listing (1)

	Total	Bond Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Increment Revenue (TIR) Bonds, Series 2010	\$ 10,000,000	10,000,000	-	-	-	-	-
Carryforward Fund Balance	\$ 2,200,000	-	2,200,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 12,200,000</b>	<b>\$ 10,000,000</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>							
<b>Infrastructure, Streetscape and Parking</b>							
Atlantic Boulevard Streetscape (A1A to PB Boulevard)	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Atlantic Boulevard Streetscape (US1 to A1A)	\$ 1,000,000	1,000,000	-	-	-	-	-
Pompano Beach Boulevard Streetscape							
<i>Bend</i>	\$ 3,000,000	3,000,000	-	-	-	-	-
<i>North</i>	\$ 1,000,000	-	800,000	-	-	-	-
<i>South</i>	\$ 1,800,000	1,800,000	1,000,000	-	-	-	-
Beach Plaza Parking (Terminus)	\$ 2,000,000	2,000,000	-	-	-	-	-
Dune/Beach Restoration and Improvements	\$ 700,000	700,000	-	-	-	-	-
Harbour Village Improvements	\$ 1,100,000	900,000	200,000	-	-	-	-
Ocean Boulevard Streetscape	\$ -	-	-	-	-	-	-
Parking behind Café Max	\$ -	-	-	-	-	-	-
Parking Garage (Beach)	TBD	TBD	-	-	-	-	-
Oceanside Parking Improvements	\$ -	-	-	-	-	-	-
Intracoastal Bridge Improvements	\$ -	-	-	-	-	-	-
Boardwalk/Intracoastal Walkway Project	\$ -	-	-	-	-	-	-
Open Space/Green Space	\$ -	-	-	-	-	-	-
Lift Station	\$ -	-	-	-	-	-	-
Fire Station	\$ -	-	-	-	-	-	-
<b>Total Uses</b>	<b>\$ 12,200,000</b>	<b>\$ 10,000,000</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Supplies (Detail)

**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**  
**East District**  
**Financing and Implementation Plan**  
**Supporting Schedule - Project Development and Assistance Project Listing (1)**

	Total	Bond Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Programs							
Federal	\$ -	-	-	-	-	-	-
State	\$ -	-	-	-	-	-	-
Local	\$ -	-	-	-	-	-	-
Intergovernmental Funding	\$ -	-	-	-	-	-	-
Land Sale(s)	\$ -	-	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-	-
Tax Increment Revenue (TIR) Bonds, Series 2010	\$ -	-	-	-	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
<b>Total Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>							
Project Development and Assistance							
Pier Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Publix Shopping Center	\$ -	-	-	-	-	-	-
Chamber of Commerce/McNab Park	\$ -	-	-	-	-	-	-
Taha Marine Development	\$ -	-	-	-	-	-	-
Sands Hotel Project	\$ -	-	-	-	-	-	-
Ivan Smith	\$ -	-	-	-	-	-	-
Reitano Hotel	\$ -	-	-	-	-	-	-
St. Merlin's Project	\$ -	-	-	-	-	-	-
Atlantic Square/Bell's Plaza	\$ -	-	-	-	-	-	-
WCI Parcel A (future development)	\$ -	-	-	-	-	-	-
110-130 N. Ocean Boulevard	\$ -	-	-	-	-	-	-
<b>Total Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Continued (Detail)

**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 East District

### Financing and Implementation Plan

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

	Total	Bank Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ 800,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000	\$ 125,000	\$ 125,000
Tax Increment Revenue (TIR) Bonds, Series 2010	\$ -	-	-	-	-	-	-
Carryforward Fund Balance	\$ 2,000,000	-	2,000,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 2,800,000</b>	<b>\$ -</b>	<b>\$ 2,075,000</b>	<b>\$ 75,000</b>	<b>\$ 100,000</b>	<b>\$ 125,000</b>	<b>\$ 125,000</b>
<b>Use (Expenses)</b>							
Redevelopment Initiatives, Marketing and Special Events							
Facade Improvement and Incentive Program	\$ 1,375,000	\$ -	\$ 1,250,000	\$ -	\$ 25,000	\$ 50,000	\$ 50,000
Business Attraction and Development	\$ 750,000	-	750,000	-	-	-	-
Special Events	\$ 375,000	-	75,000	75,000	75,000	75,000	75,000
<b>Total Uses</b>	<b>\$ 2,500,000</b>	<b>\$ -</b>	<b>\$ 2,075,000</b>	<b>\$ 75,000</b>	<b>\$ 100,000</b>	<b>\$ 125,000</b>	<b>\$ 125,000</b>
<b>Surplus/(Deficit)</b>							

**Notes:**

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



# Pompano Beach Community Redevelopment Agency East District

## Financing and Implementation Plan

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

	Total	Bank Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Programs							
Federal	\$ -	-	-	-	-	-	-
State	\$ -	-	-	-	-	-	-
Local	\$ -	-	-	-	-	-	-
Intergovernmental Funding	\$ -	-	-	-	-	-	-
Land Sale(s)	\$ -	-	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-	-
Tax Increment Revenue (TIR) Bonds, Series 2010	\$ -	-	-	-	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
<b>Total Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>							
Recreational, Educational and Cultural Initiatives							
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Center	\$ -	-	-	-	-	-	-
<b>Total Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Surplus (Deficit)</b>							
<b>Notes:</b>							

(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 East District

## Financing and Implementation Plan

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

	Total	Bond Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Programs							
Federal	\$ -	-	-	-	-	-	-
State	\$ -	-	-	-	-	-	-
Local	\$ -	-	-	-	-	-	-
Intergovernmental Funding	\$ -	-	-	-	-	-	-
Land Sale(s)	\$ -	-	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-	-
Tax Increment Revenue (TIR) Bonds, Series 2010	\$ -	-	-	-	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
<b>Total Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>							
Property Acquisition							
WCI Parcel C	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wachovia Site	\$ -	-	-	-	-	-	-
St. Martin Easement	\$ -	-	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-	-
<b>Total Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Surplus (Deficit)</b>							

**Notes:**

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



**Pompano Beach Community Redevelopment Agency**  
**East District**  
**Financing and Implementation Plan**  
**Supporting Schedule - Consultants and Professional/Design Services Project Listing <sup>(1)</sup>**

	Total	Bond Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ 500,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Tax Increment Revenue (TIR) Bonds, Series 2010	\$ -	-	-	-	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
<b>Total Sources</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Use (Expenses)</b>							
Consultants and Professional/Design Services							
Demolition Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(2) Special Services/Consultants	\$ 500,000	-	100,000	100,000	100,000	100,000	100,000
<b>Total Uses</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>

**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  
East District**

**Financing and Implementation Plan**

**Supporting Schedule - Other Initiatives Project Listing (1)**

	Total	Bond Loan Series 2010	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Programs							
Federal	\$ -	-	-	-	-	-	-
State	\$ -	-	-	-	-	-	-
Local	\$ -	-	-	-	-	-	-
Intergovernmental Funding	\$ -	-	-	-	-	-	-
Land Sale(s)	\$ -	-	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-	-
Tax Increment Revenue (TIR) Bonds, Series 2010	\$ -	-	-	-	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-	-
<b>Total Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>							
Other Initiatives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**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 East District

## Financing and Implementation Plan Supporting Schedule - Dedicated City Personnel Allocation

CITY STAFF	Proposed FY 2011	Forecasted FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015
<b>Growth Assumptions</b>					
		3.00%	3.00%	3.00%	3.00%
<b>Community Development Coordinator (100% Northwest)</b>					
Salary	62,089	63,931	65,849	67,824	69,859
Benefits	27,316	28,134	28,978	29,847	30,742
Special Pay	-	-	-	-	-
<b>Subtotal</b>	<b>\$ 89,384</b>	<b>\$ 92,065</b>	<b>\$ 94,827</b>	<b>\$ 97,671</b>	<b>\$ 100,601</b>
<b>Community Development Coordinator (100% East)</b>					
Salary	69,117	71,191	73,327	75,527	77,783
Benefits	26,675	27,372	28,193	28,939	29,910
Special Pay	-	-	-	-	-
<b>Subtotal</b>	<b>\$ 95,692</b>	<b>\$ 98,563</b>	<b>\$ 101,520</b>	<b>\$ 104,566</b>	<b>\$ 107,793</b>
<b>Secretary II (80% Northwest/20% East)</b>					
Salary	34,184	35,220	36,277	37,365	38,486
Benefits	18,351	18,902	19,469	20,053	20,655
Special Pay	-	-	-	-	-
<b>Subtotal</b>	<b>\$ 52,545</b>	<b>\$ 54,122</b>	<b>\$ 55,746</b>	<b>\$ 57,418</b>	<b>\$ 59,141</b>
<b>CRA Project Manager Engineer (70% Northwest/30% East)</b>					
Salary	65,000	66,950	68,959	71,028	73,159
Benefits	28,791	29,655	30,545	31,481	32,405
Special Pay	-	-	-	-	-
<b>Subtotal</b>	<b>\$ 93,791</b>	<b>\$ 96,605</b>	<b>\$ 99,504</b>	<b>\$ 102,489</b>	<b>\$ 105,564</b>
<b>Total</b>	<b>\$ 331,412</b>	<b>\$ 341,355</b>	<b>\$ 351,597</b>	<b>\$ 362,144</b>	<b>\$ 373,009</b>
<b>Allocations</b>					
Northwest CRA	\$ 197,074	\$ 202,987	\$ 209,077	\$ 215,347	\$ 221,909
East CRA	\$ 134,338	\$ 138,368	\$ 142,520	\$ 146,797	\$ 151,200
<b>Total</b>	<b>\$ 331,412</b>	<b>\$ 341,355</b>	<b>\$ 351,597</b>	<b>\$ 362,144</b>	<b>\$ 373,009</b>

**Notes:**

In addition to the personnel detailed above, the RMA contract includes funding for a CRA Marketing Director and a Clerical Specialist.



## **Pompano Beach Community Redevelopment Agency**

### **East District**

### **Financing and Implementation Plan**

#### **Fiscal Notes**

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1. **Redevelopment Area Projects 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 Project funding sources (i.e. tax increment vis-à-vis bond proceeds, etc.) may change based on market conditions and CRA priorities.**
3. **The Projects identified herein 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.**

**VII. SECTION SEVEN - APPENDICES**

**Appendix A – East CRA Boundary Description**

Exhibit A, page 1 of 2

A portion of the S.W. ¼ of the S.W. ¼ of Section 36, Township 48 South, Range 42 East; a portion of Section 31, Township 48 South, Range 43 East; and a portion of the N ½ of Sections 5 and 6, Township 49 South, Range 43 East more particularly described as follows:

Beginning at the intersection of the centerline of N.E. 20<sup>th</sup> Avenue and the centerline of N.E. 2<sup>nd</sup> Street; thence easterly along said centerline of N.E. 2<sup>nd</sup> Street to the centerline of N.E. 26<sup>th</sup> Avenue; thence southerly along said centerline of N.E. 26<sup>th</sup> Avenue to the westerly projection of the north right of way line of N.E. 1<sup>st</sup> Street; thence easterly along said westerly projection and said north right of way line to the centerline of N.E. 28<sup>th</sup> Avenue; thence southerly along said centerline to the westerly projection of the south line of Lot 3, Block 3, Harbor Village Section A, as recorded in Plat Book 28, Page 34, Broward County Records; thence easterly along said westerly projection and said south line to the centerline of the Intracoastal Waterway; thence northerly along said centerline to the westerly projection of the south line of Seville House Condominium; thence easterly along said westerly projection and said south line to the southeast corner of Seville House Condominium; thence continue easterly to the intersection of the centerline of Riverside Drive and the centerline of N.E. 2<sup>nd</sup> Street; thence continue easterly along said centerline of N.E. 2<sup>nd</sup> Street to the centerline of North Ocean Boulevard (S.R. A1A); thence northerly along said centerline of North Ocean Boulevard (S.R. A1A) to the centerline of N.E. 3<sup>rd</sup> Street; thence easterly along said centerline of N.E. 3<sup>rd</sup> Street to the centerline of Pompano Beach Boulevard; thence northerly along said centerline of Pompano Beach Boulevard to the westerly projection of the north line of Lot 3, Silver Beach, as recorded in Plat Book 22, Page 32, Broward County Records; thence easterly along said westerly projection and said north line to the west line of the Atlantic Ocean; thence southerly along said west line to the easterly projection of the north line of Lot 5, Block 1, Pompano Beach Blount Brothers Subdivision, as recorded in Plat Book 2, Page 43, Broward County Records; thence west along said easterly projection and said north line to the northwest corner of said Lot 5; thence continue westerly to the northeast corner of Pompano Beach Club North Condominium; thence continue westerly along the north line of said Pompano Beach Club North Condominium to the centerline of South Ocean Boulevard (S.R. A1A); thence southerly along said centerline to the centerline of S.E. 2<sup>nd</sup> Street; thence westerly along said centerline of S.E. 2<sup>nd</sup> Street to the centerline of South Riverside Drive; thence northerly along said centerline of South Riverside Drive to the easterly projection of the north line of Lot 6, Block 5, Pompano Beach Park, as recorded in Plat Book 21, Page 20, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of the Intracoastal Waterway; thence southerly along said centerline to the easterly projection of the north line of Lot 4, Block 5, Pompano Beach Estates, as recorded in Plat Book 29, Page 34, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of S.E. 28<sup>th</sup> Avenue; thence northerly along said centerline to the easterly projection of the north line of Block 1, Pompano Beach Estates; thence west along said easterly projection and said north line to the centerline of S.E. 25<sup>th</sup> Avenue; thence southerly along said centerline to the centerline of S.E. 2<sup>nd</sup> Street; thence westerly along said centerline of S.E. 2<sup>nd</sup> Street to the centerline of S.E. 19<sup>th</sup> Avenue; thence northerly along said centerline of S.E. 19<sup>th</sup> Avenue to the easterly projection of the north line of Lots 10 and 11, Block 25, Pinehurst, as recorded in Plat Book 5, Page 13, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of S.E. 18<sup>th</sup> Avenue; thence northerly along said centerline to the centerline of Atlantic Boulevard (S.R. 814); thence continue northerly along the centerline of N.E. 18<sup>th</sup> Avenue to the westerly projection of the north line of Lots 17 and 18, Block 11, Pinehurst; thence easterly along said westerly projection and said north line to the northeast corner of said Lot 17; thence continue easterly to the northwest corner of Lot 18, Block 12, Pinehurst; thence continue easterly along the north line of Lots 17 and 18, Block 12, Pinehurst, to the centerline of N.E. 20<sup>th</sup> Avenue; thence northerly along said centerline to the centerline of N.E. 2<sup>nd</sup> Street and Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida.



CRA  
Master Plan  
Redevelopment  
Area

Prepared By



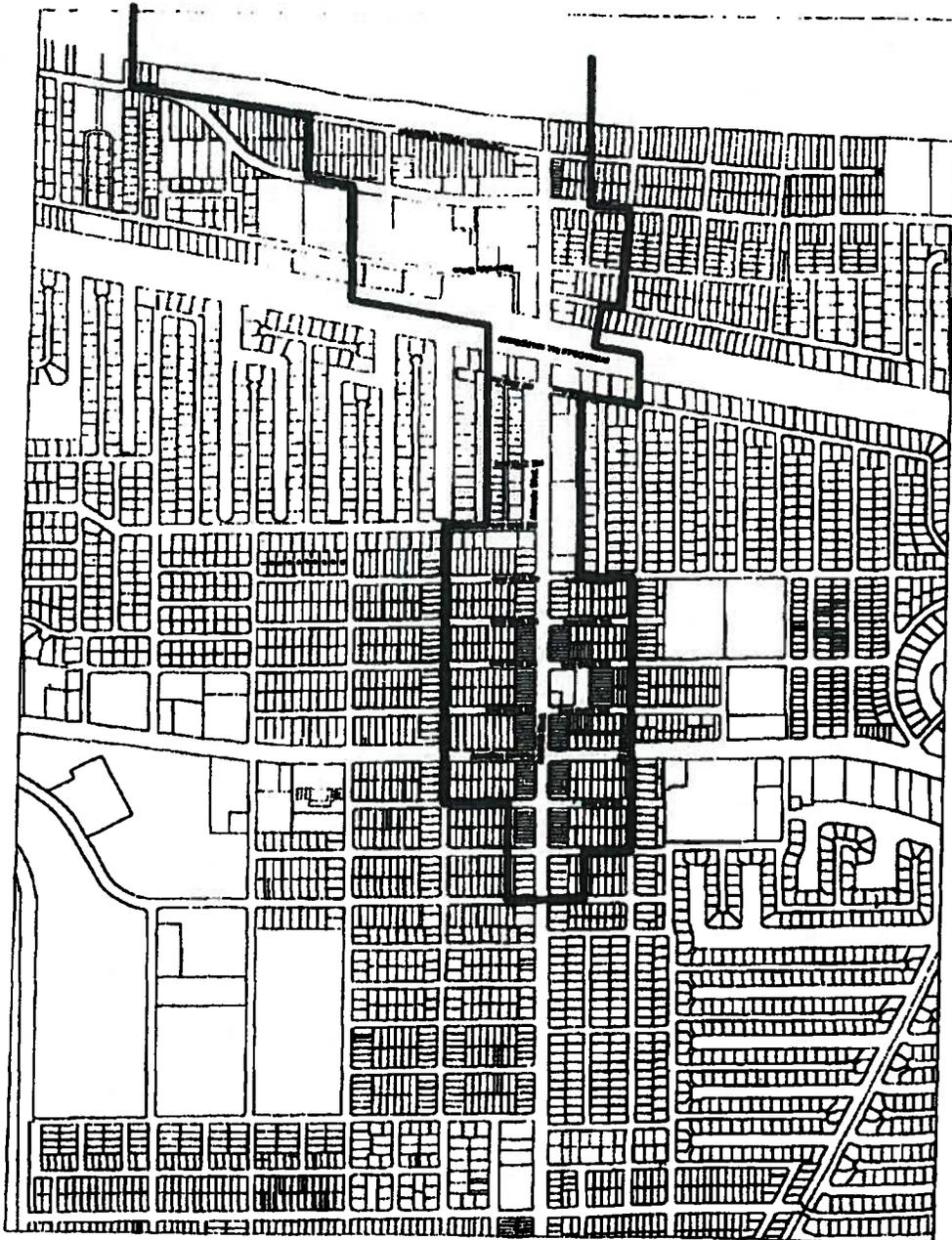
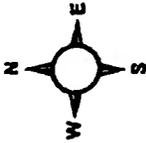
KEITH and SCHINARS, P.A.  
ENGINEERS, PLANNERS, SURVEYORS



Civic Design

— CRA Boundary Line

Exhibit A, page 2 of 2



**Appendix B – Ordinance 2000-285**