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MEMORANDUM

Date: March 20, 2018

To: Pompano Beach CRA Board

Through: Kim Briesemeister, Co-Executive Director
Chris Brown, Co-Executive Director

From: Adriane Esteban, CRA Project Manager

Subject: CRA Annual Report – FY 2017

The CRA Annual Report for the Pompano Beach CRA covering the period of October 1, 2016 – September 30, 2017 is presented for the CRA Board's review and approval. The Annual Report has been prepared in accordance with F.S. 163.356(3)(c) and 163.387(8).

RESOLUTION NO. 2018_____

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

**A RESOLUTION OF THE POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY
APPROVING THE ANNUAL REPORT FOR THE
YEAR ENDING SEPTEMBER 30, 2017; PROVIDING
AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY THAT:**

SECTION 1. The Annual Report for the Year Ending September 30, 2017, a copy of which Annual Report is attached hereto and incorporated by reference as if set forth in full, is hereby approved.

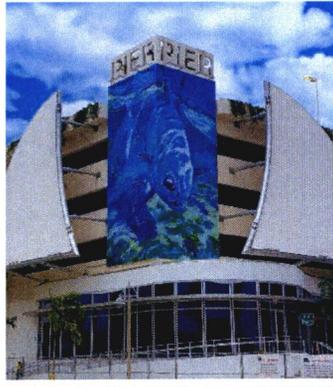
SECTION 2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED THIS 20st day of March, 2018.

LAMAR FISHER, CHAIRPERSON

ATTEST:

MARSHA CARMICHAEL, SECRETARY



POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Office of the Executive Director
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ANNUAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017



BOARD OF COMMISSIONERS

Board of Commissioners

LAMAR FISHER
MAYOR



lamar.fisher@copbfl.com

CHARLOTTE BURRIE
VICE MAYOR



charlotte.burrie@copbfl.com

REX HARDIN
COMMISSIONER



rex.hardin@copbfl.com



Mission Statement

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

BARRY MOSS
COMMISSIONER



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BEVERLY PERKINS
COMMISSIONER



beverly.perkins@copbfl.com

MICHAEL SOBEL
COMMISSIONER



michael.sobel@copbfl.com

LETTER FROM THE EXECUTIVE DIRECTORS

Letter from the Executive Directors

Date: March 20, 2018

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

Plan Your Work, Then Work Your Plan

Presented herein is the 2017 Annual Report for the CRA which covers the period from October 1, 2016 through September 30, 2017 and includes the following information:

- General background information regarding the CRA and the Redevelopment Areas;
- Historical/current economic and financial data regarding the redevelopment areas including: taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report of activities (redevelopment projects, initiatives, etc.) within the redevelopment areas;
- Status report of the progress made in carrying out the Redevelopment Plan;
- Comparison of Redevelopment Plan goals, objectives, and policies to program accomplishments; and
- Financial statements for the fiscal year ending September 30, 2017.

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



REINVENTING YOUR CITY

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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, a shortage of affordable housing, and a corresponding need for a community redevelopment agency. An additional declaration of blight was made by the City Commission on December 13, 1988, through adoption of Resolution No. 89-45. This finding expanded the original redevelopment area to include certain areas annexed to the City subsequent to the original resolution.

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

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

Powers

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

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

POMPANO BEACH CRA

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

Redevelopment Areas

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

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

Funding Source

The primary funding source available to the CRA consists of Tax Increment revenues. Tax Increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area. The taxable value of all real property in the redevelopment area is determined as of a fixed 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 Committees and Board.

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

- Finance Plan for the Northwest District

The CRA Board adopted the updated Finance Plan on September 19, 2017 (Fiscal Years “FY” 2018-2022).

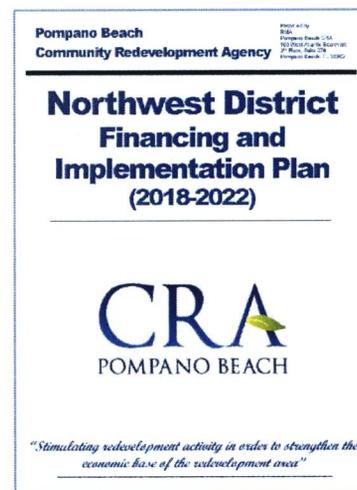
The Finance Plan forecasts investment totaling over \$47 million (excluding operations/debt service) within District boundaries over the next five (5) years.

- Finance Plan for the East District

The CRA Board adopted the updated Finance Plan on September 19, 2017 (FY 2018-2022).

The Finance Plan forecasts investment totaling over \$22 million (excluding operations/debt service) within District boundaries over the next five (5) years.

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



NORTHWEST DISTRICT

Northwest District

Background

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

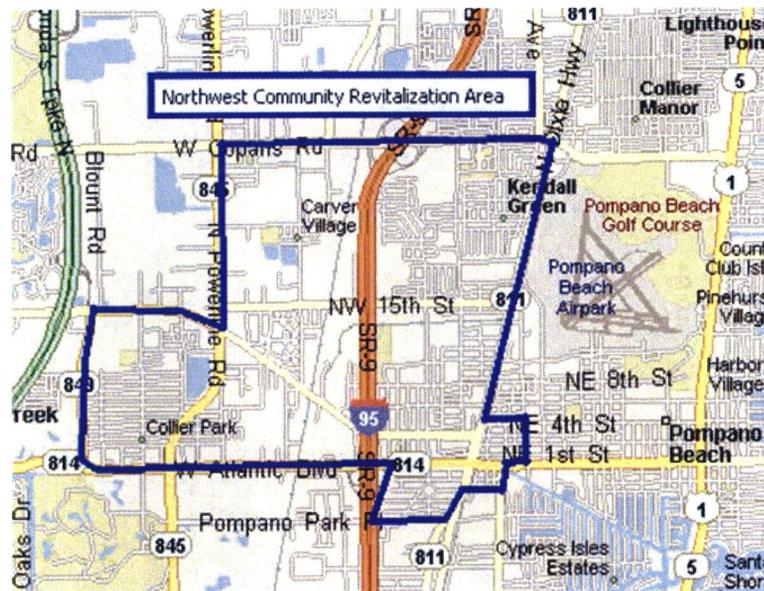
The Pompano Beach Community Redevelopment Agency ("CRA") was created through adoption of Ordinance 89-27 on December 20, 1988 and the corresponding redevelopment area was identified as the Northwest District.

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

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

The 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 2017 activity, the following section also includes FY 2018 property valuation data to highlight current trends. The Northwest District experienced positive tax base growth in FY 2018 due to the residential (11% growth), commercial (10% growth), and industrial market segments (8% growth).

TAXABLE PROPERTY VALUES

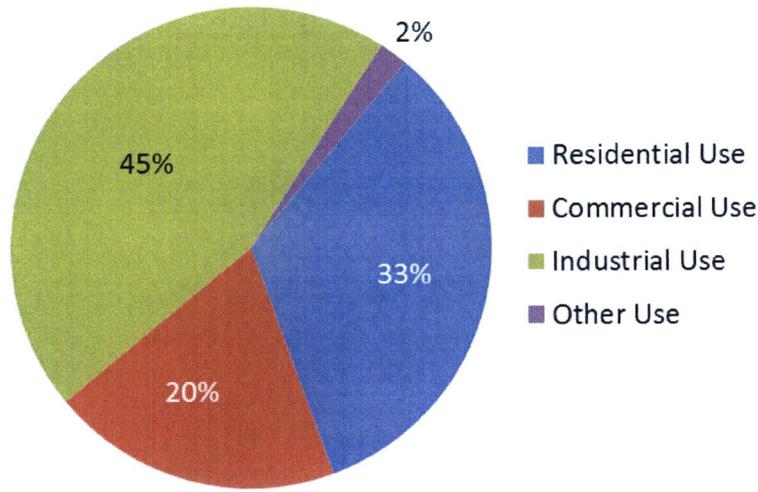
TAX ROLL YEAR	FISCAL YEAR	A		B	=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2017	2018	995,149,750	9.3%	297,388,021	697,761,729	13.9%
2016	2017	910,238,330	7.3%	297,388,021	612,850,309	11.3%
2015	2016	848,261,810	5.5%	297,388,021	550,873,789	8.7%
2014	2015	804,052,060	5.4%	297,388,021	506,664,039	8.8%
2013	2014	763,198,620	2.3%	297,388,021	465,810,599	3.8%
2012	2013	746,313,340	(4.0%)	297,388,021	448,925,319	(6.4%)
2011	2012	777,021,390	(9.3%)	297,388,021	479,633,369	(14.2%)
2010	2011	856,437,880	(18.7%)	297,388,021	559,049,859	(26.1%)
2009	2010	1,053,473,220	(5.0%)	297,388,021	756,085,199	(6.9%)
2008	2009	1,109,462,500	2.7%	297,388,021	812,074,479	3.7%

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.

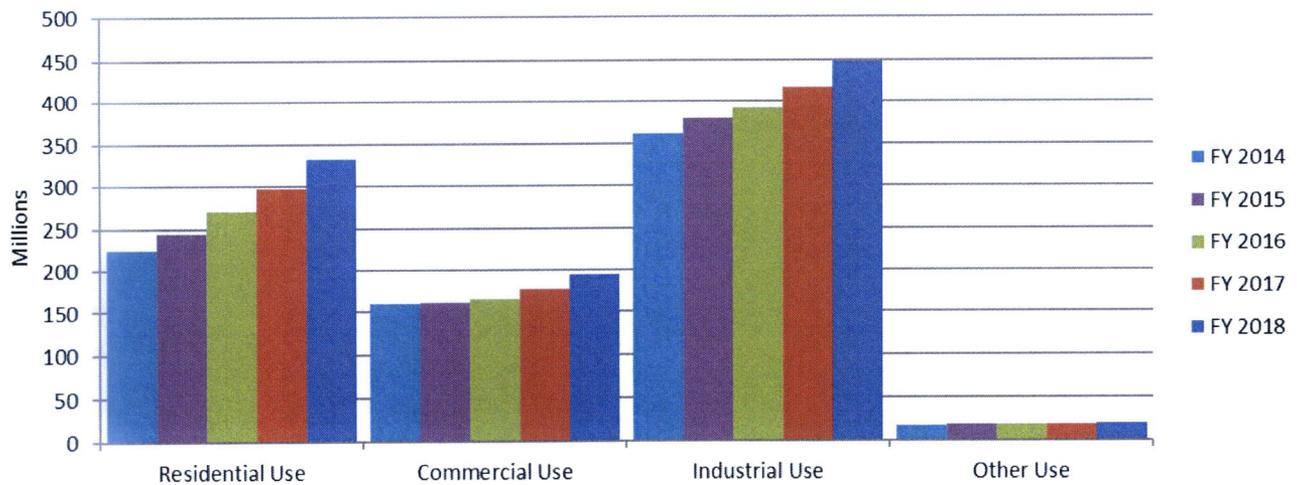
NORTHWEST DISTRICT

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 33%, 20%, and 45% respectively with the balance comprising other uses (e.g. institutional).



A balanced and diversified tax-base helps insulate the Northwest District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five year period ending with FY 2018.



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 2018 TAXABLE VALUE	% OF FY 2018 TAXABLE VALUE
LONE OAK-BROWARD LLC	INDUSTRIAL	18,649,270	1.9%
POMPANO CENTER OF COMMERCE	INDUSTRIAL	17,076,360	1.7%
COPANS MOTORS INC.	COMMERCIAL	17,036,340	1.7%
BAERS FURNITURE CO INC.	INDUSTRIAL	16,599,000	1.7%
NAPLETON INVESTMENT PARTNERSHIP LP	COMMERCIAL	16,052,490	1.6%
AN WG POMPANO BEACH LP	COMMERCIAL	11,577,500	1.2%
CONTINENTAL CABLEVISION OF JAX	COMMERCIAL & INDUSTRIAL	9,667,360	1.0%
GREAT EASTERN ACQUISITION CORP	INDUSTRIAL	9,192,920	0.9%
HEYDT FAMILY PARTNERSHIP LTD	INDUSTRIAL	8,471,720	0.8%
GT DEVELOPMENT LLC	INDUSTRIAL	8,153,580	0.8%
	TOTAL	132,476,540	13.3%

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
2017	2018	4.9865	5.4623	1.2483	0.4882	12.1853
2016	2017	4.8252	5.4474	1.3462	0.4882	12.1070
2015	2016	4.9865	5.4741	1.4425	0.4882	12.3913
2014	2015	4.7470	5.4584	1.5939	0.4882	12.2875
2013	2014	4.8712	5.4400	1.7554	0.4882	12.5548
2012	2013	4.9700	5.2576	1.8564	0.4902	12.5742
2011	2012	4.7027	5.1860	1.8750	0.4789	12.2426
2010	2011	4.4077	5.1021	1.8750	0.4696	11.8544
2009	2010	4.0652	4.8889	1.7059	0.4243	11.0843
2008	2009	3.4861	4.8889	1.7059	0.3754	10.4563

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)	
2017	2018	\$3,305,419	\$3,621,518	\$ 827,465	\$ 323,615	\$8,078,017	14.6%
2016	2017	2,809,269	3,172,966	783,768	284,234	7,050,237	8.7%
2015	2016	2,609,586	2,866,125	754,904	255,490	6,486,105	9.7%
2014	2015	2,284,877	2,627,831	767,193	234,986	5,914,887	6.5%
2013	2014	2,155,604	2,407,987	776,800	216,038	5,556,429	3.6%
2012	2013	2,119,601	2,243,116	791,716	209,060	5,363,493	(3.9%)
2011	2012	2,142,793	2,364,315	854,347	218,212	5,579,667	(11.4%)
2010	2011	2,340,918	2,711,697	995,808	249,403	6,297,826	(20.9%)
2009	2010	2,919,956	3,513,987	1,225,315	304,767	7,964,025	(1.3%)
2008	2009	2,689,424	3,771,643	1,316,052	289,610	8,066,729	6.8%

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

Overview of Redevelopment Goals

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

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

Downtown Pompano Streetscapes

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

At community meetings in June and September 2010, CRA staff presented current development discussions in the Downtown Pompano area and EDSA (landscape architects and urban designers) introduced design alternatives for the public rights-of-way, 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 the Civic Campus area south of Atlantic Boulevard/Dixie Highway.

The Downtown Pompano Streetscape project consists of four main components: MLK Boulevard Streetscape Improvements (completed in FY 2015); Downtown Plaza; Old Town Streetscape and Parking Improvements; and the FEC Corridor Beautification completed in FY 2015. All four components are completed and all contracts closed out. Expended through FY 2017 for all four components: \$12.2 million.

NORTHWEST DISTRICT

The following sections provide a detailed description of each component that had work completed in FY 2017.

- **Downtown Plaza**

This project entails the design and construction of a European-style gathering area bounded by Atlantic Boulevard, Dixie Highway, NE 1st Street and NE 1st Avenue. The downtown plaza features a water fountain and a new concept known as “fire water” whereas a flame travels up a water column creating dramatic effect. This “Fire Fountain” Plaza also features seating areas overlapping a proposed restaurant to the east and parking facilities along the south. All remaining project components (e.g. punchlist items) were completed in FY 2017.



- **Old Town Streetscape and Parking Improvements**

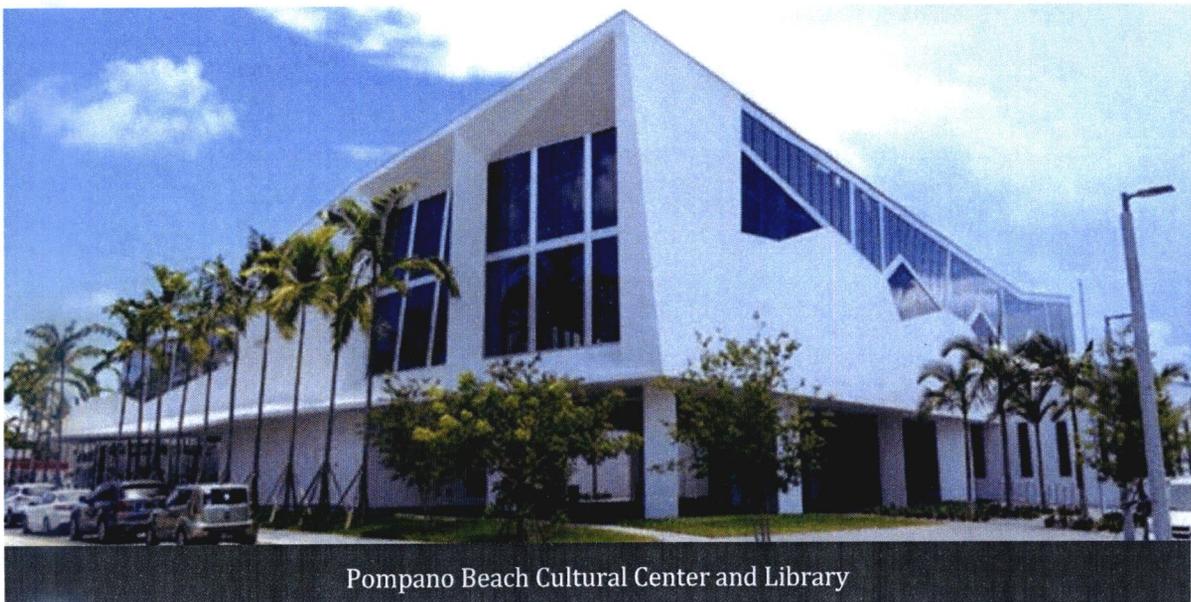
This project included improvements to Flagler Avenue, NE 1st Avenue, and NE 1st, 2nd and 3rd Streets, and is part of a larger endeavor to improve existing pedestrian connectivity to MLK Boulevard and the Civic Campus facilities. The Old Town improvements were made in conjunction with facade improvement projects in the historic area and will integrate with future plans for improvements along the FEC Corridor. The CRA recognized that the reconfiguration of the on-street parking as part of the streetscape project in Old Town would result in the need to find additional parking opportunities in the area and constructed temporary surface parking lots to address this up-and-coming arts and entertainment district’s future parking needs. All remaining project components (e.g. punchlist items) were completed in FY 2017.

NORTHWEST DISTRICT

Civic Campus (Pompano Beach Cultural Center, Library, and Civic Space)

In 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 CRA has worked with the City and County through an interlocal agreement to fund a portion of the Green Space in front of the new Public Library and Cultural Center along with the design fees for this project.

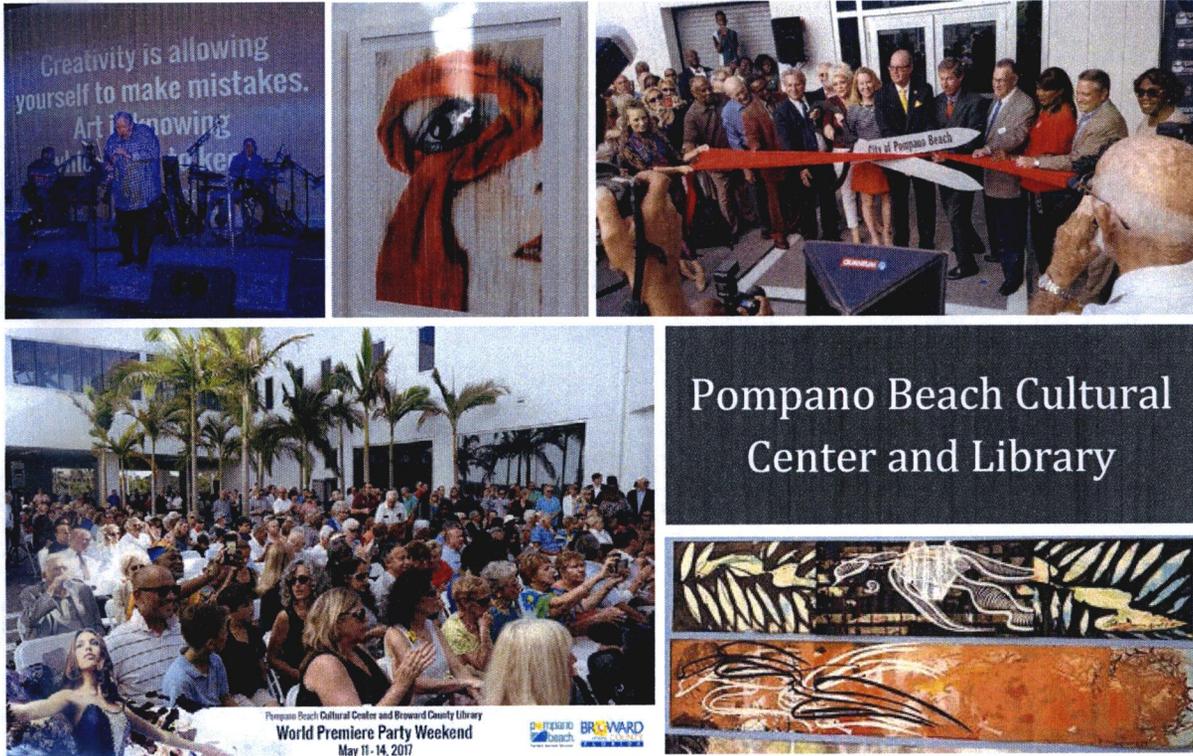
This project consists of the design and construction of a new, two-story, 46,000 sq. ft. Library and Cultural Center including green space, and is located at the intersection of Atlantic Boulevard and SW 1st Avenue. The Public Library component features children services, a new materials collection, computer lab, multi-purpose room, and library offices/support spaces. The Cultural Center component features a public lobby, digital media suite, offices, gallery, and a flexible multi-purpose event space and support spaces (dressing rooms, lobby space, etc.). Construction was completed in FY 2017. The Grand Opening for the new Pompano Beach Cultural Center was held on May 11, 2017, with a robust reception from the community. While the project is complete, minor components are still awaiting closeout including: (1) architect's purchase order is still open awaiting LEED commissioning; and (2) contractor must submit final as-built plans. The City has formally requested reimbursement by the County in accordance with the underlying agreements with receipt anticipated for the 1st quarter of 2018.



Pompano Beach Cultural Center and Library

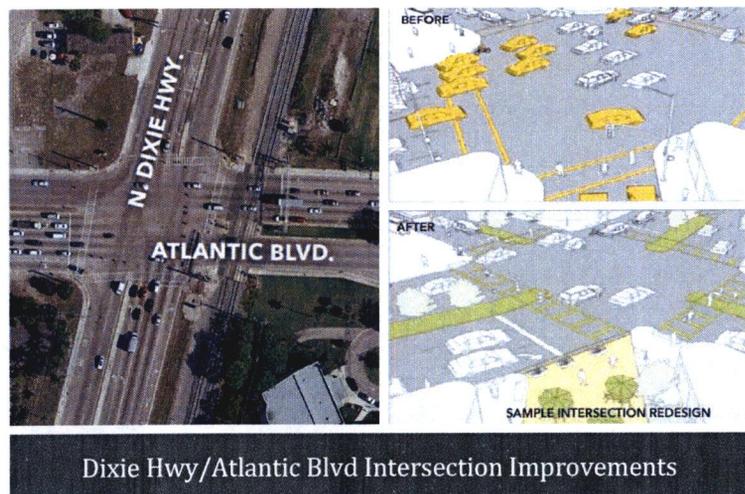
NORTHWEST DISTRICT

The Library held a Grand Opening on January 19, 2018. Expended and obligated through FY 2017: \$2.4 million. However, the CRA anticipates total reimbursement from the County of \$619,930 (a portion of which has been received as of fiscal year end 2017).



Dixie Highway and Atlantic Boulevard Intersection Improvements Project

As mentioned for the Downtown Pompano Streetscape project (pg. 14), the CRA recognizes the importance of connectivity for the area. The Innovation District is bounded by three multi-lane highways: I-95, Atlantic Boulevard, and Dixie Highway, all major corridors with substantial traffic counts. The City assumed ownership of Atlantic Boulevard and Dixie



NORTHWEST DISTRICT

Highway and intends to invest approximately \$5 million in renovating these roadways, producing improved landscaping and beautifying the major intersections, as well as major access points to the Innovation District. The Florida Department of Transportation had these streets in line for a simple milling and resurfacing project, but the City's progressive decision enables a much more comprehensive approach to address the multi-modal transportation needs of Downtown Pompano.



This project will address improvements to both roadway sections. Special attention will be placed on the intersection of Atlantic Boulevard/Dixie Highway in the heart of Downtown Pompano. The main goal is to improve the intersection in such a way as to facilitate pedestrian connectivity between City Hall, the new Pompano Beach Cultural Center and Library, BaCA (Old Pompano), and the Ali Cultural Arts (MLK Boulevard west of Dixie Highway). The intersection at Atlantic Boulevard and Dixie Highway is one of the widest in Broward County and the CRA/City's vision is to convert it into a safer interchange where cars, bicycles, and people can co-exist safely.

During FY 2017, EDSA conducted a series of studies to better understand traffic patterns and vehicular behavior in and around the intersection of Dixie Highway and Atlantic Boulevard. The analysis combined with studies carried out by another consultant assisting the City with the East Transit Oriented Corridor (ETOC) designation, which affects services along Atlantic Boulevard from Cypress Road to the beach. As a result, EDSA's plans expanded and evaluated a far greater coverage area. Expended and obligated through FY 2017: \$199,885.

NORTHWEST DISTRICT

Innovation District Drainage Design

This project is related to the design services for a creative drainage system in the Innovation District. In FY 2017, although the design was not started for the Innovation District Drainage project, some of the infrastructure to support the Stormwater Master Plan was installed under the auspices of a privately-funded project (City Vista). Drainage facilities intended to support the Stormwater Master Plan were constructed along NW 4th Avenue (from MLK Boulevard to NW 4th Street) and on NW 4th Street (from NW 4th Avenue to NW 6th Avenue).

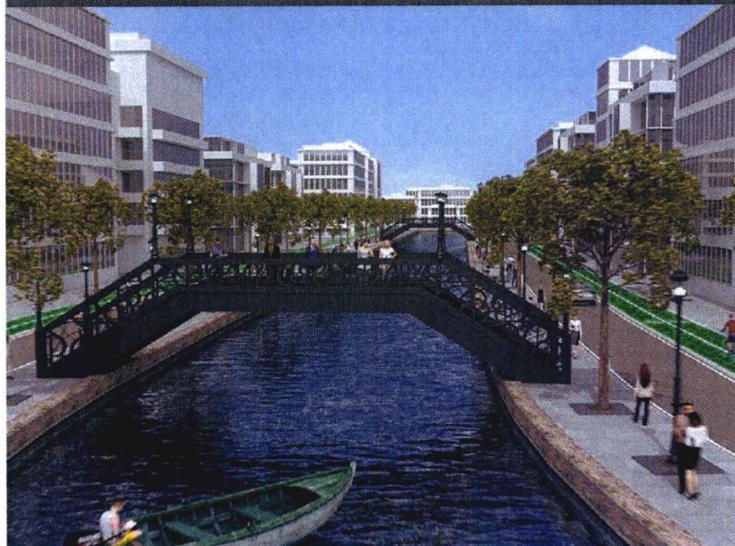
The installation of these facilities effectively reduced the need to rebuild those streets. The costs were absorbed by the Developer. The rest of the facilities outlined in the Stormwater Master Plan have not been designed, yet. The design integrates a canal system concept that requires extensive planning, engineering, and review by the governing authorities. Moreover, staff recommended a Master Developer be part of the design and decision-making process. Such approach would enable the design to meet the Developer's objectives without jeopardizing success. Staff intends to engage a Master Developer(s) in 2018 and work hand-in-hand. Additionally, staff plans to seek out grant opportunities and engage a master design team to effectively integrate the canals with all other design elements such as roadways, bridges, landscape, lighting, etc.

Downtown Pompano Improvements

During FY 2017, the CRA worked on conceptual designs to enhance the pedestrian experience and address water retainage issues for affected areas in the Downtown.



Innovation District (project borders and concept design)



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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: Phase 1 - Dixie Highway to I-95 as a function of the Downtown Pompano Improvements Project (100% CRA funding); Phase 2 - Florida Turnpike to Powerline Road (90% City and 10% CRA funding); and Phase 3 - Powerline Road to I-95 (90% City and 10% CRA funding).

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.

During FY 2017, all construction related efforts were completed. FDOT accepted and approved the project. The traffic signal design was completed and monitoring of traffic patterns at the intersection of NW 27th Avenue and MLK Boulevard commenced in late



Education
Corridor
Improvements

NORTHWEST DISTRICT

November. The study is scheduled to be completed in early 2018. The foundation for the future mast arms is in place, but Broward County Traffic Engineering must approve the installation of the rest of the equipment.

Expended and obligated through FY 2017: \$365,488.

Security

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

During FY 2017, the CRA, in coordination with the Broward County Sheriff's Office and City Code Compliance, continued partnership with a private unarmed security firm to patrol MLK Boulevard and Old Town to assist the CRA in its redevelopment efforts and improve safety, awareness, and enforcement. This program is in its 3rd year of service and has proven to be an effective tool to reduce criminal activity and provide merchants, CRA tenants, and CRA Staff a sense of safety when the "yellow shirts" are present. The CRA is committed to community policing innovations and actively explored drone usage and camera networks to increase safety.

Community Garden

The Community Garden is a CRA initiative to bring urban gardening to the northwest Pompano Beach community. Located in the Blanche Ely neighborhood adjacent to Blanche Ely High School, the Community Garden focuses on growing seasonal, organic produce. Additionally, the Community Garden currently has twenty (20) smaller plots that have been leased for the season by local families to be cultivated exclusively for their family use. Also, there is a built-in educational component to the Community Garden, with the garden currently having two (2) interns from Blanche Ely High School receiving on-the-job



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training and apprenticeship in proper gardening techniques, engineering, and local community food-related issues.

During FY 2017, the CRA entered into a contract with The Fruitful Field, Inc. to manage the garden's operations, as well as any programming that may be done, to include but not be limited to, the aforementioned partnership with Blanche Ely High School. Additionally, during FY 2017 the CRA began the electrical and irrigation work required for the garden's operations. The CRA anticipates finishing all work associated with the Community Garden, including electrical, irrigation, and permitting, during the early part of FY 2018.



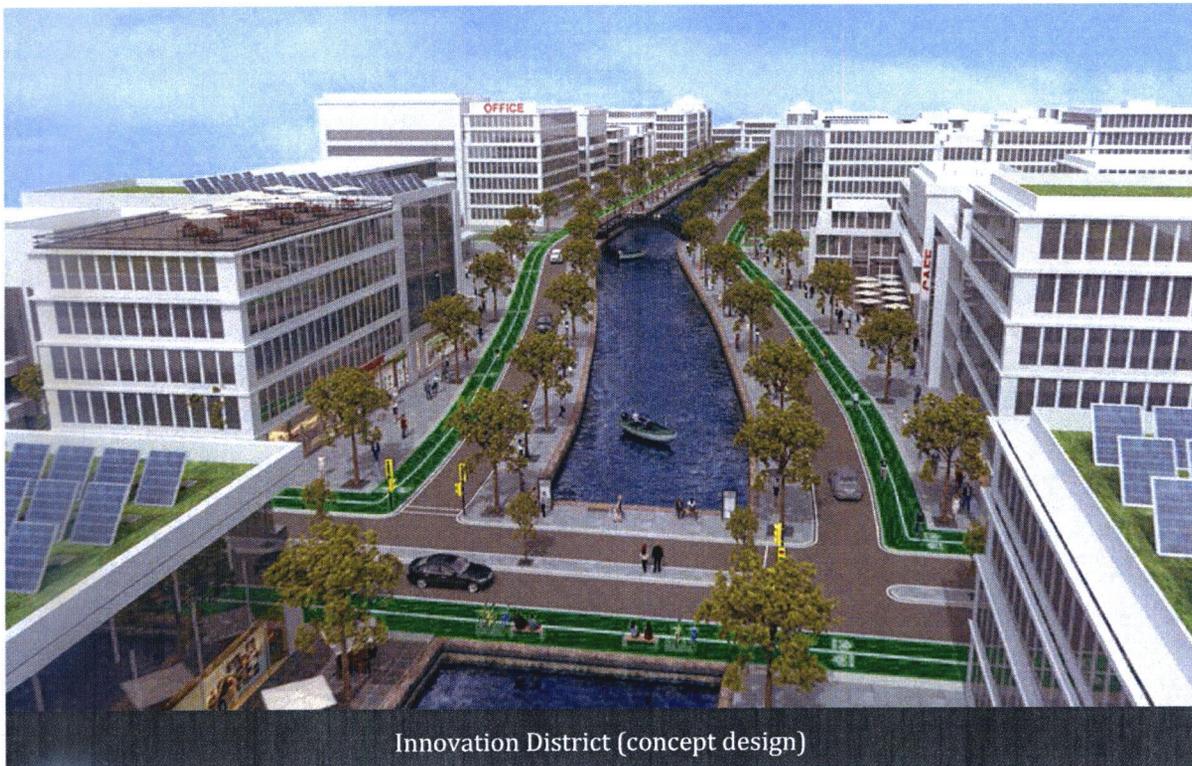
Goal 2: Create a vibrant, desirable city by attracting the private sector to build quality commercial, housing, and retail developments.

Innovation District

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

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The City and CRA seek a series of signature projects within the Innovation District that combine iconic architecture and mixed uses, as well as compliment the unique public realm that will result from the drainage system plan. The drainage system will connect the projects, although each individual project opportunity will be a stand-alone development. Developers will be encouraged to identify acquisition and redevelopment opportunities on contiguous parcels that are not owned by the City or the CRA for further assemblage. Appropriate uses in the Innovation District could include: corporate headquarters; general office and commercial; hotel; educational and/or vocational; clean technology; information technology; financial/professional services; and residential. Ground floor uses should include retail and pedestrian-oriented uses that activate the street.



Innovation District (concept design)

On June 23, 2017, the CRA partnered with the internationally acclaimed Urban Land Institute (ULI) to host a symposium outlining the major investment opportunity available for developers in the planned Innovation District. Due to this symposium, the CRA received a great deal of interest previously unseen in the development of not only the Innovation District, but other parts of the Pompano Beach as well. Additionally in FY 2017, CRA staff continued to market the area to interested developers.

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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 have been constructed to provide a sense of place along the corridor conducive to commercial and mixed-use development. Streetscape improvements, including undergrounding utilities, have been completed from Dixie Highway (west) to NW 6th Avenue. Redevelopment projects along the MLK Boulevard/Hammondville Road corridor include:

- **City Vista**

The CRA selected Landmark Development Corporation to be the developer of a newly planned mixed-use development project at a site located on the northeast corner of NW 6th Avenue and MLK Boulevard.



The project consists of:

- Two 7-story buildings with 7,400 sq. ft. of non-residential on the ground floor;
- 111 residential units;
- Business center, community room, and 3,500 sq. ft. of co-working space; and a
- Central parking lot.



City Vista
Development
(ground-
breaking
ceremony and
construction
photo)

On October 19, 2016, the Groundbreaking for the project was celebrated. It is anticipated the project will receive a C.O. on March 1, 2018. The CRA will be leasing approximately 3,500 sq. ft. of first floor commercial/retail space to develop as co-working space. In addition, the CRA promoted occupation within the Innovation District by local artists who have been, and continue to be, an integral part of growing cultural scene in Pompano Beach.

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

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

The CRA is highly committed to supporting local collaboration efforts whenever circumstances permit and is currently pursuing a variety of initiatives. In FY 2017, the CRA issued an RFP for the Hammondville/Gateway site and received an attractive response (tentatively named “Il Portico”) for a 173 unit mixed-use development that includes a 285 space parking garage, 20,000 sq. ft. of retail, 12,000 sq. ft. of office and a living wall. The total estimated project cost is just under \$45 million. This proposal is currently under evaluation.

- **737 MLK Boulevard**

The 737 MLK Boulevard property contains a 1,087 sq. ft. vacant commercial structure purchased by the CRA in 2013.

The property had been severely blighted and boarded up for several years. It is the CRA’s intent to renovate the building to include: interior demolition, new roof, HVAC, façade improvements, and new windows/doors.

The goal is to create a “vanilla box” so that an interested user could complete the interior build-out for office or commercial use. Shell work was under construction during FY 2017, with the interior renovations anticipated to be completed in FY 2018.

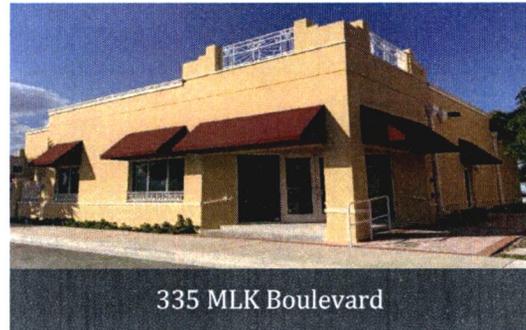
- **741 MLK Boulevard**

The CRA acquired the property at 741 MLK Boulevard in January 2016. Due to recurring nuisance issues, the building permit for demolition began in 2017 with demolition completed during the first quarter of 2018.

NORTHWEST DISTRICT

- **335 MLK Boulevard**

This property is attached to the Ali Cultural Arts Center (located at the NE corner parcel of the project). During FY 2017, the CRA began exploring partnerships for this space that would enhance Ali Cultural Arts Center operations.



Collier City

The CRA has been actively working with different general contractors as part of an affordable single family infill housing program. Several meetings and extensive community outreach was undertaken to assess the community's priorities. In response, the CRA spearheaded joint initiatives with the City to re-zone the 27th Avenue Corridor and invest in pedestrian friendly traffic suppression. Additionally in Collier City during FY 2017, the CRA received an unsolicited proposal from the developer of the NW 31st Avenue Sports Park project, a City project adjacent to the CRA, and was approved for 71 market rate townhome units (Kensington Place development). The Sports Park will be an operational soccer academy, and the townhomes will provide convenient housing for the academy employees and future Collier City residents.



Property Acquisition

The CRA has been actively pursuing key property acquisitions in the Downtown Pompano Transit Oriented Corridor (DPTOC), to not only redevelop blighted sites, but also to assemble enough land to carry out the vision for the Innovation District. A key parcel was acquired on NW 4th Avenue during FY 2017. The acquisition of this parcel, and planned acquisition of

NORTHWEST DISTRICT

several other adjacent parcels scheduled for 2018, will help create large assemblages around the City Vista development to further transform the neighborhood and expedite the removal of blight. The CRA has 21.7 acres of land in the core of the proposed Innovation District and more in the DPTOC. An RFP for master brokerage services was issued in FY 2017. This will enable the CRA to lean on the broker's services to attract private investment to complete additional assemblages and facilitate successful development of the Innovation District.

Emergency Housing

Although the CRA does not manage and operate the Emergency Housing Program, the CRA contributes additional funding to the Office of Housing and Urban Improvement's (OHUI) program when needed. In FY 2017, the CRA allocated \$20,000 as additional funding for emergency housing needs for Northwest area homeowners who may be eligible under OHUI's program.

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

Over the past several years, the CRA has come into possession of a few key properties in Downtown Pompano. This is an emerging cultural arts and entertainment district that has seen physical changes in the past few years with the Downtown Pompano Streetscape Project and participation of property owners in the CRA's incentive programs. The CRA has taken an active role in enhancing this area, not only through improvements in the public realm, but by also bringing in tenants that create the optimal merchandise mix for the area. For properties in CRA possession, the CRA is able to offer contributions toward Tenant Improvements which can help attract new businesses that are skeptical about investing in an up-and-coming area. In FY 2017, the CRA continued to work on its business attraction efforts and saw more prospective tenants express interest in the CRA thanks, in part, to Old Town Untapped (a monthly craft brew and arts festival).

11 NE 1st Street

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

44 NE 1st Street

During FY 2017, the CRA's tenant for this space submitted drawings for permit approval. Their plan was to construct a 5,000 sq. ft. restaurant/patio bar and dining area overlooking a new Downtown "Fire Fountain" Plaza.

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165 NE 1st Avenue

In FY 2017, CRA staff continued to receive inquiries from restaurants regarding use of the building located at 165 NE 1st Avenue. The CRA continued to provide term sheets for this 3,900 sq. ft. building to interested parties and shared a preliminary site plan created for a potential restaurant use, including outdoor dining in a patio area.

50 NE 1st Street

During FY 2017, the CRA's tenant, Odd Breed Wild Ales LLC, whose partners are a brew master and local restaurant owner, started renovations on the 2,500 sq. ft. space. The brewery quietly opened their doors in November 2017. This new brewery is a welcome addition to expanding the merchandise mix in Old Town, serving a selection of wild ales on tap and small plates.



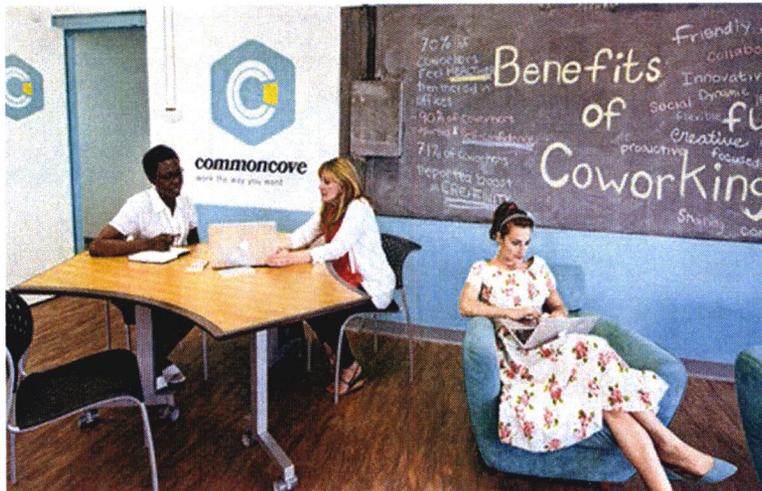
NORTHWEST DISTRICT

37 NE 1st Avenue

In September 2016, the CRA entered into a Lease Agreement with a private property owner for a 300 sq. ft. space next to BaCA. This space was going to hold an office where the CRA could promote the Innovation District. During FY 2017, the CRA began working on plans to make minor repairs to the office.

Innovation District Co-Working/Maker Incubator

This is the CRA's program to provide co-working space to incubate new businesses and nurture a community of makers and innovators. In FY 2017, CRA staff looked for a location to house this program and determined the new City Vista project would offer an optimal location. Staff also began exploring possibilities of partnering with a university.



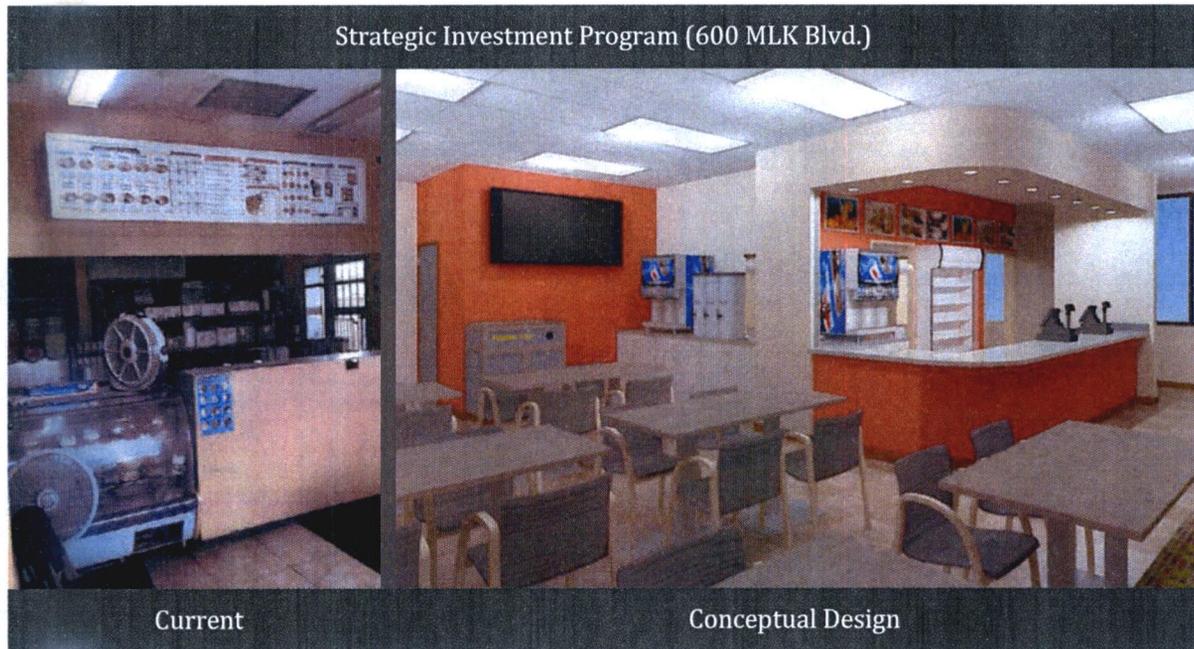
Incentive Programs

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

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

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During FY 2017, one application for the Façade and Business Site Improvement Program and one application for the Strategic Investment Program (see below) were approved. Staff is currently engaging other property and business owners in Downtown Pompano to participate in the incentive programs.



Business Attraction, Marketing, and Special Events

FY 2017 leveraged the annual Marketing Plan as a base for all marketing activities in the Northwest District. The marketing strategies delineated merchant communications, business development, retention, and growth within the District, in addition to promotion, advertisement, and special events. All of these strategies were implemented throughout FY 2017 as options to aide in the incubation of small businesses here in the local community.

To continue to engage the press, the CRA renewed its contract with Kay Renz Public Relations and continued a strong publicity campaign attracting investors, developers, and the private sector. Press coverage increased with the completion of the Fire Fountain Plaza in the downtown area and the explosion of Cultural Arts programs solidifying Pompano Beach's position as a dynamic hot spot for development, both residential/commercial and diverse cultural activities. The City and CRA cooperated in advertisements placed in Great Locations and Travelhost focused on the tourist market and also participated in the Broward County Cultural Division print advertising grant program as part of a comprehensive marketing and advertising strategy.

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In October 2016, the 13th season of the Pompano Beach Green Market launched in its new location surrounding the newly completed Downtown Fire Fountain Plaza and continues to be a huge success and a premier market in this region. One of the most notable successes is the incubation of a food vendor who hosted the grand opening of their new brick and mortar restaurant in March 2017.



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



Following the buzz in the media, we continued our social media outreach promoting events, happenings and local merchants through Facebook, Twitter, YouTube, and e-blasts.

NORTHWEST DISTRICT

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



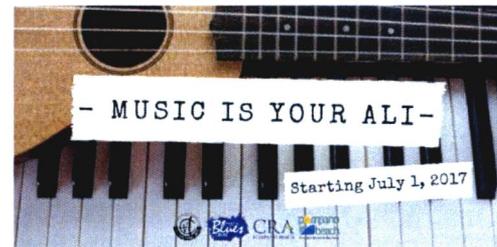
Ali Cultural Arts

As we move into the redevelopment of the new “Downtown Innovation District” the Historic Ali serves as a pillar of the Northwest Community of Pompano Beach dedicated to celebrating the history and culture of the African American community. The Historic Ali continues to provide local access to cultural activities such as dance, music, spoken word, acting/theater, African drum, disc jockey and audio engineering.

In FY 2017, the Ali hosted 14 concerts and 12 musical programs that encouraged musicians, soloists, and spoken word artists to join our house band on stage to showcase their artistic talents during the open mic program entitled “Ali Jam Sessions”.

The Ali also hosted several special cultural events including a celebration in honor of Dr. Martin Luther King Jr., Black History and Haitian Heritage Month featuring International Haitian singer, songwriter/composer, Jonathan Perry of Port-Au-Prince, Haiti, also two-time Grammy award winning singer, songwriter, trombonist, Saunders Sermons.

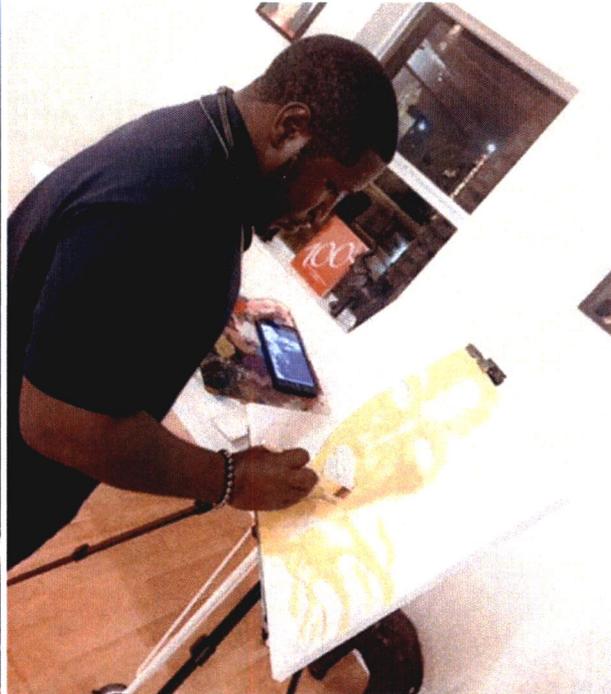
In addition to ongoing programs, the Ali is excited about the ongoing community outreach with the Blanche Ely High School Percussion and Jazz Band, and creating a free music program, “Music Is Your



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Ali", for children 8 – 18 years old for the Pompano Beach community, and surrounding areas, through a partnership with the Keeping Blues Alive Foundation.

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



Ali Cultural Arts Programs



NORTHWEST DISTRICT

Our partnerships, interactive activities, cultural arts programming and presence in the community have made the Historic Ali Cultural Arts an innovative cultural hub and gem in the northwest district of Pompano Beach.

Knight Arts Challenge Grant

On November 28, 2016, at a ceremony held at the New World Center in Miami Beach, a \$60,000 challenge grant was awarded to Ali Cultural Arts/Pompano Beach CRA by the John S. and James L. Knight Foundation, as part of its Knight Arts Challenge. The Knight Arts Challenge funds ideas that bring South Florida together through the arts. With the grant, the Ali Cultural Arts launched the Miss Masters: Audio Engineering at the Ali in spring 2017. This hands-on training opportunity empowers girls for careers as audio engineers, music producers and DJs.

The Miss Masters curriculum will be designed in partnership with Girls Make Beats, Inc. (GMB) a 501(c)(3) non-profit organization in Miami-Dade County. The program, offered to girls ages 7 and up, will be conducted by GMB President, Tiffany Miranda. Miranda holds Avid Certified Pro Tools “User” and “Operator Music” level certification. She has more than a decade of experience as an engineer and accomplished recording artist and producer. Her credits include working with Rick Ross, DJ Khaled, Fat Joe, and with world class recording studios such as The Hit Factory, Circle House, Studio Center and others.

GMB’s partnership with Pro Media Training provides the ability to train individuals, based on a curriculum provided by Pro Tools parent company, Avid Education. Avid Education offers a full menu of certifications, providing an industry recognized credential for both academic users and industry professionals. Participants in the Miss Masters program will gain preliminary training, laying the groundwork for those who wish to pursue advanced Avid Education training and certifications in the future.



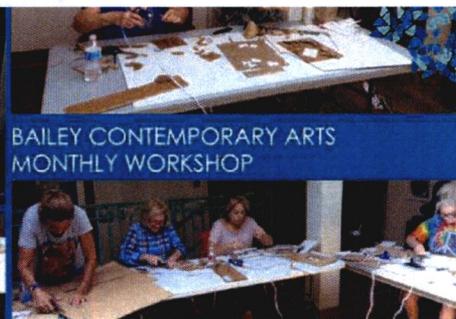
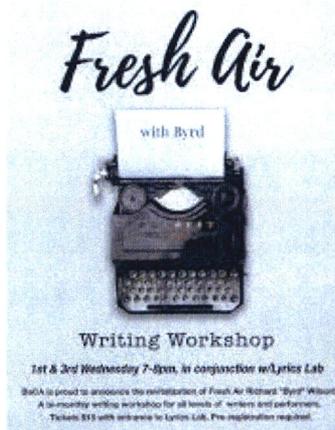
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Bailey Contemporary Arts

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

FY 2017 was a very exciting year where the Bailey Contemporary Arts continued to fulfill its mission to cultivate, incubate and nurture a vibrant visual arts community that enriches the City of Pompano Beach. There were 14 diverse and dynamic exhibitions held in the main gallery spaces, as well as in the newly opened Blooming Bean Coffee Roasters kiosk. These shows attracted regular mentions in local and regional publications, and have built a steady following of community visitors. BaCA expanded



NORTHWEST DISTRICT

on the exhibition program to create a series of affordable, hands-on visual arts workshops which took place monthly in tandem with the theme of the exhibitions.

In addition to the exhibitions, there were more than 200 weekly, bi-monthly and monthly events, like the Fresh Air Writers Workshop, Lyrics Lab Open Mic Night, and Lunch with Art has brought in more than 2,080 patrons. Private facility rentals also added to the revenue stream. In addition, more than 500 patrons have visited BaCA's galleries and artist studios during the monthly Old Town Untapped art walk event.

In FY 2017, the CRA partnered with the City's Public Arts Committee to bring a new wall mural on the backside of BaCA. This mural entitled "Visionary" was another addition to the new "Mural Alley" starting to emerge in the alley behind BaCA.



Mural entitled "Visionary" by Cecilia Lueza



BaCA also continued to develop the Artist in Residence program and has a 95% occupancy rate. Because of the activity, our presence on social media has boomed and BaCA and Old Town are now a recreational destination for locals and tourists alike.

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

Job Placement Center and Programs

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

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

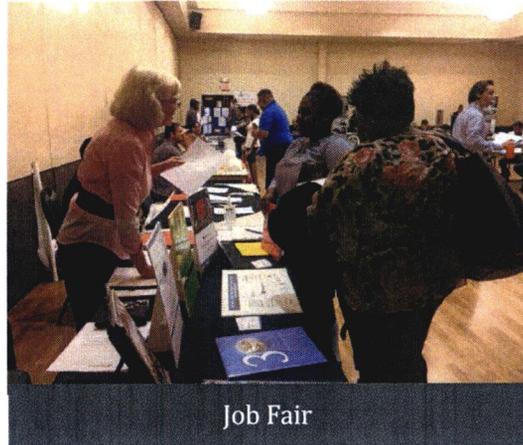
During FY 2017, the CRA generated an overall client satisfaction of 94.5% for its Workforce Development, Job Creation, and Community Outreach efforts. The CRA also held a number of events to provide job opportunities to the community including:

- Construction Industry Connections
 - Landmark Development Corporation employed 50 local residents in the construction of City Vista and paid over \$753,000 to local subcontractors; and
 - West Construction Subcontractor Outreach Meeting – 18 Trades People and Emerging Subcontractors connections.
- Job Fairs
 - City Vista Ground Breaking and Subcontractors Meet & Greet;
 - Ban-the-Box Hiring Event – 20 Job Offers;
 - Individual Job Seeker Referrals to Employers;



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- Job Seeker Toolkit – One Employer and one Community Partner Resource every month; and
 - Two Job Fairs (multiple employers) and two Hiring Events (single employer at each) were held during FY 2017 that connected over 300 job seekers with over 40 employers.
- Community Outreach
- Continuous (Churches, HOAs, Gathering Places, Community Center, Libraries, Non-Profit groups, stakeholder groups, etc.);
 - Outreach for Community Emergency Response Team (CERT) and Disaster Recovery; and
 - Outreach for Purchasing Department Local Vendor Registration.
- A total of 64 jobs were obtained by Pompano Beach residents through the CRA's efforts.



Job and Workforce Programs (workforce development)

It is important to have a ready workforce to fill the jobs that targeted industries will bring to the Innovation District. For this reason the Pompano Beach CRA facilitated the connection to provide college access and affordability to students, thus adding value to our future workforce at no cost to their families through the Gaetz Aerospace Institute Concurrent Enrollment at Blanche Ely High School. The only senior year student in the program was accepted into Embry-Riddle University with a \$17,000 scholarship.

NOW HIRING

JOB SEEKER ORIENTATION

FIRST WEDNESDAY OF EVERY MONTH
12:00PM – 1:00PM



Job Seekers Toolkit

Come out for the next Job Seeker Orientation, which starts promptly at noon, to learn about the Pompano Beach CRA Job Placement Center, then stay for the Job Seekers Toolkit. It includes local jobs and job seeker resources.

MCNAIR COMMUNITY CENTER
951 NW 27TH AVE.
POMPAÑO BEACH, FL 33069

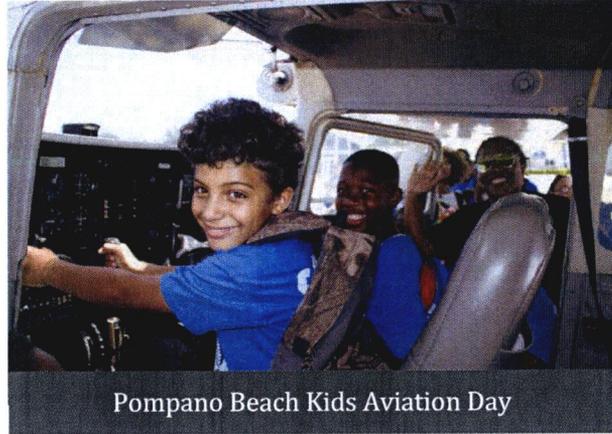


For more information, contact: dahlia.baker@copbfl.com | 954-786-7866

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Other programs that the CRA participated in include the following:

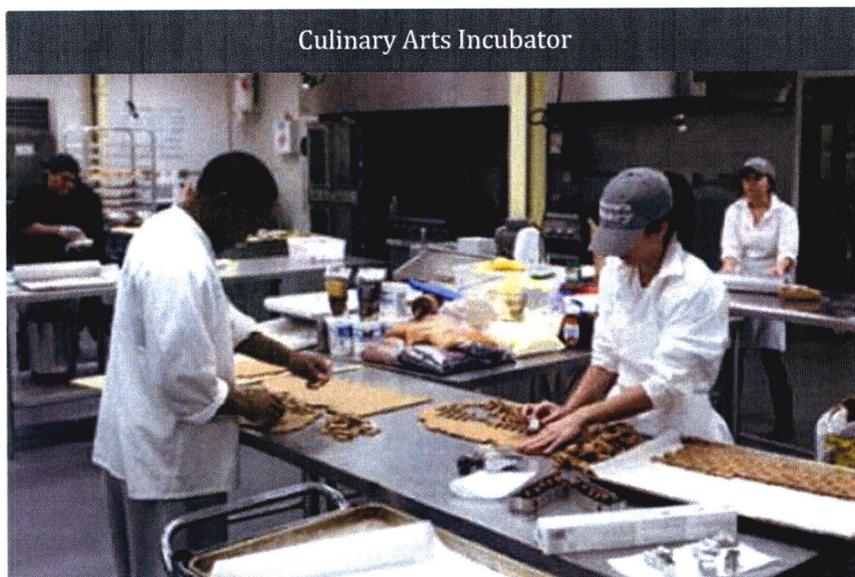
- State Targeted Industry for Growth - Aviation
 - Pompano Beach Kids Aviation Day.
 - Aviation Aerospace Dual Enrollment in Blanche Ely High School.
 - Currently engaging colleges and universities for aviation programming out of the Pompano Beach Airpark.
- Workshops
 - Job-Seeker Orientation Workshops held the 1st Wednesday of every month in Collier City.
- Paint-up and Train Program
 - Collaboration with Rebuilding Together Broward where experts are assigned to each house to offer job seekers hands-on training on exterior house painting, minor repairs, and xeriscaping on a total of 40 homes.



Culinary Arts Incubator

In FY 2017, the CRA worked with the City to re-purpose the existing kitchen at the E. Pat Larkins Community Center to support culinary entrepreneurial programs and business endeavors that will create jobs and grow small businesses.

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



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 2017 activity, the following section also includes FY 2018 property valuation data to highlight current trends. The East District experienced positive tax base growth in FY 2018 due to the residential (4% growth) and commercial (10% growth) market segments.

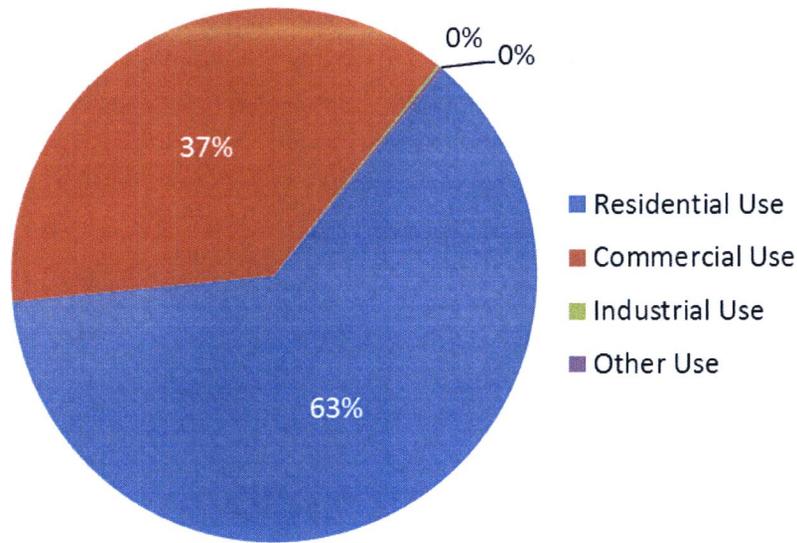
TAXABLE PROPERTY VALUES						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2017	2018	412,549,480	6.3%	136,427,940	276,121,540	9.8%
2016	2017	387,937,600	9.0%	136,427,940	251,509,660	14.7%
2015	2016	355,782,440	7.0%	136,427,940	219,354,500	11.9%
2014	2015	332,469,700	7.4%	136,427,940	196,041,760	13.3%
2013	2014	309,437,960	3.9%	136,427,940	173,010,020	7.2%
2012	2013	297,831,190	1.0%	136,427,940	161,403,250	1.9%
2011	2012	294,810,500	(1.7%)	136,427,940	158,382,560	(3.2%)
2010	2011	300,015,470	(20.5%)	136,427,940	163,587,530	(32.1%)
2009	2010	377,302,140	30.6%	136,427,940	240,874,200	58.0%
2008	2009	288,911,450	(6.0%)	136,427,940	152,483,510	(10.8%)

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.

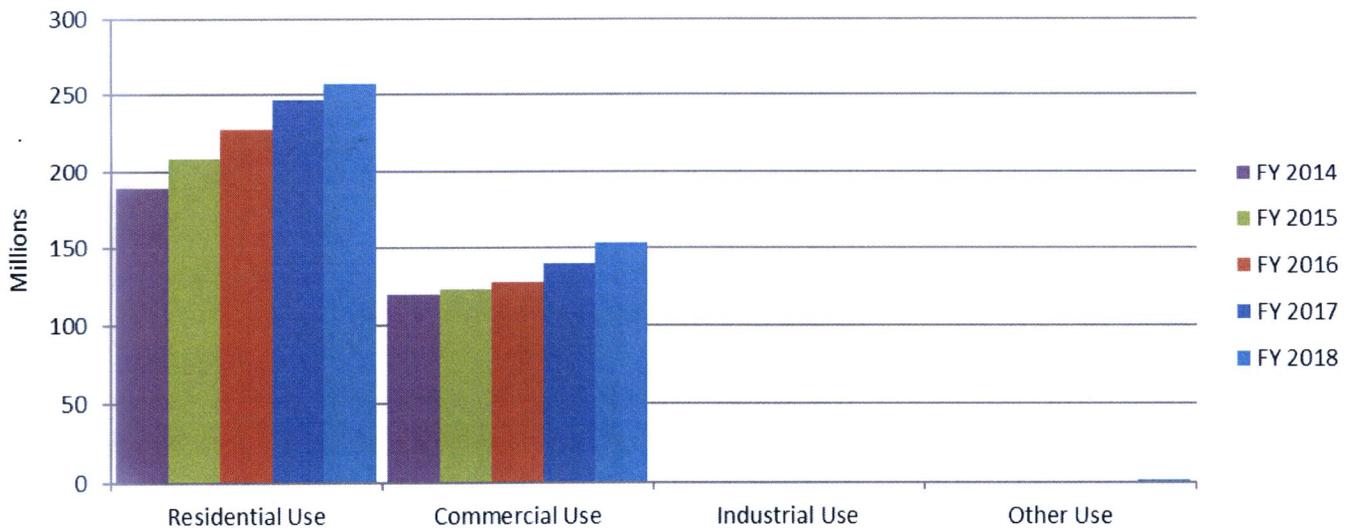
EAST DISTRICT

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 63%, and 37% respectively with the balance comprising other uses (e.g. Industrial).



A balanced and diversified tax-base helps insulate the East District from value declines occurring in particular market segments. The diversification has remained relatively stable for the five year period ending with FY 2018.



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 2018 TAXABLE VALUE	% OF FY 2018 TAXABLE VALUE
JJ LAND REALTY	COMMERCIAL	12,182,730	3.0%
AMKIN ATLANTIC SQUARE LLC	COMMERCIAL	11,492,740	2.8%
PUBLIX SUPER MARKETS INC.	COMMERCIAL	10,972,660	2.7%
SANDS HARBOR INC	COMMERCIAL	7,369,710	1.8%
ATLANTIC 3350 LLC	COMMERCIAL	5,471,870	1.3%
GORDON, SHARON S	COMMERCIAL	4,726,340	1.1%
FIUSA POMPANO BEACH LLC	COMMERCIAL	4,278,580	1.0%
TSATAS ACQUISITIONS LLC	COMMERCIAL	4,245,430	1.0%
JJ PLAZA REALTY LLC	RESIDENTIAL	3,820,500	0.9%
G&C PLATINUM 2500 INVESTORS LLC	COMMERCIAL	3,550,290	0.9%
	TOTAL	68,110,850	16.5%

Millage Rates

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

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES					
TAX ROLL YEAR	FISCAL YEAR	A	B	C	=A+B+C
		CITY OF POMPANO BEACH	BROWARD COUNTY	NORTH BROWARD HOSPITAL DISTRICT	TOTAL
2017	2018	4.9865	5.4623	1.2483	11.6971
2016	2017	4.8252	5.4474	1.3462	11.6188
2015	2016	4.9865	5.4741	1.4425	11.9031
2014	2015	4.7470	5.4584	1.5939	11.7993
2013	2014	4.8712	5.4400	1.7554	12.0666
2012	2013	4.9700	5.2576	1.8564	12.0840
2011	2012	4.7027	5.1860	1.8750	11.7637
2010	2011	4.4077	5.1021	1.8750	11.3848
2009	2010	4.0652	4.8889	1.7059	10.6600
2008	2009	3.4861	4.8889	1.7059	10.0809

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	B	C	=A+B+C	% CHANGE OVER PRIOR YEAR
		CITY OF POMPANO BEACH	BROWARD COUNTY	NORTH BROWARD HOSPITAL DISTRICT	TOTAL (ROUNDED)	
2017	2018	\$1,308,036	\$1,432,862	\$ 327,448	\$3,068,346	10.5%
2016	2017	1,152,905	1,303,111	321,653	2,777,669	11.9%
2015	2016	1,039,121	1,142,272	300,598	2,481,990	12.9%
2014	2015	884,080	1,018,358	296,847	2,199,285	10.7%
2013	2014	800,628	896,702	288,517	1,985,846	7.1%
2012	2013	762,065	808,149	284,648	1,854,862	4.7%
2011	2012	707,584	782,187	282,119	1,771,890	0.0%
2010	2011	684,993	795,244	291,390	1,771,627	(27.4%)
2009	2010	930,242	1,120,373	390,362	2,440,977	67.2%
2008	2009	504,994	708,203	247,116	1,460,313	(8.1%)

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

Overview of Redevelopment Goals

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

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

Atlantic Boulevard Bridge Enhancements

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

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



Bridge Enhancements
(artistic rendering)



EAST DISTRICT

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

During FY 2017, FDOT and Broward County issued all required permits for this project. At the end of the fiscal year, the CRA was working on funding all phases of the project with anticipation of construction commencement in December 2017 and estimated completion by the end of 2018.

Expended and obligated through Fiscal Year 2017: \$1.5 million for Phase I.

Streetscape and Other Capital Improvements (Harbor Village Area)

This project involved streetscape and other capital improvement projects to be implemented in the Harbor Village area. During FY 2017, staff entertained design options to improve NE 1st Street from NE 26th Avenue to NE 28th Avenue. However, estimated costs were deemed too high to proceed.

Expended and obligated to date: \$0.

Public Parking and Capital Improvements

This project entails the analysis of parking facilities in the East CRA district in support of redevelopment expansion. One of the target areas under review is the north side of Harbor Village where staff believes there is an excellent opportunity to expand parking capacity. Other sites under review include the existing parking lots at the Bank of America and Chase buildings (corner of Atlantic Boulevard and NE 24th Avenue) and the Wells-Fargo building (corner of Atlantic Boulevard and NE 25th Avenue). These sites have ample capacity and staff believes they are underutilized. The goal is to engage the property owners and confirm their desire to partner with the CRA and make the lots available for public use, particularly after 5:00 PM. In addition, staff believes these sites could be used as facilities that could be managed by valet parking providers. New and growing restaurants could benefit from overflow parking at each of the aforementioned sites. The CRA continued to analyze the area’s parking needs in FY 2017 and reach out to private property owners.

Expended and obligated to date: \$0.

Public Art Foundations

During FY 2017, the CRA had budgeted funds to create public artwork that would mirror new artwork that would be installed in the public plaza in the Pompano Beach Fishing Village. Since the CRA was waiting to see what the artwork would look like in this new development, plans for the CRA’s artwork were not implemented during the fiscal year.

EAST DISTRICT

Security

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

In FY 2017, the CRA Board decided to expand the scope of the private unarmed security firm to patrol the East CRA district as well and to assist the CRA in its redevelopment efforts to improve safety, awareness, and enforcement. This program, already under way in the Northwest district, has proven to be an effective tool to reduce criminal activity and provide merchants, residents, and visitors a sense of safety when the “yellow shirts” are present.

**INTRODUCING
THE EAST CRA SECURITY
AMBASSADORS**

WE ARE HERE TO HELP

- Increase the perception of safety in the East CRA
- Enhance the quality of life by decreasing nuisance issues
- Ensure a safe & welcoming environment for residents, businesses and visitors

IF YOU NEED ASSISTANCE CALL (954) 295-5188

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

Pier Redevelopment

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

In 2010, a methodical and comprehensive process began that was focused on facilitating redevelopment of the Pier area, including the large municipal parking lot on the west side of the street from the Pier. The CRA assembled a technical team including CRA and City staff and outside consultants to determine the appropriate mix of uses by conducting market absorption, massing, parking, and traffic analyses. The City needed a partner from the private sector to implement this redevelopment and in 2011 a Request for Qualifications was issued.

EAST DISTRICT

The City received two responses and after evaluation recommended Pompano Pier Associates, LLC as the number one ranked firm. In 2013, the Development Agreement outlining the terms for a 48,500 sq. ft. commercial development with beach-oriented retail and restaurants was approved; CRA staff manages this Development Agreement. Construction for this new development, called Pompano Beach Fishing Village, commenced in 2017 and will continue through 2020 Q4. This redevelopment project will transform the Pompano Beach waterfront, creating a world-class destination.

During FY 2017, the Developer worked on bringing the parcel development to fruition and finding tenants. They received the first building permit for the development and celebrated a Groundbreaking for the new restaurant, Beach House, on January 27, 2017. They also submitted plans for the other oceanfront restaurant, Oceanic, on Parcel C2 for permit approval during this fiscal year. Specific milestones during the fiscal year also included: execution of the Parcel Ground Lease for Parcels C1, C2 and R1; completing design plans for Parcels R1, R2 and R5; obtaining building permit and commencing construction for Parcel C1.



Pompano Beach House
(artistic rendering and groundbreaking)



EAST DISTRICT

Property Acquisition/Development

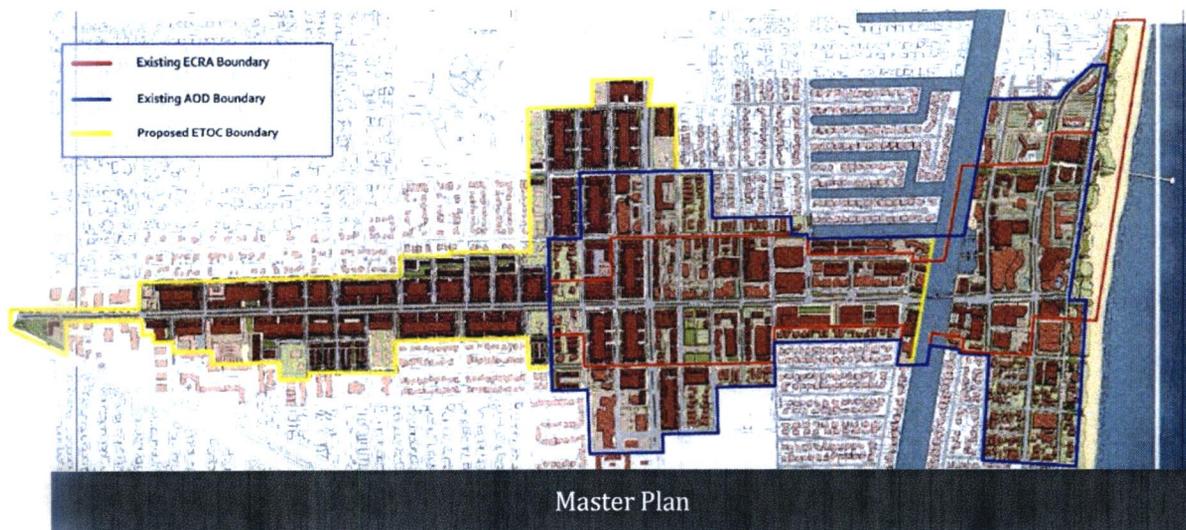
In FY 2017, the CRA designated the area on Federal Highway, a major thoroughfare in the District that serves as an entry point to the beach area, as prime redevelopment real estate for property acquisition and development. The area includes a number of vacant properties located just south of Atlantic Boulevard and deteriorating buildings with uses that are not conducive to redevelopment.

In FY 2017, the CRA Board approved the purchase of three parcels in the South Federal Highway block. These properties at 111 S. Federal Highway, 104 SE 20th Avenue, and 100 SE 20th Avenue, are adjacent to property the CRA purchased last year and will contribute to an assemblage for potential mixed-use/multistory redevelopment.

East Atlantic Transit Oriented Corridor

In 2011, the CRA assisted the City and its planning department in preparing and processing comprehensive land use amendments to create a downtown district called the Downtown Pompano Transit Oriented Corridor (DPTOC). At the same time, the CRA worked with the East CRA Advisory Committee and City staff on the massing analysis for the East District and proposed a similar process to manage redevelopment in the East. In 2016, the CRA began technical services related to the Broward County Land Use Plan Amendment for the proposed East Transit Oriented Corridor (ETOC).

The ETOC designation extends beyond the Atlantic Overlay District (AOD), slightly east along Atlantic Boulevard, and North and South along Federal Highway and does not extend east of the Intracoastal Waterway. The ETOC will provide the missing link between the DPTOC and East District. It is anticipated that the land use and zoning amendments will receive final approval in early 2018.



EAST DISTRICT

During FY 2017, the CRA began technical services reviewing and revising the proposed land development regulations (zoning) and form-based code regulating plans for the ETOC district. The CRA drafted the comprehensive plan amendments and processed the land use and zoning amendments through the county and city regulatory bodies in partnership with the City. Once fully adopted, the result will be a comprehensive modern approach to redevelopment in the area surrounding the Atlantic Boulevard and Federal Highway corridors.

The following public hearings occurred during FY 2017 as well:

- December 01, 2016 - BCPC Hearing;
- January 24, 2017 - Broward County Commission (BCC) First Reading and Transmittal of City and County Plan Amendment to State;
- March 23, 2017 - BCPC Second Reading LUPA;
- April 25, 2017 - County Commission Second Reading LUPA;
- June 15, 2017 - ETOC/Dixie/Atlantic Boulevard Transportation/Traffic: 1st Public Meeting (present issues and gather public input);
- July 19, 2017 - ETOC/Dixie/Atlantic Boulevard Transportation/Traffic/Zoning: 2nd Public Meeting (present preliminary roadway design and draft zoning); and
- August 30, 2017 - ETOC/Dixie/Atlantic Boulevard Transportation/Traffic/Zoning: 3rd Public Meeting (final roadway design and zoning).

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

Incentive Programs

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

- Façade and Business Site Improvement Program - for exterior improvements of the commercial businesses located in target areas of the District;
- Strategic Investment Program ("SIP") - for the interior renovations of commercial businesses operating in target areas within the District;
- Strategic Investment Streetscape Program ("SISP") - for the beautification of streetscapes adjacent to CRA projects in target areas of the District;
- Capital Improvement Grant Program - for the subsidization of capital improvements for which businesses seek outside financing;

EAST DISTRICT

- Relocation and Development Incentive Program - for the attraction of desirable businesses into the District, or the relocation of undesirable businesses outside of the District; and
- Real Estate Development Accelerator Program (“REDA”) - for the attraction of large scale redevelopment projects valued at over \$5 million into the District.

In FY 2017, the grantee of the SIP started minor renovations, but also alerted staff that he had purchased a neighboring property and may concentrate his efforts on that instead of the SIP improvements. Staff continues to work with East District property and business owners to educate them on funding opportunities and solicit participation in the incentive programs.

Business Attraction, Marketing, and Special Events

FY 2017 leveraged the Marketing Plan as a base for all marketing activities in the East District. The marketing strategies delineated merchant communications, business development, retention, and growth within the District, in addition to promotion, advertisement, and special events. All of these strategies were implemented throughout FY 2017 as options to aide in the incubation of small businesses here in the local community.

Happy Hour on the Beach continued as a campaign geared toward promoting local merchants along the East Atlantic Boulevard corridor from the beach to just east of NE 18th Avenue. Twelve merchants each quarter are selected to participate with one “featured” merchant each week. This event features low price happy hour specials including food, retail, and drinks, which generates business for merchants during otherwise slow business hours. Merchants promote and maintain weekly specials on Thursdays between the hours of 5:30-8pm. Happy Hour on the Beach includes live musicians rotating throughout the twelve merchants to generate a following and continuous business to the redeveloped area.



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

FINANCIAL STATEMENTS

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2017, 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, 2017. The CAFR is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the City's website at:

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

FINANCIAL STATEMENTS

CITY OF POMPANO BEACH, FLORIDA

BALANCE SHEET (UNAUDITED)

GOVERNMENTAL FUNDS

SEPTEMBER 30, 2017

	Northwest Community Redevelopment District	East Community Redevelopment District
ASSETS		
Cash and cash equivalents	\$ 621,986	\$ 1,527,666
Restricted cash and cash equivalents	-	4,020,144
Unrestricted investments	4,708,870	3,988,344
Interest receivable	10,240	12,183
Assets held for resale for redevelopment	35,794,343	1,672,512
Due from other governments	138,495	-
Total assets	<u>\$ 41,273,934</u>	<u>\$ 11,220,849</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 313,313	\$ 190,393
Advances from other funds	2,500,000	-
Deposits	26,839	5,520
Unearned revenue	4,500	-
Total liabilities	<u>2,844,652</u>	<u>195,913</u>
Deferred inflows of resources:		
Unavailable revenue	<u>138,490</u>	<u>-</u>
Fund balances:		
Nonspendable	-	-
Restricted (land, encumbered projects, etc.)	(a) <u>38,290,787</u>	(b) <u>11,024,936</u>
Total fund balances	(a) <u>38,290,787</u>	(b) <u>11,024,936</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 41,273,929</u>	<u>\$ 11,220,849</u>

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

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

FINANCIAL STATEMENTS

CITY OF POMPANO BEACH, FLORIDA

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

GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017

	Northwest Community Redevelopment District	East Community Redevelopment District
REVENUES		
Taxes	\$ 7,050,237	\$ 2,777,669
Charges for services	163,658	-
Donations	5,585	-
Investment earnings	36,498	42,068
Other revenue	32,051	-
Total revenues	<u>7,288,029</u>	<u>2,819,737</u>
EXPENDITURES		
Current:		
Economic environment	3,205,517	889,228
Debt service:		
Principal	2,199,985	685,000
Interest	290,532	411,771
Capital outlay	399,153	95,079
Total expenditures	<u>6,095,187</u>	<u>2,081,078</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,192,842</u>	<u>738,659</u>
OTHER FINANCING SOURCES (USES)		
Proceeds from sale of capital assets	3,500	-
Transfers in	-	-
Transfers out	-	-
Total other financing sources (uses)	<u>3,500</u>	<u>-</u>
Net change in fund balances	1,196,342	738,659
Fund balances—beginning	(a) <u>37,094,445</u>	(b) <u>10,286,277</u>
Fund balances—ending	(a) <u>\$ 38,290,787</u>	(b) <u>\$ 11,024,936</u>

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

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

PROGRESS STATUS REPORT

Progress Status Report

The intent of this section is to provide the following:

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

East District

Redevelopment Plan Objective	Project Name	CRA CIP #	Note	Project Status				
				Planning	Design	Procurement	Permits	Construction
2.8, 3.7	Atlantic Boulevard Bridge Enhancements	13240		In Progress	In Progress	In Progress	In Progress	
2.1,2.2, 3.7	Streetscape and Other Capital Improvements	17315		In Progress				
2.1, 2.2, 2.4, 2.8, 3.2, 3.8	Public Parking and Capital Improvements	16297		In Progress				
2.1, 2.7, 3.7	Intracoastal Public Art	17317		On Hold				
3.1	Incentive Programs	N/A	(1)	In Progress				

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

Notes

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

* Status as of September 30, 2017

Legend	
In Progress	
Complete	
On Hold	
N/A	

PROGRESS STATUS REPORT

Northwest District

Redevelopment Plan Objective	Project Name	CRA CIP #	Note	Project Status				
				Planning	Design	Procurement	Permit	Construction
2.1, 2.2, 3.7	Downtown Pompano Streetscapes	13210		In Progress	In Progress	In Progress	In Progress	In Progress
2.10, 3.7	Civic Campus (Cultural Center, Library, and Civic Space)	11139	(1)	In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.5, 2.10	Education Corridor	11141	(2)	In Progress	In Progress	In Progress	In Progress	In Progress
2.10, 3.7	Community Garden	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.5, 3.5	737 MLK Boulevard	15293	(3)	In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.2, 3.10,	Incentive Programs	N/A	(4)	In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.5, 3.5	741 MLK Boulevard	16298		In Progress	In Progress	In Progress	In Progress	In Progress
2.2, 2.4	Tenant Improvements	N/A	(5)	In Progress	In Progress	In Progress	In Progress	In Progress
2.5	Downtown Pompano Improvements	17312		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.4	Innovation District (Drainage/Design)	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.2	Demolition	N/A	(6)	N/A	N/A	On Hold	On Hold	On Hold

Redevelopment Plan Objective	Project Name	CRA CIP #	Note	Project Status				
				Initiating	Planning	Executing	Monitoring/Controlling	Closing
2.1, 2.2, 3.9	Security	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.2, 2.4, 2.6	Property Acquisition	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.6	Emergency Housing	N/A	(7)	In Progress	In Progress	On Hold	In Progress	In Progress
3.3	Marketing and Special Events	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.2, 2.10, 3.8	Cultural Arts Programming	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.2, 3.1	Job Training Events and Workforce Programs	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.2, 2.4, 3.5	Business Attraction and Development	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 2.10, 3.1	Culinary Arts Incubator	N/A		In Progress	In Progress	In Progress	In Progress	In Progress
2.1, 3.1	Innovation District Co-Working/Maker Incubator	N/A		In Progress	In Progress	In Progress	In Progress	In Progress

Notes

* Status as of September 30, 2017

(1) Consists of funding for design, streetscape, and public green space improvements.

(2) Consists of funding for design services.

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

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

(5) Include multiple TI projects in various project phases.

(6) Demolition includes multiple properties in various phases

(7) Consists of funding for program administered by the City's Office of Housing & Urban Improvement (OHUI).

Legend	
In Progress	
Complete	
On Hold	
N/A	

CRA
POMPANO BEACH