

**Hallandale Beach**  
**Community Redevelopment Agency**

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Prepared by:  
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# Financing and Implementation Plan



**Fiscal Years 2023-2027**



# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

## Summary Statement <sup>(1),(2)</sup>



	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Source (Revenue)</b>							
<b>Carryforward</b>							
Carryforward of Project Appropriations	\$ 37,963,251	\$ 17,010,512	\$ 20,952,739				
<b>Total Estimated Carryforward Balances</b>	<b>\$ 37,963,251</b>	<b>\$ 17,010,512</b>	<b>\$ 20,952,739</b>				
<b>Revenues</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>							
City of Hallandale Beach	\$ 69,540,328	\$ -	\$ 12,364,032	\$ 12,974,705	\$ 14,156,486	\$ 14,669,964	\$ 15,375,141
Broward County	\$ 46,637,368	-	8,291,964	8,701,513	9,494,077	9,838,443	10,311,371
South Broward Hospital District	\$ 1,000,000	-	200,000	200,000	200,000	200,000	200,000
Children's Services Council of Broward County	\$ 3,995,727	-	710,808	745,762	813,263	842,720	883,174
<i>Subtotal - Tax Increment</i>	<b>\$ 121,173,423</b>	<b>\$ -</b>	<b>\$ 21,566,804</b>	<b>\$ 22,621,980</b>	<b>\$ 24,663,826</b>	<b>\$ 25,551,127</b>	<b>\$ 26,769,686</b>
<b>Loan Repayments/Application Fees</b>							
Foster Square Development (Loan Repayment)	\$ 612,383	-	12,461	12,461	587,461	-	-
Icebox Cafe Development (Loan Repayment)	\$ 324,890	-	6,120	6,120	6,120	306,530	-
Redevelopment Programs (Loan Repayment/Appl. Fees)	\$ 525,849	-	229,248	137,549	83,970	46,926	28,156
<b>Property Sale(s)</b>							
Workforce/Affordable Housing Sale(s)	\$ -	-	TBD	TBD	TBD	TBD	TBD
<b>Miscellaneous</b>							
Investment Earnings	\$ 177,628	25,000	25,000	27,500	30,250	33,275	36,603
<b>Total Forecasted Revenues</b>	<b>\$ 122,814,173</b>	<b>\$ 25,000</b>	<b>\$ 21,839,633</b>	<b>\$ 22,805,610</b>	<b>\$ 25,371,627</b>	<b>\$ 25,937,858</b>	<b>\$ 26,834,445</b>
<b>Total Sources</b>	<b>\$ 160,777,424</b>	<b>\$ 17,035,512</b>	<b>\$ 42,792,372</b>	<b>\$ 22,805,610</b>	<b>\$ 25,371,627</b>	<b>\$ 25,937,858</b>	<b>\$ 26,834,445</b>
<b>Use (Expenditures)</b>							
<b>Expenditures</b>							
<b>Operations</b>							
Personnel	\$ 7,353,000	\$ -	\$ 1,330,700	\$ 1,397,200	\$ 1,467,100	\$ 1,540,500	\$ 1,617,500
Operations	\$ 5,994,580	-	1,091,400	1,237,660	1,204,420	1,221,670	1,239,430
<i>Subtotal - Operations</i>	<b>\$ 13,347,580</b>	<b>\$ -</b>	<b>\$ 2,422,100</b>	<b>\$ 2,634,860</b>	<b>\$ 2,671,520</b>	<b>\$ 2,762,170</b>	<b>\$ 2,856,930</b>



# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

## Summary Statement <sup>(1),(2)</sup>



	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Debt Service</b>							
Redevelopment Revenue Note, Series 2015	\$ 6,562,960	\$ -	\$ 1,642,008	\$ 1,641,888	\$ 1,640,680	\$ 1,638,384	\$ -
Capital Improvement Refunding Bonds, Series 2016	\$ 4,668,903	-	1,168,584	1,164,099	1,167,636	1,168,584	-
Redevelopment Revenue Note, Series 2020	\$ 15,642,998	-	3,502,934	3,778,730	4,046,177	4,315,157	-
<i>Subtotal - Debt Service</i>	<b>\$ 26,874,861</b>	<b>\$ -</b>	<b>\$ 6,313,526</b>	<b>\$ 6,584,717</b>	<b>\$ 6,854,493</b>	<b>\$ 7,122,125</b>	<b>\$ -</b>
<b>Redevelopment Area Investment</b>							
Capital Projects	\$ 20,335,512	\$ 17,035,512	\$ 2,500,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Programs	\$ 32,650,000	-	9,090,000	5,890,000	5,890,000	5,890,000	5,890,000
Property/Land/Construction	\$ 15,765,388	-	9,562,294	1,550,300	1,550,610	1,550,928	1,551,256
Interlocal Agreements	\$ 17,965,051	-	7,569,551	2,486,400	2,559,900	2,635,600	2,713,600
Redevelopment Agreements	\$ 7,924,682	-	5,334,901	618,800	635,581	654,600	680,800
<i>Subtotal - Redevelopment Area Investment</i>	<b>\$ 94,640,633</b>	<b>\$ 17,035,512</b>	<b>\$ 34,056,746</b>	<b>\$ 10,745,500</b>	<b>\$ 10,836,091</b>	<b>\$ 10,931,128</b>	<b>\$ 11,035,656</b>
<b>Total Forecasted Expenditures</b>	<b>\$ 134,863,074</b>	<b>\$ 17,035,512</b>	<b>\$ 42,792,372</b>	<b>\$ 19,965,077</b>	<b>\$ 20,362,104</b>	<b>\$ 20,815,423</b>	<b>\$ 13,892,586</b>
<b>Reserve</b>							
Redevelopment Project Reserve (to be allocated)	\$ 25,914,350	\$ -	\$ -	\$ 2,840,533	\$ 5,009,523	\$ 5,122,435	\$ 12,941,859
<b>Total Forecasted Reserves</b>	<b>\$ 25,914,350</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,840,533</b>	<b>\$ 5,009,523</b>	<b>\$ 5,122,435</b>	<b>\$ 12,941,859</b>
<b>Total Uses</b>	<b>\$ 160,777,424</b>	<b>\$ 17,035,512</b>	<b>\$ 42,792,372</b>	<b>\$ 22,805,610</b>	<b>\$ 25,371,627</b>	<b>\$ 25,937,858</b>	<b>\$ 26,834,445</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Notes:**

(1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.

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



# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - *Capital Projects* Listing (1)



	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Source (Revenue)</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ 3,100,000	\$ -	\$ 2,300,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>Miscellaneous</b>							
Investment Earnings	\$ 25,000	25,000	-	-	-	-	-
<b>Carryforward Fund Balance</b>	\$ 17,210,512	17,010,512	200,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 20,335,512</b>	<b>\$ 17,035,512</b>	<b>\$ 2,500,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>
<b>Use (Expenses)</b>							
<b>Capital Projects</b>							
Brightline Station Annex	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Fashion, Art and Design District (Parking Lot)	\$ 168,020	168,020	-	-	-	-	-
Chaves Lake Eco Park & Community Garden	\$ 1,300,000	-	500,000	200,000	200,000	200,000	200,000
Redevelopment Initiatives	\$ 16,867,492	16,867,492	-	-	-	-	-
<b>Total Uses</b>	<b>\$ 20,335,512</b>	<b>\$ 17,035,512</b>	<b>\$ 2,500,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Notes:**

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# Hallandale Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - *Programs Listing* (1)



	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Source (Revenue)</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ 27,440,301	\$ -	\$ 4,176,902	\$ 5,752,451	\$ 5,806,030	\$ 5,843,074	\$ 5,861,844
<b>Loan Repayments/Application Fees</b>							
Redevelopment Programs (Loan Repayment)							
Application Fees	\$ 24,960	-	12,000	7,200	5,760	-	-
Loan Program repayments (interest)	\$ 29,439	-	12,768	7,661	4,597	2,758	1,655
Loan Program repayments (principal)	\$ 471,450	-	204,480	122,688	73,613	44,168	26,501
<b>Carryforward Fund Balance</b>	\$ 4,683,850	-	4,683,850	-	-	-	-
<b>Total Sources</b>	<b>\$ 32,650,000</b>	<b>\$ -</b>	<b>\$ 9,090,000</b>	<b>\$ 5,890,000</b>	<b>\$ 5,890,000</b>	<b>\$ 5,890,000</b>	<b>\$ 5,890,000</b>



# Hallandale Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - Programs Listing (1)



**Use (Expenses)**

**Programs**

Residential Programs

	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
Paint Program	\$ 2,125,000	\$ -	\$ 425,000	\$ 425,000	\$ 425,000	\$ 425,000	\$ 425,000
Window/Storm Shutter Program	\$ 4,000,000	-	800,000	800,000	800,000	800,000	800,000
Downpayment Assistance Program	\$ 4,000,000	-	800,000	800,000	800,000	800,000	800,000
Neighborhood Improvement Program (NIP)	\$ 4,200,000	-	1,000,000	800,000	800,000	800,000	800,000
Rental Assistance Program	\$ 5,000,000	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Senior Mini Grant Program	\$ 500,000	-	100,000	100,000	100,000	100,000	100,000
Senior Rental & Utilities Assistance Program	\$ 250,000	-	50,000	50,000	50,000	50,000	50,000

Commercial Programs

Commercial Business Grant Program	\$ 1,500,000	-	300,000	300,000	300,000	300,000	300,000
Art in Public Places	\$ 3,075,000	-	615,000	615,000	615,000	615,000	615,000
Commercial Investment Program	\$ 8,000,000	-	4,000,000	1,000,000	1,000,000	1,000,000	1,000,000

**Total Uses**

	\$ 32,650,000	\$ -	\$ 9,090,000	\$ 5,890,000	\$ 5,890,000	\$ 5,890,000	\$ 5,890,000
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**Surplus/(Deficit)**

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**Notes:**

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# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - *Property/Land/Construction* Listing <sup>(1)</sup>



	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ 6,665,388	\$ -	\$ 462,294	\$ 1,550,300	\$ 1,550,610	\$ 1,550,928	\$ 1,551,256
<b>Property Sale(s)</b>							
Workforce/Affordable Housing Sale(s)	\$ -	-	TBD	TBD	TBD	TBD	TBD
Carryforward Fund Balance	\$ 9,100,000	-	9,100,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 15,765,388</b>	<b>\$ -</b>	<b>\$ 9,562,294</b>	<b>\$ 1,550,300</b>	<b>\$ 1,550,610</b>	<b>\$ 1,550,928</b>	<b>\$ 1,551,256</b>
<b>Use (Expenses)</b>							
<b>Property/Land/Construction</b>							
Land Acquisition (Professional Services)	\$ 1,700,000	\$ -	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000
Land Acquisition	\$ 6,012,294	-	5,212,294	200,000	200,000	200,000	200,000
<b>Affordable Housing</b>							
Construction	\$ 8,000,000	-	4,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Electricity	\$ 26,547	-	5,000	5,150	5,305	5,464	5,628
Water and Sewer	\$ 26,547	-	5,000	5,150	5,305	5,464	5,628
<b>Total Uses</b>	<b>\$ 15,765,388</b>	<b>\$ -</b>	<b>\$ 9,562,294</b>	<b>\$ 1,550,300</b>	<b>\$ 1,550,610</b>	<b>\$ 1,550,928</b>	<b>\$ 1,551,256</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Notes:**

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



# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - *Interlocal Agreements* Project Listing <sup>(1)</sup>



	Total	Series 2020 Rev. Note	Forecasted FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Source (Revenue)</b>							
Tax Increment Revenue (TIR) Allocation	\$ 14,310,500	\$ -	\$ 3,915,000	\$ 2,486,400	\$ 2,559,900	\$ 2,635,600	\$ 2,713,600
Carryforward Fund Balance	\$ 3,654,551	-	3,654,551	-	-	-	-
<b>Total Sources</b>	<b>\$ 17,965,051</b>	<b>\$ -</b>	<b>\$ 7,569,551</b>	<b>\$ 2,486,400</b>	<b>\$ 2,559,900</b>	<b>\$ 2,635,600</b>	<b>\$ 2,713,600</b>
<b>Use (Expenses)</b>							
<b>Interlocal Agreements</b>							
City of Hallandale Beach							
Police Services	\$ 10,777,400	\$ -	\$ 2,030,000	\$ 2,090,900	\$ 2,153,600	\$ 2,218,200	\$ 2,284,700
Indirect Cost (allocation study)	\$ 1,858,100	-	350,000	360,500	371,300	382,400	393,900
Property Maintenance (Parks & Recreation)	\$ -	-	-	-	-	-	-
Housing Foundation of America							
Community Partnership Grants	\$ 175,000	-	35,000	35,000	35,000	35,000	35,000
Electric Mini Buses/EV Bus Station	\$ 5,154,551	-	5,154,551	-	-	-	-
<b>Total Uses</b>	<b>\$ 17,965,051</b>	<b>\$ -</b>	<b>\$ 7,569,551</b>	<b>\$ 2,486,400</b>	<b>\$ 2,559,900</b>	<b>\$ 2,635,600</b>	<b>\$ 2,713,600</b>
<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Notes:**

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





# Hallandale Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - *Redevelopment Agreements Listing* (1)



	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Source (Revenue)</b>							
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ 4,173,071	\$ -	\$ 2,501,982	\$ 600,219	\$ 42,000	\$ 348,070	\$ 680,800
<b>Loan Repayments/Application Fees</b>							
Foster Square Development (Loan Repayment)							
Interest	\$ 37,383	-	12,461	12,461	12,461	-	-
Accrued Interest	\$ -	-	-	-	TBD	-	-
Principal	\$ 575,000	-	-	-	575,000	-	-
Icebox Cafe Development (Loan Repayment)							
Interest	\$ 24,480	-	6,120	6,120	6,120	6,120	-
Accrued Interest	\$ -	-	-	-	-	TBD	-
Principal	\$ 300,410	-	-	-	-	300,410	-
<b>Carryforward Fund Balance</b>	\$ 2,814,338	-	2,814,338	-	-	-	-
<b>Total Sources</b>	\$ 7,924,682	\$ -	\$ 5,334,901	\$ 618,800	\$ 635,581	\$ 654,600	\$ 680,800



# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - *Redevelopment Agreements* Listing (1)



**Use (Expenses)**

**Redevelopment Agreements**

Hallandale City Center

	Total	Series 2020 Rev. Note	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
Payment 1 of 3 (partial)	\$ 897,868	\$ -	\$ 897,868	\$ -	\$ -	\$ -	\$ -
Payment 2 of 3	\$ 916,667	-	916,667	-	-	-	-
Payment 3 of 3	\$ 916,666	-	916,666	-	-	-	-
Cornerstone/Solaris	\$ 2,000,000	-	2,000,000	-	-	-	-
Pembroke Road Project	\$ -	-	-	-	-	-	-
Village at Gulfstream Park (Tax Increment)	\$ 3,193,481	-	603,700	618,800	635,581	654,600	680,800

<b>Total Uses</b>	<b>\$ 7,924,682</b>	<b>\$ -</b>	<b>\$ 5,334,901</b>	<b>\$ 618,800</b>	<b>\$ 635,581</b>	<b>\$ 654,600</b>	<b>\$ 680,800</b>
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<b>Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
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**Notes:**

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# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - Tax Increment Revenue Forecast <sup>(1)</sup>



	Final FY 2022	Certified FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>City of Hallandale Beach (Contributing Authority)</b>						
Actual Growth/Assumed Growth	5.02%	9.77%	2.50%	2.50%	3.00%	4.00%
Existing Value:	\$ 1,781,881,470	\$ 1,955,956,080	\$ 2,004,854,982	\$ 2,084,752,607	\$ 2,250,295,185	\$ 2,340,306,992
<b>New Construction Forecast:</b>						
Atlantic Village (Phase 3)	-	-	-	-	-	-
Icebox Culinary Center	-	-	-	-	-	-
Hallandale City Center (commercial/retail)	-	-	13,050,000	-	-	-
Solaris (affordable rentals)	-	-	16,000,000	-	-	-
Hallandale Oasis	-	-	-	100,000,000	-	-
<b>Taxable Value</b>	<b>\$ 1,781,881,470</b>	<b>\$ 1,955,956,080</b>	<b>\$ 2,033,904,982</b>	<b>\$ 2,184,752,607</b>	<b>\$ 2,250,295,185</b>	<b>\$ 2,340,306,992</b>
<b>Base Year Value</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>
<b>Tax Increment</b>	<b>\$ 1,404,123,720</b>	<b>\$ 1,578,198,330</b>	<b>\$ 1,656,147,232</b>	<b>\$ 1,806,994,857</b>	<b>\$ 1,872,537,435</b>	<b>\$ 1,962,549,242</b>
<b>Millage Rate</b>	<b>7.0000</b>	<b>8.2466</b>	<b>8.2466</b>	<b>8.2466</b>	<b>8.2466</b>	<b>8.2466</b>
<b>Gross Incremental Revenue</b>	<b>\$ 9,828,866</b>	<b>\$ 13,014,770</b>	<b>\$ 13,657,584</b>	<b>\$ 14,901,564</b>	<b>\$ 15,442,067</b>	<b>\$ 16,184,359</b>
<b>Statutory Reduction</b>	<b>0.95</b>	<b>0.95</b>	<b>0.95</b>	<b>0.95</b>	<b>0.95</b>	<b>0.95</b>
<b>Budgetable Incremental Revenue</b>	<b>\$ 9,337,423</b>	<b>\$ 12,364,032</b>	<b>\$ 12,974,705</b>	<b>\$ 14,156,486</b>	<b>\$ 14,669,964</b>	<b>\$ 15,375,141</b>
<b>South Broward Hospital District (Contributing Authority)</b>						
Actual Growth/Assumed Growth	4.98%	9.75%	2.50%	2.50%	3.00%	4.00%
Existing Value:	\$ 1,795,103,480	\$ 1,970,052,610	\$ 2,019,303,925	\$ 2,069,786,523	\$ 2,131,880,119	\$ 2,217,155,324
New Construction:	N/A	N/A	N/A	N/A	N/A	N/A
<b>Taxable Value</b>	<b>\$ 1,795,103,480</b>	<b>\$ 1,970,052,610</b>	<b>\$ 2,019,303,925</b>	<b>\$ 2,069,786,523</b>	<b>\$ 2,131,880,119</b>	<b>\$ 2,217,155,324</b>
<b>Base Year Value</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>	<b>377,757,750</b>
<b>Tax Increment</b>	<b>\$ 1,417,345,730</b>	<b>\$ 1,592,294,860</b>	<b>\$ 1,641,546,175</b>	<b>\$ 1,692,028,773</b>	<b>\$ 1,754,122,369</b>	<b>\$ 1,839,397,574</b>
<b>Millage Rate</b>	<b>0.1144</b>	<b>0.1010</b>	<b>0.1010</b>	<b>0.1010</b>	<b>0.1010</b>	<b>0.1010</b>
<b>Gross Incremental Revenue</b>	<b>Interlocal</b>	<b>Interlocal</b>	<b>Interlocal</b>	<b>Interlocal</b>	<b>Interlocal</b>	<b>Interlocal</b>
<b>Statutory Reduction</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Budgetable Incremental Revenue</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>



# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

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



	Final FY 2022	Certified FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Children's Services Council (Contributing Authority)</b>						
<b>Actual Growth/Assumed Growth</b>	4.98%	9.75%	2.50%	2.50%	3.00%	4.00%
<b>Existing Value:</b>	\$ 1,795,103,480	\$ 1,970,052,610	\$ 2,019,303,925	\$ 2,099,562,773	\$ 2,265,549,657	\$ 2,356,171,643
<b>New Construction Forecast:</b>						
Atlantic Village (Phase 3)	-	-	-	-	-	-
Icebox Culinary Center	-	-	-	-	-	-
Hallandale City Center (commercial/retail)	-	-	13,050,000	-	-	-
Solaris (affordable rentals)	-	-	16,000,000	-	-	-
Hallandale Oasis	-	-	-	100,000,000	-	-
<b>Taxable Value</b>	\$ 1,795,103,480	\$ 1,970,052,610	\$ 2,048,353,925	\$ 2,199,562,773	\$ 2,265,549,657	\$ 2,356,171,643
<b>Base Year Value</b>	377,757,750	377,757,750	377,757,750	377,757,750	377,757,750	377,757,750
<b>Tax Increment</b>	\$ 1,417,345,730	\$ 1,592,294,860	\$ 1,670,596,175	\$ 1,821,805,023	\$ 1,887,791,907	\$ 1,978,413,893
<b>Millage Rate</b>	0.4699	0.4699	0.4699	0.4699	0.4699	0.4699
<b>Gross Incremental Revenue</b>	\$ 666,011	\$ 748,219	\$ 785,013	\$ 856,066	\$ 887,073	\$ 929,657
<b>Statutory Reduction</b>	0.95	0.95	0.95	0.95	0.95	0.95
<b>Budgetable Incremental Revenue</b>	<b>\$ 632,710</b>	<b>\$ 710,808</b>	<b>\$ 745,762</b>	<b>\$ 813,263</b>	<b>\$ 842,720</b>	<b>\$ 883,174</b>



# Hallandale Beach Community Redevelopment Agency Financing and Implementation Plan

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



	Final FY 2022	Certified FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
<b>Broward County (Contributing Authority)</b>						
<b>Actual Growth/Assumed Growth</b>	5.02%	9.77%	2.50%	2.50%	3.00%	4.00%
<b>Existing Value:</b>	\$ 1,781,881,470	\$ 1,955,956,080	\$ 2,004,854,982	\$ 2,084,752,607	\$ 2,250,295,185	\$ 2,340,306,992
<b>New Construction Forecast:</b>						
Atlantic Village (Phase 3)	-	-	-	-	-	-
Icebox Culinary Center	-	-	-	-	-	-
Hallandale City Center (commercial/retail)	-	-	13,050,000	-	-	-
Solaris (affordable rentals)	-	-	16,000,000	-	-	-
Hallandale Oasis	-	-	-	100,000,000	-	-
<b>Taxable Value</b>	\$ 1,781,881,470	\$ 1,955,956,080	\$ 2,033,904,982	\$ 2,184,752,607	\$ 2,250,295,185	\$ 2,340,306,992
<b>Base Year Value</b>	377,757,750	377,757,750	377,757,750	377,757,750	377,757,750	377,757,750
<b>Tax Increment</b>	\$ 1,404,123,720	\$ 1,578,198,330	\$ 1,656,147,232	\$ 1,806,994,857	\$ 1,872,537,435	\$ 1,962,549,242
<b>Millage Rate</b>	5.5134	5.5306	5.5306	5.5306	5.5306	5.5306
<b>Gross Incremental Revenue</b>	\$ 7,741,496	\$ 8,728,384	\$ 9,159,488	\$ 9,993,766	\$ 10,356,256	\$ 10,854,075
<b>Statutory Reduction</b>	0.95	0.95	0.95	0.95	0.95	0.95
<b>Budgetable Incremental Revenue</b>	<b>\$ 7,354,421</b>	<b>\$ 8,291,964</b>	<b>\$ 8,701,513</b>	<b>\$ 9,494,077</b>	<b>\$ 9,838,443</b>	<b>\$ 10,311,371</b>

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



# Hallandale Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - Operations



	Total	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
Consultants/Professional Services						
Planning & Zoning Engineer/ Architect/ Surveyor (design trail sidewalks & street trees, FADD Parking, etc.)	\$ 1,125,000	475,000	200,000	150,000	150,000	150,000
Urban league, SCORE , Kaufman Lynn & other partner training programs	\$ 700,000	-	175,000	175,000	175,000	175,000
Marketing Consultant	\$ 1,000,000	-	250,000	250,000	250,000	250,000
Finance Consultant	\$ 125,000	25,000	25,000	25,000	25,000	25,000
Lobbyist	\$ 120,000	-	30,000	30,000	30,000	30,000
Legal Consulting Fees	\$ 504,370	95,000	97,850	100,790	103,810	106,920
Legal Services (Unsolicited Proposals)	\$ 265,470	50,000	51,500	53,050	54,640	56,280
Liens Recording	\$ 15,930	3,000	3,090	3,180	3,280	3,380
Auditing	\$ 116,300	21,900	22,560	23,240	23,940	24,660
Outside Service	\$ 207,070	39,000	40,170	41,380	42,620	43,900
Special Events	\$ 132,730	25,000	25,750	26,520	27,320	28,140
Reimbursable Travel Expense	\$ 79,630	15,000	15,450	15,910	16,390	16,880
Water/Sewer	\$ 42,470	8,000	8,240	8,490	8,740	9,000
Property Insurance Coverage	\$ 31,870	6,000	6,180	6,370	6,560	6,760
General Liability Coverage	\$ 34,530	6,500	6,700	6,900	7,110	7,320
Workers Compensation Assessment	\$ 34,530	6,500	6,700	6,900	7,110	7,320
Printing & Binding	\$ 21,230	4,000	4,120	4,240	4,370	4,500
Advertising	\$ 265,470	50,000	51,500	53,050	54,640	56,280
Office Supplies	\$ 53,100	10,000	10,300	10,610	10,930	11,260
Specialized Supplies	\$ 265,470	50,000	51,500	53,050	54,640	56,280
Small Office Furniture & Fixtures	\$ 15,930	3,000	3,090	3,180	3,280	3,380
Traffic Control/Signs	\$ 15,930	3,000	3,090	3,180	3,280	3,380
Motor Vehicle Gas	\$ 2,700	500	520	540	560	580
Computer Supplies	\$ 37,170	7,000	7,210	7,430	7,650	7,880
Uniforms Purchased	\$ 26,530	5,000	5,150	5,300	5,460	5,620
Dues and Memberships	\$ 106,200	20,000	20,600	21,220	21,860	22,520
Internet/Software Subscriptions	\$ 169,900	32,000	32,960	33,950	34,970	36,020
Meetings and Seminars	\$ 185,810	35,000	36,050	37,130	38,240	39,390
Tuition Reimbursement	\$ 212,370	40,000	41,200	42,440	43,710	45,020
Passenger Vehicle	\$ 50,000	50,000	-	-	-	-
Computer Hardware (>\$1,000)	\$ 31,870	6,000	6,180	6,370	6,560	6,760
<b>Total</b>	<b>\$ 5,994,580</b>	<b>\$ 1,091,400</b>	<b>\$ 1,237,660</b>	<b>\$ 1,204,420</b>	<b>\$ 1,221,670</b>	<b>\$ 1,239,430</b>



# Hallandale Beach Community Redevelopment Agency Strategic Finance Plan

## Supporting Schedule - Debt/Financial Obligation Forecast



	Total	Proposed FY 2023	Forecasted FY 2024	Forecasted FY 2025	Forecasted FY 2026	Sunset FY 2027
Redevelopment Revenue Note, Series 2015 (OB Johnson Park Project)						
<i>Principal</i>	\$ 6,140,000	\$ 1,475,000	\$ 1,515,000	\$ 1,555,000	\$ 1,595,000	\$ -
<i>Interest</i>	\$ 422,960	167,008	126,888	85,680	43,384	-
	<b>\$ 6,562,960</b>	<b>1,642,008</b>	<b>1,641,888</b>	<b>1,640,680</b>	<b>1,638,384</b>	<b>-</b>
Capital Improvement Refunding Revenue Bonds, Series 2016						
<i>Principal</i>	\$ 3,867,450	897,000	938,400	990,150	1,041,900	-
<i>Interest</i>	\$ 801,453	271,584	225,699	177,486	126,684	-
	<b>\$ 4,668,903</b>	<b>1,168,584</b>	<b>1,164,099</b>	<b>1,167,636</b>	<b>1,168,584</b>	<b>-</b>
Redevelopment Revenue Note, Series 2020						
<i>Principal</i>	\$ 14,900,000	3,190,000	3,545,000	3,900,000	4,265,000	-
<i>Interest</i>	\$ 742,998	312,934	233,730	146,177	50,157	-
	<b>\$ 15,642,998</b>	<b>3,502,934</b>	<b>3,778,730</b>	<b>4,046,177</b>	<b>4,315,157</b>	<b>-</b>
<b>Total</b>	<b>\$ 26,874,861</b>	<b>\$ 6,313,526</b>	<b>\$ 6,584,717</b>	<b>\$ 6,854,493</b>	<b>\$ 7,122,125</b>	<b>\$ -</b>



# Hallandale Beach Community Redevelopment Agency

## Strategic Finance Plan

### Fiscal Notes

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





Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY