

Memorandum

REPORT TO: Tax Increment Finance Advisory Board

FROM: David Fine, Economic Development Manager

SUBJECT: Northeast Urban Renewal District Tax Increment Finance District (TIF) Assistance Program Application Update

MEETING DATE: July 16, 2026

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: Discussion item

STRATEGIC PLAN: 2.2 Infrastructure Investments: Strategically invest in infrastructure as a mechanism to encourage economic development.

BACKGROUND: The Northeast Urban Renewal District (NEURD) Tax Increment Finance (TIF) Assistance Program was approved by the NEURD Advisory Board in 2022. Since then the City Commission has updated its affordable housing ordinance on twice and there have been sizable changes to the area median income. Staff encourages a comprehensive discussion of the program, but believes that at minimum, the Board should consider updating the housing affordability criteria to align better with City Commission policy direction.

UNRESOLVED ISSUES: None at this time.

ALTERNATIVES: As suggested by the Board.

FISCAL EFFECTS: A change in TIF assistance policy does not have direct fiscal effects, but use of the program by future applicants will have fiscal effects.

Attachments:

[NortheastTIFAssistance v2.docx](#)

[NortheastTIFApplication v2.docx](#)

Report compiled on: July 10, 2026