

# Memorandum

**REPORT TO:** Tax Increment Finance Advisory Board

**FROM:** David Fine, Economic Development Manager

**SUBJECT:** Midtown Urban Renewal District FY 2026 Annual Report, FY 2027 Work Plan and Budget and FY 2028 Work Plan and Budget

**MEETING DATE:** April 16, 2026

**AGENDA ITEM TYPE:** Citizen Advisory Board/Commission

**RECOMMENDATION:** I move to recommend that the City Commission approve the Midtown Urban Renewal District FY 2027 Work Plan and Budget and FY 2028 Work Plan and Budget, as submitted.

**STRATEGIC PLAN:** 2.1 Business Growth: Support retention and growth of both the traded and local business sectors while welcoming and encouraging new and existing businesses, in coordination with the Economic Development Plan.

**BACKGROUND:** Please see attached document.

**UNRESOLVED ISSUES:** Please see attached document.

**ALTERNATIVES:** Please see attached document.

**FISCAL EFFECTS:** Please see attached document.

Attachments:  
[Midtown Work Plan and Budget FY27-28 V2 TIF Board 20260410.pdf](#)

Report compiled on: April 10, 2026