

Tax Increment Financing (TIF) Projections for the City of Pensacola East & West Side CRAs

May 2026

Prepared by Inspire Placemaking Collective

Background

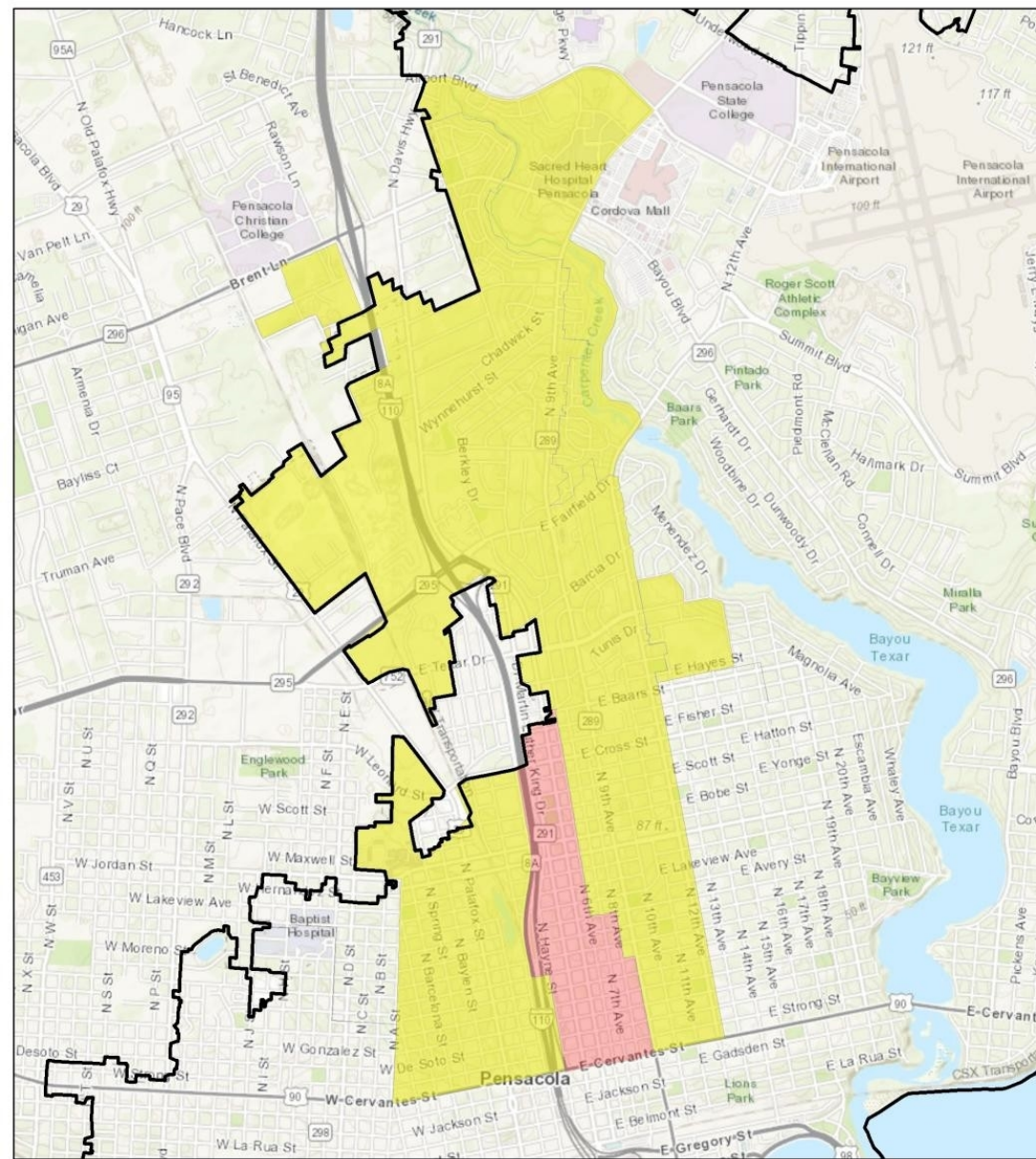
At the direction of Pensacola's Community Redevelopment Agency, Inspire Placemaking completed a Finding of Necessity (FON) to assess potential expansion of the city's existing Community Redevelopment Areas.




Florida Statutes require an FON to justify modifying CRA boundaries. The study evaluates whether areas meet "slum and blight" criteria for inclusion in the city's Community Redevelopment Areas.

Findings confirm the study areas meet statutory criteria for eligibility.

If the expansion areas studied in the FON are added to the existing CRAs, the combined CRA trust funds could leverage an additional **\$57 million dollars** between 2027 and 2045.

East Side CRA



-  City of Pensacola
-  Eastside District
-  Eastside Expansion



0 0.25 0.5 1 Miles

East Side CRA

2.5% Growth Scenario 2045 TIF Projections

Current Area TIF Projections

Est. City Contribution

\$ 7,422,630

Est. County Contribution

\$11,420,762

Est. Total Contribution

\$ 18,843,392

Expansion Area TIF Projections

Est. City Contribution

\$ 3,849,781

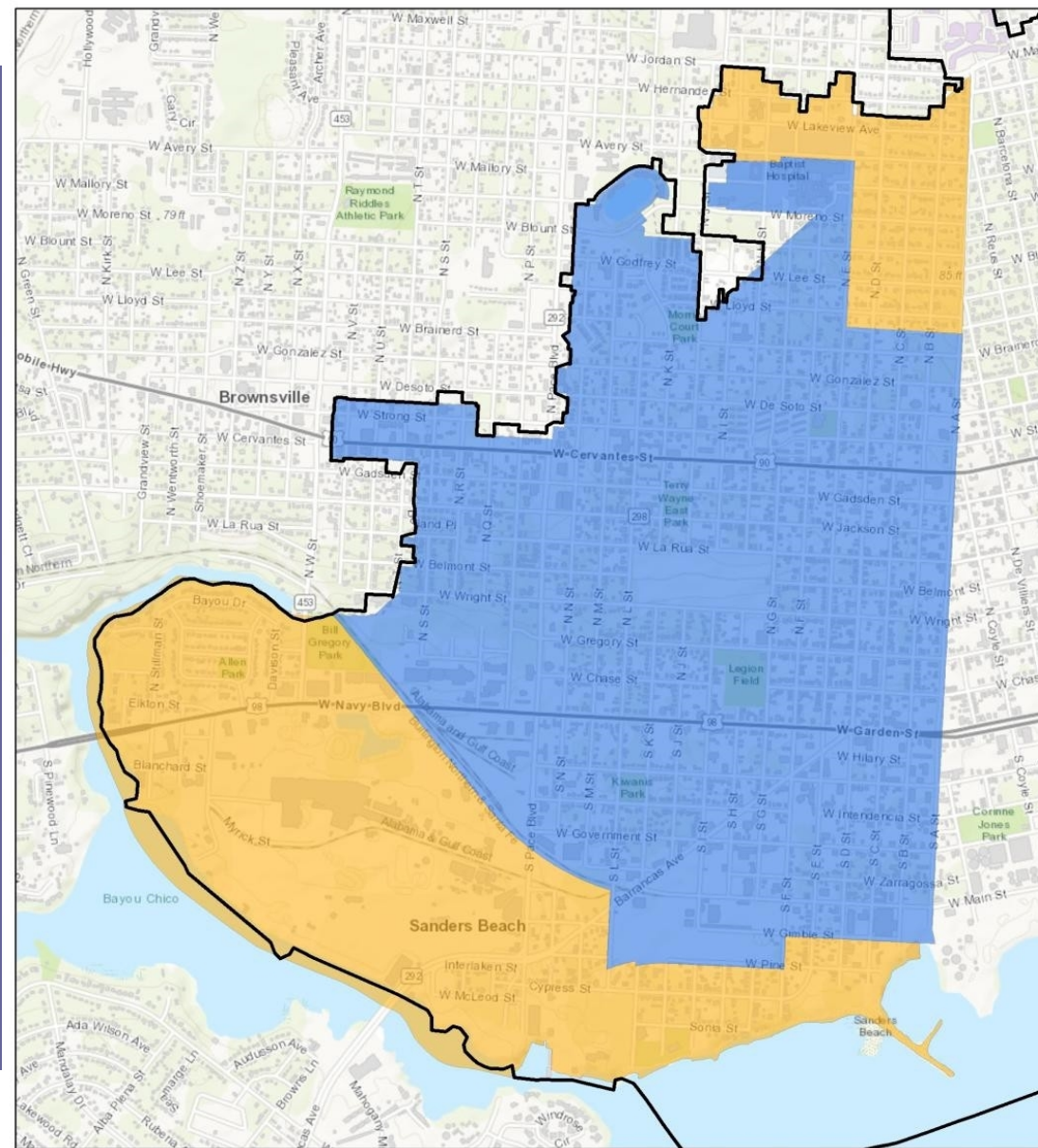
Est. County Contribution




\$ 5,923,430

Est. Total Contribution

\$9,773,210

West Side CRA



-  City of Pensacola
-  Westside District
-  Westside Expansion



0 0.125 0.25 0.5 Miles

West Side CRA

2.5% Growth Scenario 2045 TIF Projections

Current Area TIF Projections

Est. City Contribution

\$ 31,940,228

Est. County Contribution

\$ 49,144,539

Est. Total Contribution

\$ 81,084,767

Expansion Area TIF Projections

Est. City Contribution

\$ 18,702,992

Est. County Contribution

\$ 28,777,187

Est. Total Contribution

\$47,480,180

West + East Side Expansion Areas

Combined Expansion Areas 2045 TIF Projections

Base Year: 2026

County Contribution: 95%

City Contribution: 95%

Base Year Taxable Value: \$ 998,147,975

Expiration Year: 2045

County Millage: 6.6000

City Millage: 4.2895

	Est. City Contribution	Est. County Contribution	Est. Total Contribution
East Side	\$ 3,849,781	\$ 5,923,430	\$ 9,773,210
West Side	\$ 18,702,992	\$ 28,777,187	\$ 47,480,180
Total	\$ 22,552,773	\$ 34,787,369	\$ 57,253,390

Summary

If both expansion areas are added to the existing CRAs, the combined CRA trust funds could leverage an additional **\$57 million dollars** over the operational lifetime of the CRAs.

Of this, **\$34.8 million (60.67%)** of these fund would come from **County** property tax revenues and **\$22.5 million (39.33%)** would come from **City** property tax revenues.

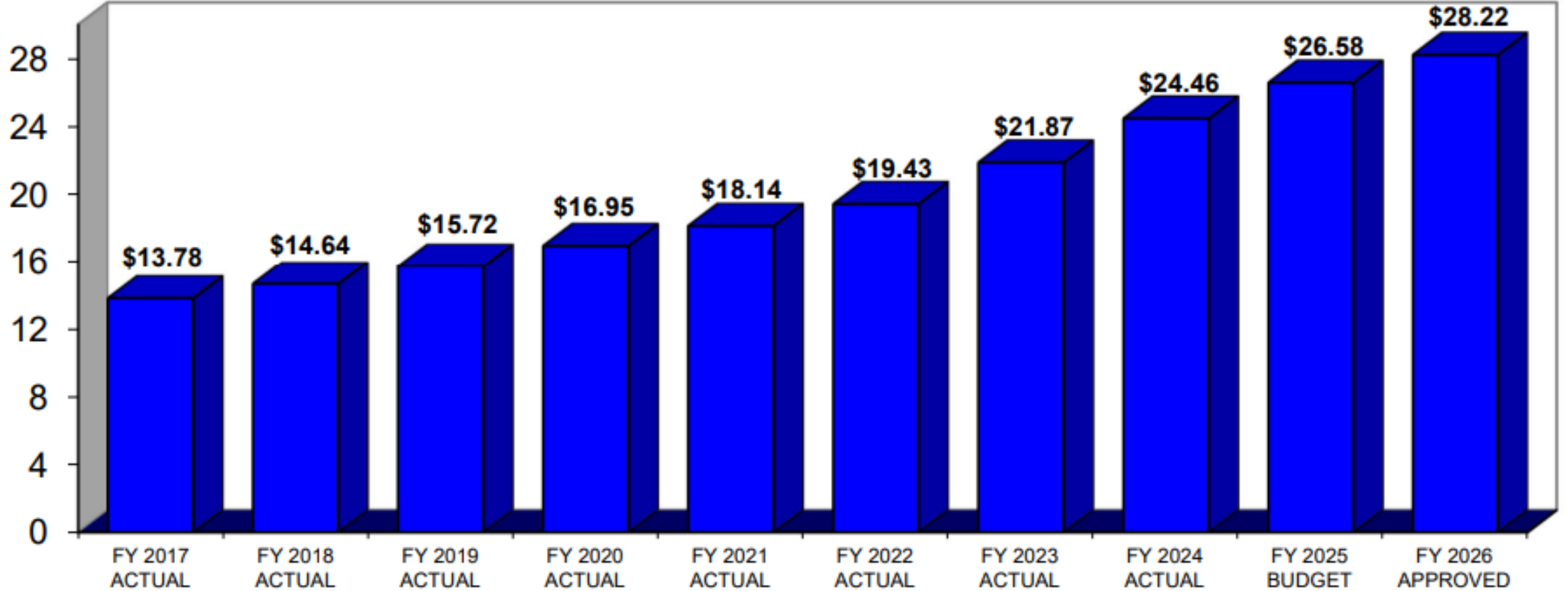
Supplemental Information

Combined Annual TIF Projections for Eastside & Westside CRA Expansion Areas

Roll Year	Fiscal Year	Roll Taxable Value (2.5% Annual Growth)	Increment	City Property Tax Revenue	County Property Tax Revenue	City Contribution to TIF	County Contribution to TIF	Annual TIF Revenue
2026	2027	998,147,975		4,281,556	6,587,777	0	0	0
2027	2028	1,023,101,674	24,953,699	4,388,595	6,752,471	101,687	156,460	258,147
2028	2029	1,048,679,216	50,531,241	4,498,309	6,921,283	205,916	316,831	522,747
2029	2030	1,074,896,197	76,748,222	4,610,767	7,094,315	312,751	481,211	793,962
2030	2031	1,101,768,602	103,620,627	4,726,036	7,271,673	422,257	649,701	1,071,958
2031	2032	1,129,312,817	131,164,842	4,844,187	7,453,465	534,500	822,404	1,356,904
2032	2033	1,157,545,637	159,397,662	4,965,292	7,639,801	649,549	999,423	1,648,973
2033	2034	1,186,484,278	188,336,303	5,089,424	7,830,796	767,475	1,180,869	1,948,344
2034	2035	1,216,146,385	217,998,410	5,216,660	8,026,566	888,349	1,366,850	2,255,199
2035	2036	1,246,550,045	248,402,070	5,347,076	8,227,230	1,012,245	1,557,481	2,569,726
2036	2037	1,277,713,796	279,565,821	5,480,753	8,432,911	1,139,238	1,752,878	2,892,115
2037	2038	1,309,656,641	311,508,666	5,617,772	8,643,734	1,269,406	1,953,159	3,222,565
2038	2039	1,342,398,057	344,250,082	5,758,216	8,859,827	1,402,828	2,158,448	3,561,276
2039	2040	1,375,958,008	377,810,033	5,902,172	9,081,323	1,539,585	2,368,869	3,908,454
2040	2041	1,410,356,958	412,208,983	6,049,726	9,308,356	1,679,762	2,584,550	4,264,312
2041	2042	1,445,615,882	447,467,907	6,200,969	9,541,065	1,823,443	2,805,624	4,629,067
2042	2043	1,481,756,279	483,608,304	6,355,994	9,779,591	1,970,716	3,032,224	5,002,940
2043	2044	1,518,800,186	520,652,211	6,514,893	10,024,081	2,121,671	3,264,489	5,386,160
2044	2045	1,556,770,191	558,622,216	6,677,766	10,274,683	2,276,399	3,502,561	5,778,961
2045	2046	1,595,689,446	597,541,471	6,844,710	10,531,550	2,434,996	3,746,585	6,181,581
20 Year Total				\$109,370.875	\$168,282.499	\$22,552.773	\$34,700.618	\$57,253.390

**PROPERTY TAX REVENUES
10 Year History**

Millions



Property Tax Revenues for the City of Pensacola

Source: FY 2026 Approved Budget

Annual TIF Projections for Eastside CRA Expansion Area

Roll Year	Fiscal Year	Roll Taxable Value (2.5% Annual Growth)	Increment	City Property Tax Revenue	County Property Tax Revenue	City Contribution to TIF	County Contribution to TIF	Annual TIF Revenue
2026	2027	170,384,848	-	730,866	1,124,540	0	0	0
2027	2028	174,644,469	4,259,621	749,137	1,152,653	17,358	26,708	44,066
2028	2029	179,010,581	8,625,733	767,866	1,181,470	35,150	54,083	89,233
2029	2030	183,485,845	13,100,997	787,063	1,211,007	53,387	82,143	135,530
2030	2031	188,072,992	17,688,144	806,739	1,241,282	72,080	110,905	182,984
2031	2032	192,774,816	22,389,968	826,908	1,272,314	91,240	140,385	231,625
2032	2033	197,594,187	27,209,339	847,580	1,304,122	110,879	170,603	281,481
2033	2034	202,534,041	32,149,193	868,770	1,336,725	131,009	201,575	332,584
2034	2035	207,597,392	37,212,544	890,489	1,370,143	151,642	233,323	384,965
2035	2036	212,787,327	42,402,479	912,751	1,404,396	172,791	265,864	438,655
2036	2037	218,107,010	47,722,162	935,570	1,439,506	194,469	299,218	493,687
2037	2038	223,559,686	53,174,838	958,959	1,475,494	216,689	333,406	550,095
2038	2039	229,148,678	58,763,830	982,933	1,512,381	239,464	368,449	607,913
2039	2040	234,877,395	64,492,547	1,007,507	1,550,191	262,809	404,368	667,177
2040	2041	240,749,330	70,364,482	1,032,694	1,588,946	286,737	441,185	727,922
2041	2042	246,768,063	76,383,215	1,058,512	1,628,669	311,264	478,923	790,186
2042	2043	252,937,265	82,552,417	1,084,974	1,669,386	336,403	517,604	854,007
2043	2044	259,260,696	88,875,848	1,112,099	1,711,121	362,171	557,252	919,423
2044	2045	265,742,214	95,357,366	1,139,901	1,753,899	388,584	597,891	986,474
2045	2046	272,385,769	102,000,921	1,168,399	1,797,746	415,656	639,546	1,055,202
20 Year Total				\$18,669,717	\$28,725,989	\$3,849,781	\$5,923,430	\$9,773,210

Annual TIF Projections for Westside CRA Expansion Area

Roll Year	Fiscal Year	Roll Taxable Value (2.5% Annual Growth)	Increment	City Property Tax Revenue	County Property Tax Revenue	City Contribution to TIF	County Contribution to TIF	Annual TIF Revenue
2026	2027	827,763,127	-	3,550,690	5,463,237	0	0	0
2027	2028	848,457,205	20,694,078	3,639,457	5,599,818	84,329	390,229	214,081
2028	2029	869,668,635	41,905,508	3,730,444	5,739,813	170,766	809,725	433,514
2029	2030	891,410,351	63,647,224	3,823,705	5,883,308	259,364	1,260,683	658,432
2030	2031	913,695,610	85,932,483	3,919,297	6,030,391	350,177	1,745,463	888,974
2031	2032	936,538,000	108,774,873	4,017,280	6,181,151	443,260	2,266,601	1,125,279
2032	2033	959,951,450	132,188,323	4,117,712	6,335,680	538,671	2,826,825	1,367,492
2033	2034	983,950,236	156,187,109	4,220,655	6,494,072	636,466	3,429,066	1,615,760
2034	2035	1,008,548,992	180,785,865	4,326,171	6,656,423	736,707	4,076,474	1,870,234
2035	2036	1,033,762,717	205,999,590	4,434,325	6,822,834	839,453	4,772,439	2,131,071
2036	2037	1,059,606,785	231,843,658	4,545,183	6,993,405	944,769	5,520,600	2,398,428
2037	2038	1,086,096,955	258,333,828	4,658,813	7,168,240	1,052,717	6,324,874	2,672,470
2038	2039	1,113,249,379	285,486,252	4,775,283	7,347,446	1,163,364	7,189,468	2,953,362
2039	2040	1,141,080,613	313,317,486	4,894,665	7,531,132	1,276,777	8,118,907	3,241,277
2040	2041	1,169,607,628	341,844,501	5,017,032	7,719,410	1,393,025	9,118,054	3,536,390
2041	2042	1,198,847,819	371,084,692	5,142,458	7,912,396	1,512,179	10,192,137	3,838,880
2042	2043	1,228,819,015	401,055,888	5,271,019	8,110,205	1,634,313	11,346,776	4,148,933
2043	2044	1,259,539,490	431,776,363	5,402,795	8,312,961	1,759,499	12,588,013	4,466,737
2044	2045	1,291,027,977	463,264,850	5,537,865	8,520,785	1,887,816	13,922,342	4,792,486
2045	2046	1,323,303,677	495,540,550	5,676,311	8,733,804	2,019,340	15,356,747	5,126,379
20 Year Total				\$90,701,159	\$139,556,509	\$18,702,992	\$28,777,188	\$47,480,180

2.5% Growth Rate

These TIF projections utilize a 2.5% property value growth rate to normalize changes over the long term and avoid over estimation.

While a TIF district might see higher growth during boom years, it may experience 0% or negative growth during a downturn. A 2.5% flat rate acts as a smoothed, annualized average that prevents over-promising revenues based on temporary market peaks.

Sources

Taxable Value of Property:
Florida Dept of Revenue.

City Millage Rate:
FY 2026 Approved Budget. City of Pensacola.

County Millage Rate:
Escambia Tax Collector.