



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-606

Community Redevelopment Agency

6/15/2026

DISCUSSION

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

CRA BOUNDARY EXPANSION PROJECT

SUMMARY:

The project will advance implementation of the 2025 Eastside, Westside, and Urban Core Redevelopment Plan recommendation related to Land Use, Zoning, and Special Districts, specifically the "CRA Boundary Expansion" initiative.

In 2025, the City completed updates to the Eastside, Westside, and Urban Core Community Redevelopment Plans. As part of that effort, the plans recommended exploring expansion of the existing Tax Increment Financing (TIF) districts, particularly within the Eastside and Westside redevelopment areas. In support of this initiative, the CRA initiated a preliminary Finding of Necessity, as required under Chapter 163, Part III, Florida Statutes, for the redevelopment plan boundary areas, including portions of the original Inner City CRA boundary that were not previously incorporated into a TIF district. A copy of the preliminary Finding of Necessity is attached for reference.

Following additional evaluation of neighborhood conditions, redevelopment opportunities, and community assets, staff has identified potential modifications to the proposed boundary, along with preliminary district assignments. A TIF projection for the existing and proposed expansion areas was also prepared and is attached. The CRA is requested to discuss and provide feedback regarding the proposed TIF expansion boundaries and associated district assignments.

Establishing a preliminary boundary is necessary to advance the next phase of the process, which will include outreach and engagement with affected neighborhoods to gather feedback on community needs, priorities, and redevelopment opportunities. Input received through this process will help inform updates to the redevelopment plans, including refinement of the proposed boundary and identification of future projects within the expansion area. The Finding of Necessity will also be updated following completion of the public engagement process and finalization of the proposed boundary.

The plan update consultant, Urban Design Associates (UDA), has been procured on a continuing services basis and will lead the plan update process.

PRIOR ACTION:

February 9, 2026 - The CRA approved Supplemental Budget Resolution (SBR) No. 2026-06 carrying forward non-encumbered funding for the CRA, Westside TIF, Eastside TIF and 2017 and 2019 Redevelopment Revenue Bond funds into fiscal year 2026, including funding for plan updates for each district.

February 12, 2026 - City Council approved Supplemental Budget Resolution (SBR) No. 2025-103 carrying forward non-encumbered funding for the CRA, Westside TIF, Eastside TIF and 2017 and 2019 Redevelopment Revenue Bond funds into fiscal year 2026, including funding for plan updates for each district.

FUNDING:

Budget:	\$130,775	Westside TIF Fund
	\$124,770	Eastside TIF Fund
	<u>\$23,655</u>	CRA Fund
	\$279,200	TOTAL
Actual:	\$279,200	

FINANCIAL IMPACT:

Funding is available in the CRA, Westside TIF and Eastside TIF funds for this project.

STAFF CONTACT:

David Stafford, City Administrator
Cliff Collins, Jr., Associate City Administrator
Anna Kate Baygents, Assistant Economic Development Director
Victoria D'Angelo, CRA Administrative Officer

ATTACHMENTS:

1. Preliminary Finding of Necessity
2. CRA Boundary Expansion - Boundary Modification Map
3. CRA Boundary Expansion - Preliminary District Assignment
4. CRA Boundary Expansion - TIF Projection v2

PRESENTATION: Yes