

Item Title: Property Tax Estimates for FY2026 and FY2027

Specific Action Requested:

No action requested. This item is informational only.

Item Summary:

Consistent with every budget process, staff prepare a deeply researched forecast for property tax revenues. We have come to expect roughly \$40 to \$50 million in revenue growth each year. Unfortunately, the FY2026 and FY2027 forecasts are lower than that. Staff will brief the Board on the latest estimates and explain what is driving the decrease.

Staff see three main drivers behind the lower forecast:

- Increase in affordable apartment exemptions
- Increases in large commercial appeals
- Increase in brownfield exemptions.

No decisions are needed. Staff will bring more information on revenue forecasts to the Board during the budget process this Spring.

Attachments:

1. Presentation