

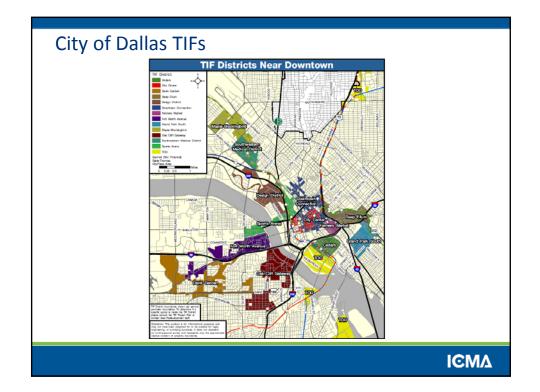
TIF Basics

- Identify qualifying neighborhoods ("blighted");
- Adopt ordinance to establish TIF district;
- Prepare redevelopment plan, adopt budget;
- Overlapping governments continue to tax predevelopment tax base;

TIF Basics (continued)

- Property taxes from increased taxable value go to tax increment fund;
- Incremental revenue used for debt service or pay-as-you-go;
- End of TIF district life:
 - liabilities liquidated,
 - property reverts to overlapping governments.

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Our questions

- How important is private investment to the success of TIFs?
- How important is the city's investment?
- Are their leveraged benefits from the city's partnership with business?
- As the city gains experience with TIFs, do the partnerships become more successful?

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