

<u>URBAN RENEWAL INCENTIVE [TIF] PROGRAM</u>	<u>URBAN REVITALIZATION PROGRAM</u>
<p>Goals: To stimulate private investment through public action and commitment; to provide for the installation of public works and facilities; to promote revitalization; to provide a more marketable and attractive investment climate.</p> <p>Allows the city to incur debt or offer public incentives to encourage private investment within the TIF District.</p>	<p>Goals: To encourage revitalization, redevelopment and new development within the city [from urban revitalization plan].</p>
<p>Location of Incentive: Limited to Urban Renewal [TIF] District</p>	<p>Location of Incentive: City wide</p>
<p>Requirements to access Incentives: All incentives are project specific and require an approved Developmental Agreement between the city and the developer.</p> <p>Generally, based on capital investment made by firm, number of full-time jobs created and wages as well as impact on other businesses and to the city in meeting goals outlined in the Comprehensive Development Plan.</p> <p>Should result in a minimum increase in taxable valuation of at least 20%.</p>	<p>Requirements to access Incentives: To qualify for incentives, improvements must increase the actual value added of the property by at least 10%.</p> <p>Should be consistent with goals outlined in the Comprehensive Development Plan.</p>
<p>Type of Incentives: various options may be available based on individual project including investment in public infrastructure, assistance with public utilities to reduce development costs, direct grants or loans, tax rebates, site development, workforce development, and housing development.</p> <p>Qualified expenses must generate added value to property to qualify.</p>	<p>Type of Incentive: tax abatement on portion of valuation that is added by the improvement.</p>
<p>Length of incentives: various options, based on project.</p> <p>Cannot exceed the life of the TIF District.</p>	<p>Length of Incentive: [3 options]</p> <p>Option 1: 3 year 100% abatement of tax increase for commercial or industrial</p> <p>Option 2: 10 year graduated abatement of increased taxes for commercial or industrial development</p> <p>Option 3: Exemption on first \$75,000 of actual value added for five years on residential development.</p>
<p>Administrative Costs: Application fees, preparation fees, legal fees associated with creation of developmental agreement and annual administrative fees all paid by firm receiving incentive.</p>	<p>Administrative Costs: none to firm</p>
<p>City Restrictions to access funds: City must incur debt or other expensed commitments to generate dollars for use as incentives. City is responsible to assure that project is not viable without public assistance. This reduces revenue dedicated to general fund expenses.</p>	<p>City Restrictions to access funds: none.</p> <p>This incentive reduces operating expenses to investor.</p> <p>This reduces city tax revenue.</p>