



The What, Who, How and Why of

Tax Incremental Financing

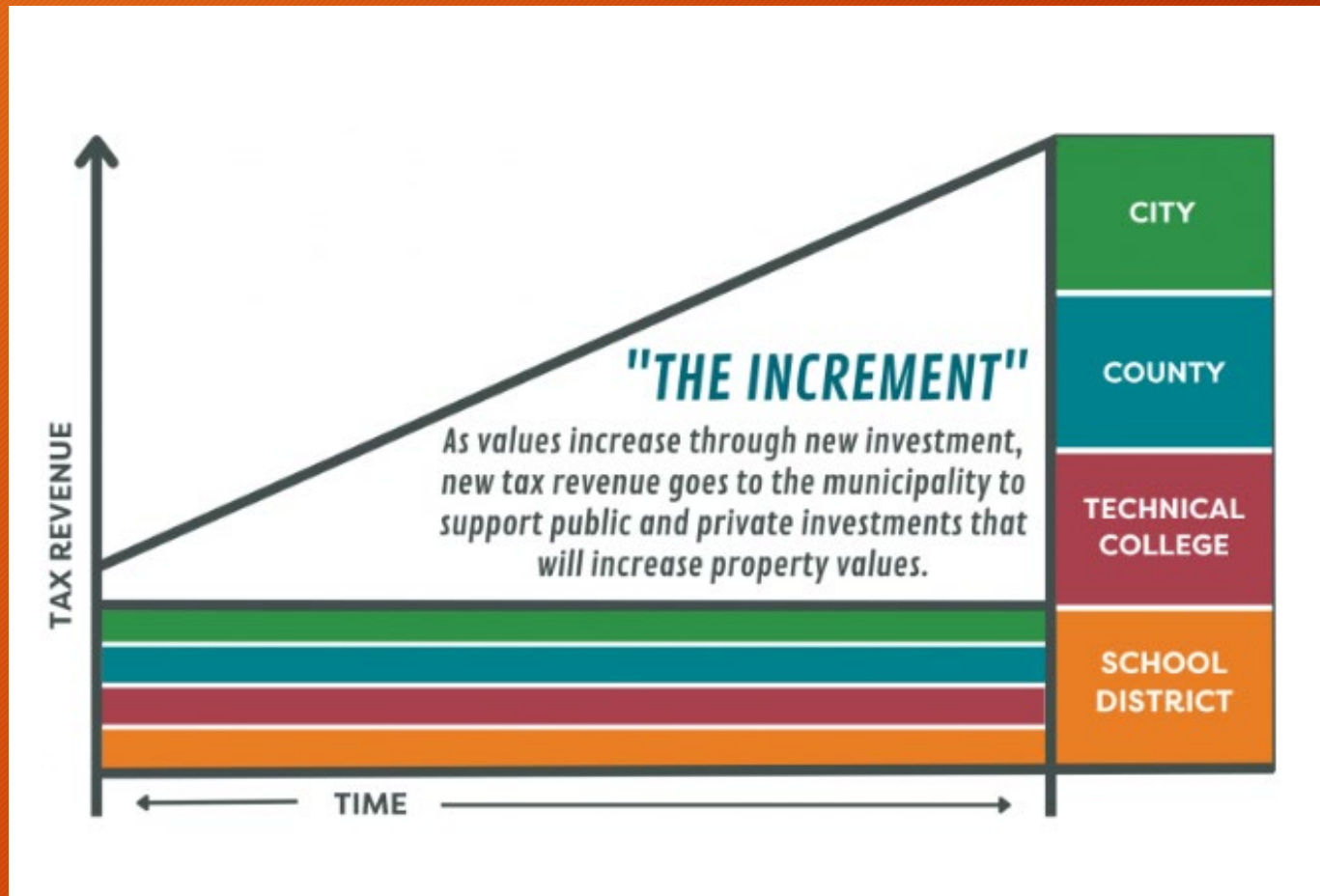
What is TID vs. TIF?

- **TID = Tax Incremental District**
 - The physical area designated for potential development projects.
- **TIF = Tax Incremental Financing**
 - The economic development program that helps promote local tax base expansion by using property tax revenue to fund infrastructure and site improvements within a specified area.

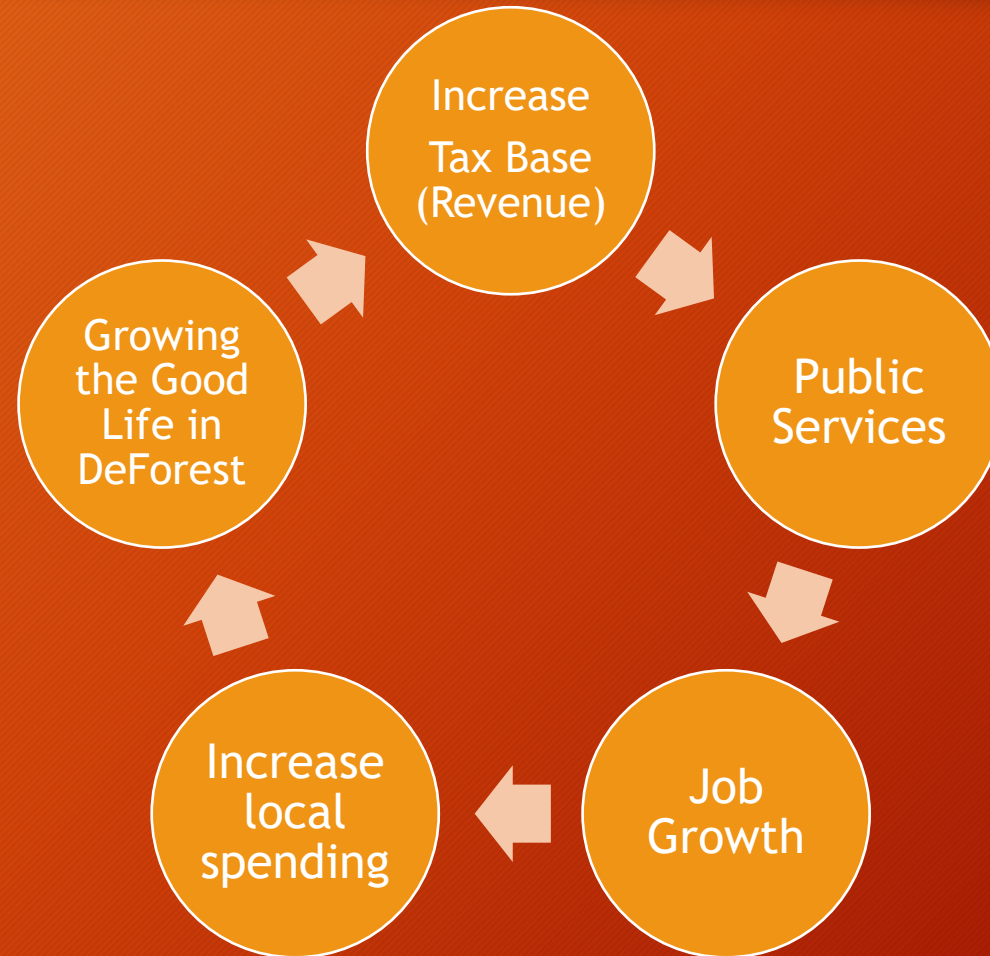
Who creates a TID?

- Joint Review Board (JRB)
 - School District
 - County
 - Technical College
 - Municipality
 - Public at large

How does TIF work?



Why would a community use TIF?



TID #6

\$2,764,600

2011 BASE VALUE

\$46,389,200

2022 VALUE

\$48,821,800

2023 VALUE

5.2%





and so on
and so forth