



Economic Development Finance

Ryan's Economic Development Finance professionals support municipalities, developers, government units, and private entities in identifying, evaluating, and executing successful redevelopment projects. We have established a track record in facilitating successful projects across a broad spectrum of sectors, including retail, residential, commercial, industrial, and mixed-development uses.

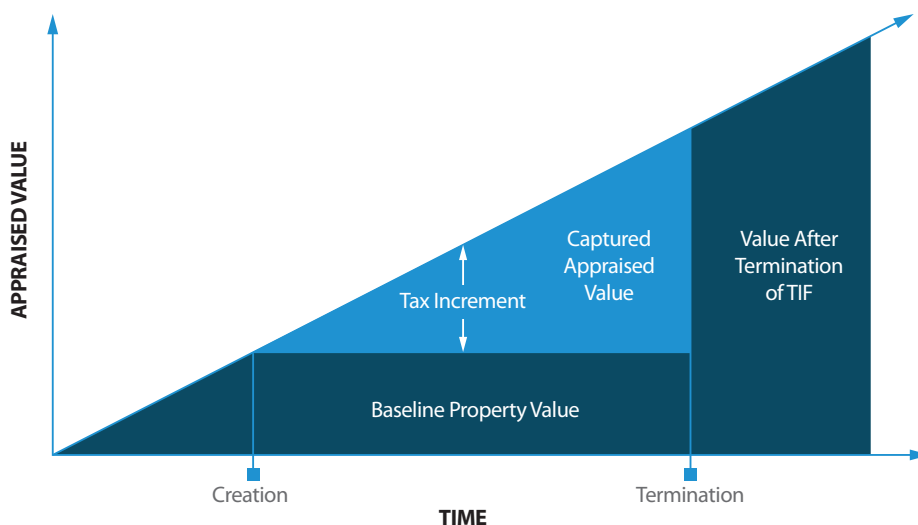
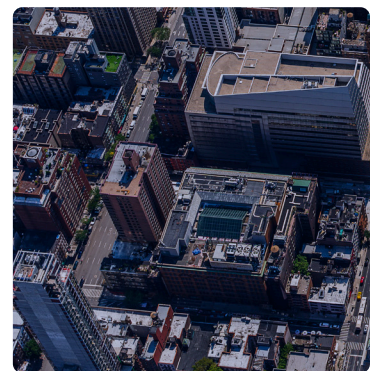
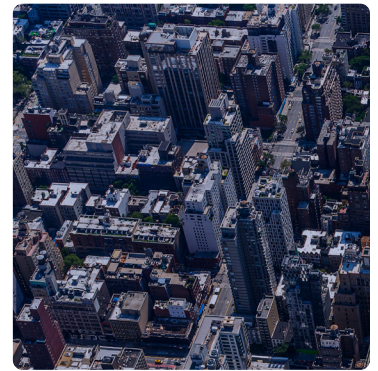
The Ryan team offers a unique approach to consulting engagements based on a combination of expertise in local economic development strategy and public finance experience. We can quickly determine viable economic development financing strategies that work for our clients. Tax increment financing (TIF) is a frequent geographically targeted economic development tool that has benefited many of our clients.

Tax Increment Financing

TIF is a development tool that allows local taxing bodies to make a joint investment in the development or redevelopment of an area. TIF allows all future assessed tax growth (increment) to be reinvested in the redevelopment area.

About the Program

- When a TIF is created, the current value of the property (e.g., assessed value) is established as the base.
- Taxes levied on the base continue to go to all taxing bodies as they always had prior to the creation of a TIF district.
- The growth of the assessed value above the base generates the tax increment.
- The tax increment is collected in a special allocation fund used solely to make additional eligible investments in the TIF area.



Benefits

TIF funds can be used in public and private development projects that create public benefits, such as:

Private

- Acquisition of Property
- Site and Infrastructure Improvements
- Environmental Remediation
- Rehabilitation of Buildings
- New Construction
- Development of Vacant Sites

Public

- Schools
- Streetscaping
- Affordable Housing
- Mass Transit
- Government Facility Renovations

Other names for TIF by state include:

California:

Enhanced Infrastructure Financing District (EIFD)

Florida:

Community Redevelopment Area (CRA)

Georgia:

Tax Allocation District (TAD)

New Jersey:

Economic Redevelopment and Growth Grant (ERGG)

New Mexico:

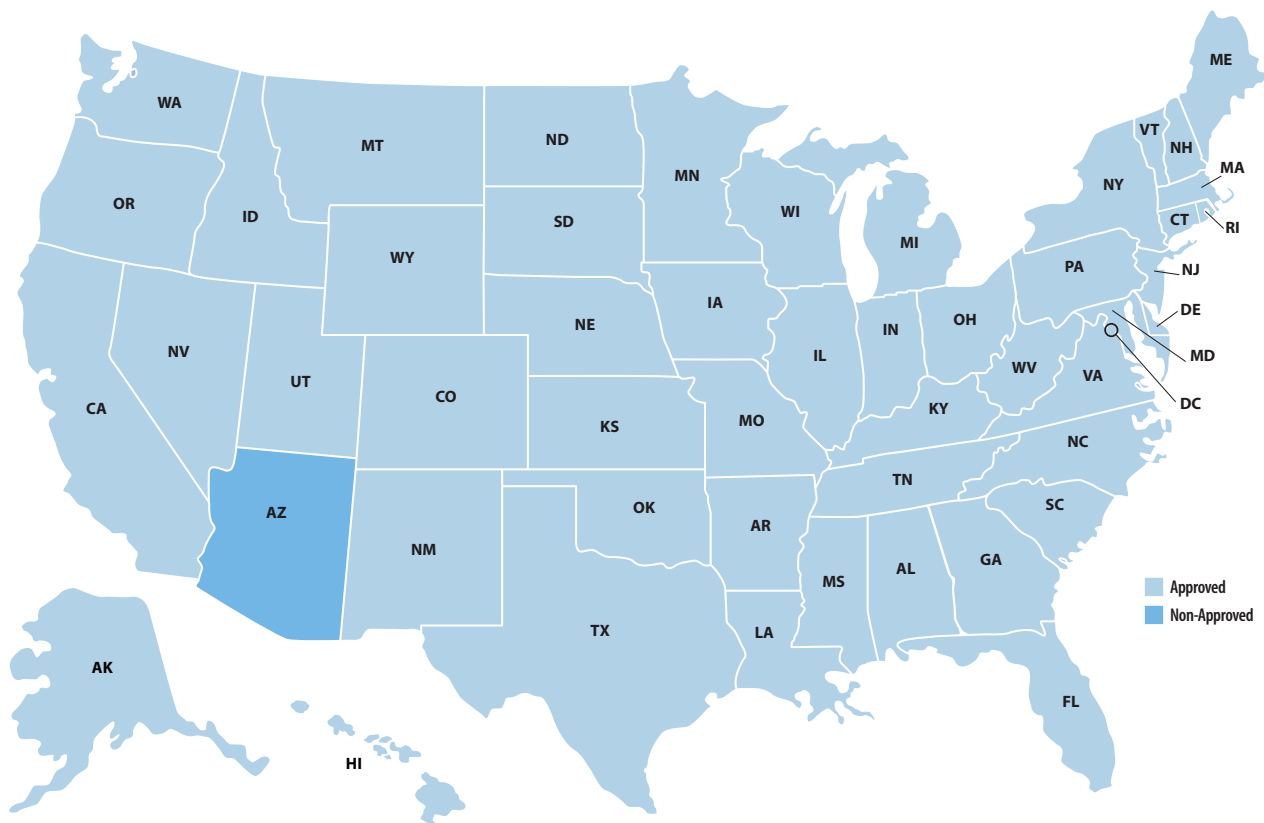
Tax Increment Development District (TIDD)

Texas:

Tax Increment Reinvestment Zone (TIRZ)

Where Is TIF Available?

Every state and the District of Columbia, with the exception of Arizona, have enabled legislation for tax increment financing.



Eligibility

- The project must be for redevelopment of substandard, obsolete, or vacant buildings or to encourage economic development.
- Some states require that a “But For” test be met before a TIF deal can be approved.
- The TIF process requires local governments to hold open and public discussions.

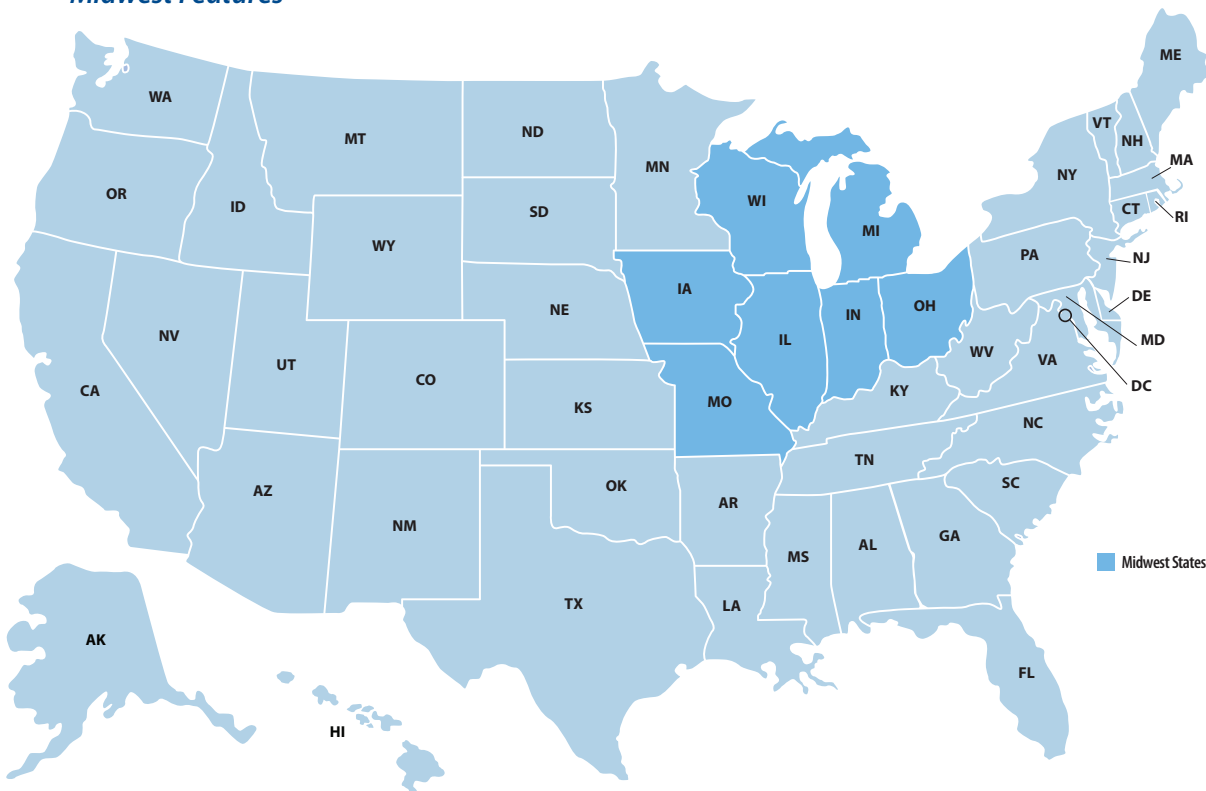
How Ryan Can Help

The Ryan team has more than 150 years of experience and relationships with more than 200 public and private entities. Ryan’s experienced professionals have helped create more than 550 TIF districts in multiple states and can help you seamlessly utilize tax increment financing.

TIF Agreement Process



Midwest Features



State	Types of Qualified Projects	Private/Public Costs Eligible
Illinois	Residential, commercial, industrial, and mixed-use	Private/Public
Indiana	Commercial, industrial, and mixed-use	Private/Public
Iowa	Blighted, economic development, housing, and rural improvement zones	Private/Public
Michigan	Residential, commercial, industrial, and mixed-use	Public
Missouri	Residential, commercial, industrial, and mixed-use	Public
Ohio	Blighted, commercial, industrial, mixed-use, and limited residential	Private/Public
Wisconsin	Residential, commercial, industrial, and mixed-use	Private/Public

Award-Winning Tax Services

For additional information
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ryan.com