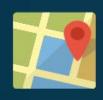
## How to Use TIF to Improve Your Downtown







Tax Increment Financing (TIF) directs tax revenues

directs tax revenues generated within a TIF district for investment in the district the first step to improving your downtown is to gather local stakeholders to develop the downtown vision

then determine the boundaries of the TIF district







hold at least one **public hearing** on the plan

submit the plan to the planning commission for an advisory opinion next, create a master plan for the district







the municipality then determines if the TIF district & plan will contribute to their economic growth or improve residents' health, welfare or safety

the municipality can now construct, improve and rehabilitate property; issue bonds and obligations, accept grants, loans & provide services in the district

the increased tax revenue is used to repay bonds, provide incentives, and for public improvements

