PUBLIC INFORMATIONAL MEETING

TIF District Adjustment

Meeting Agenda

- **Frequently Asked Questions (FAQ)**
  - What is TIF?
  - Why are the TIF district boundaries being adjusted?
  - What is the effect on my property by being within a TIF district?
  - How does TIF Work?
  - What can TIF be used for?
- **Next Steps**
  - TIF Adjustment approval process
  - Public Hearing
- **More information**
  - Contact: Department of Community Investment (574) 235-5847
  - Website: www.southbendin.gov/TIF

What is TIF?

Tax Increment Financing (TIF) is a public financing method that can be used to support: Infrastructure, community assets, and development projects by capturing the growth in property taxes generated by increased property value.

Why are the TIF district boundaries being adjusted?

- By adjusting the TIF boundaries it is possible for the City to fund future priorities and planning initiatives in the new areas as plan get developed.

What is the effect on my property by being within a TIF district?

- Will my property taxes increase and / or tax rate (property valuation) change because my property is now in a TIF district?

  No.

- Will the City be buying my property?

  No.

- Will the permitted use (zoning) of my property change?

  No.

How does TIF Work?

How does TIF Work? - Hypothetical Site

Parcel	1	2	3	4	5	6	7
Base Taxes	$200	$12,000	$13,500	$150	$15,000	$100	$20,000

How does TIF Work? – Adjust Boundary

Parcel	1	2	3	4	5	6	7
Base Tax	$200	$12,000	$13,500	$150	$15,000	$100	$20,000
Tax After Boundary Adjustment	$200	$12,000	$13,500	$150	$15,000	$100	$20,000
Change in Taxes	$0	$0	$0	$0	$0	$0	$0

How does TIF Work? – New Development

Parcel	1	2	3	4	5	6	7
Base Tax	$200	$12,000	$13,500	$150	$15,000	$100	$20,000
Tax After Boundary Adjustment	$200	$12,000	$13,500	$150	$15,000	$100	$20,000
Tax from New Development	$30,000	$0	$0	$0	$0	$0	$0
New Taxes – Base Taxes = **Tax Increment**	$30,000 - $200 $28,800						

How does TIF Work? – TIF Generated

Parcel	1	2	3	4	5	6	7
Base Tax	$200	$12,000	$13,500	$150	$15,000	$100	$20,000
Tax from New Development	$30,000	$0	$0	$0	$0	$0	$0
$ to taxing districts **$ to TIF District**	**$200** **$28,800**	**$12,000** **$0**	**$13,500** **$0**	**$150** **$0**	**$15,000** **$0**	**$100** **$0**	**$20,000** **$0**

Base Taxes (going to all taxing districts)	**$60,950** (Base)
Increment (going to TIF district)	**$28,800** (Increment)

What can TIF be used for?

- Infrastructure
- Community Assets
- Development Projects

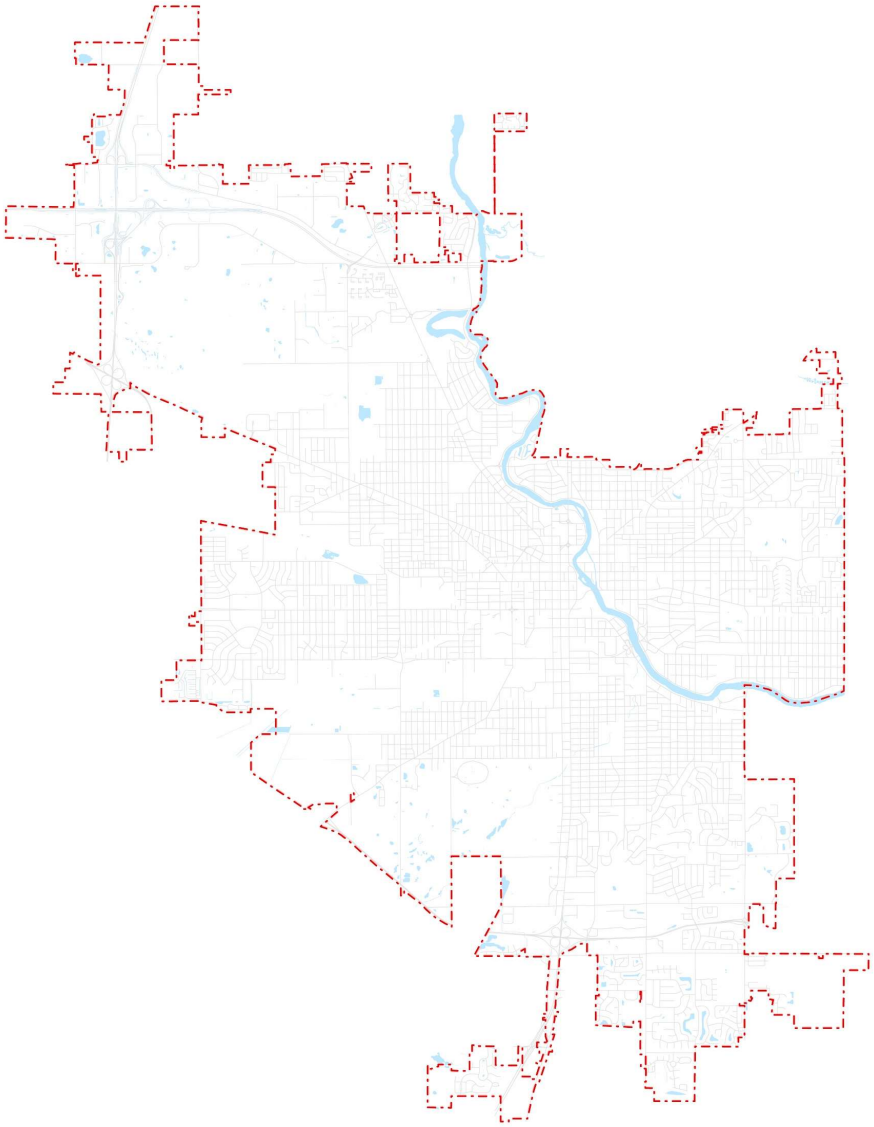
Infrastructure

Community Assets

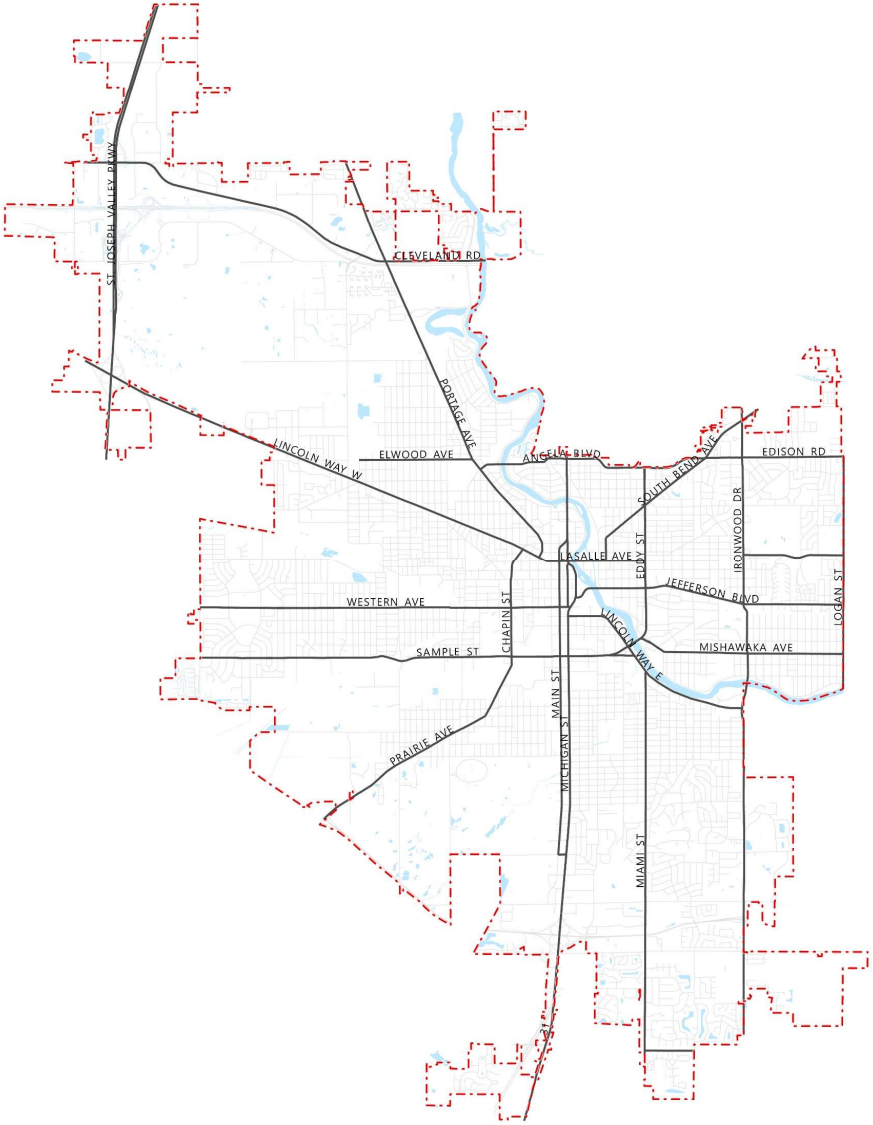
Community Assets

Development Projects

City Boundary

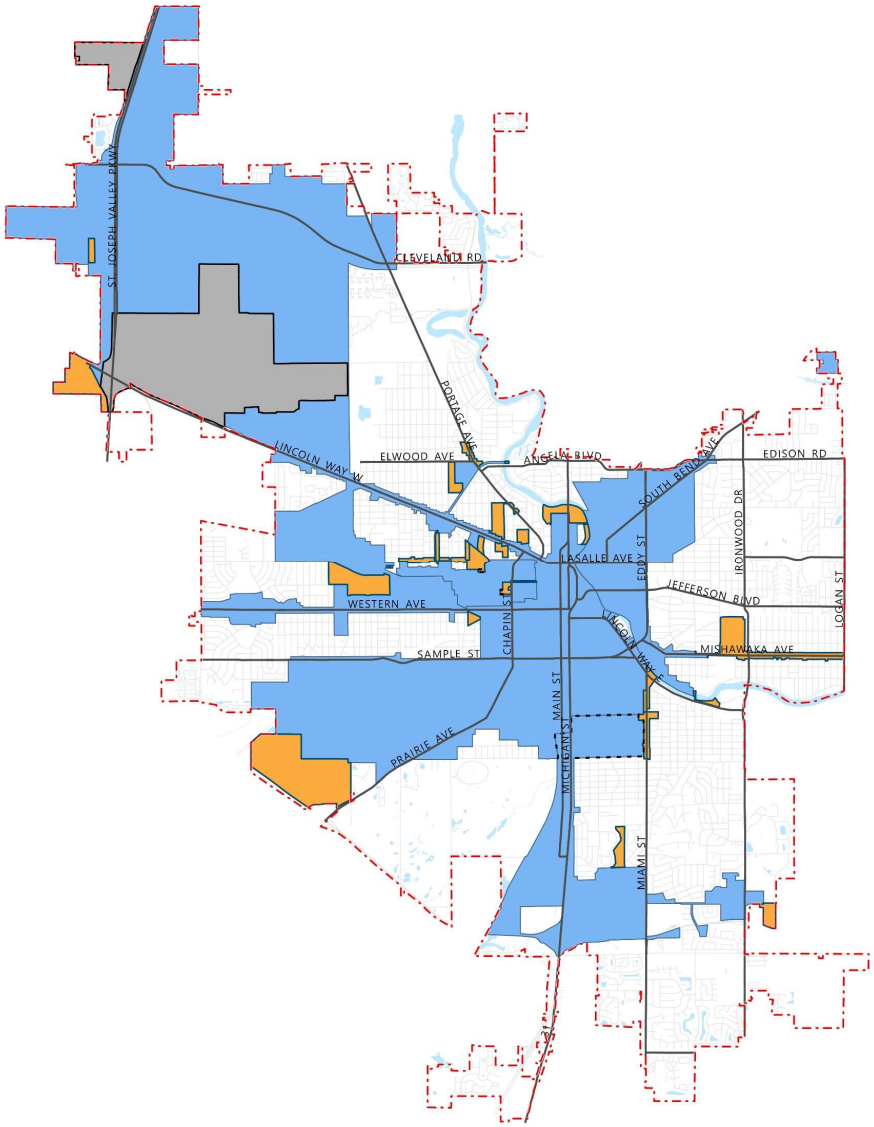


Major Streets



TIF Districts & Adjustments

- **TIF Addition Categories:**
  - Recent Annexation Areas to the City
  - Corridors
  - Parks & Community Assets

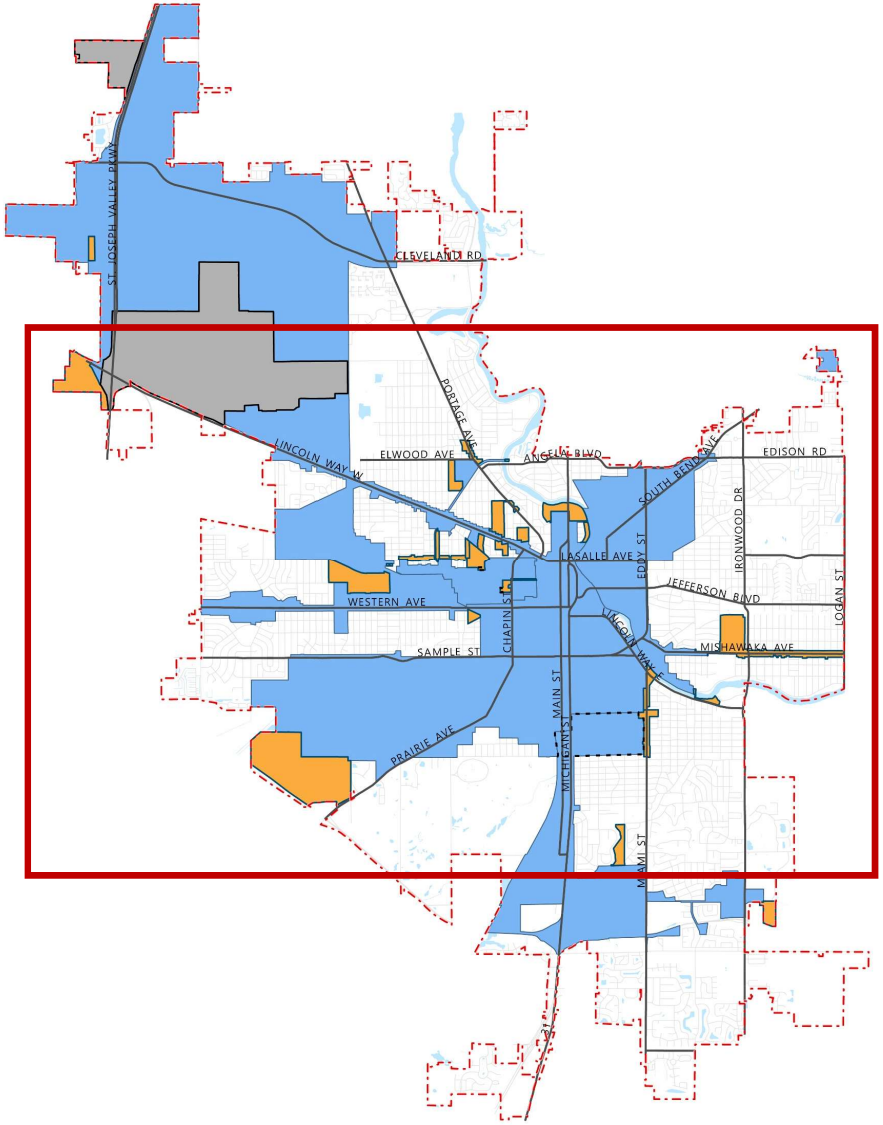


TIF District Addition

TIF District Removal

Existing TIF Districts

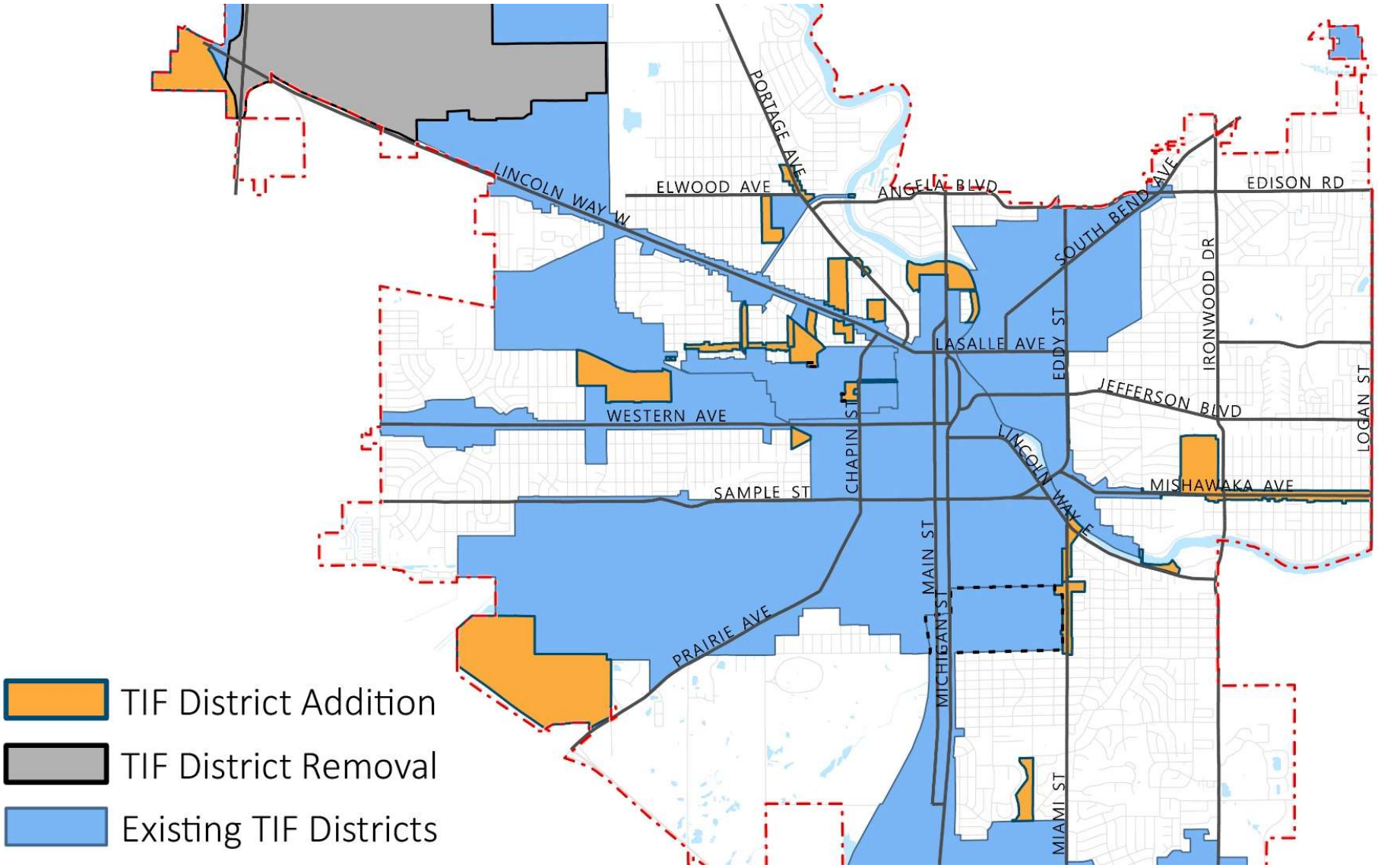
Detail Area



TIF District Addition

TIF District Removal

Existing TIF Districts


PORTAGE AVE
LINCOLN WAY W
ELWOOD AVE
ANGELA BLVD
SOUTH BEND AVE
EDISON RD
IRONWOOD DR
LASALLE AVE
EDDY ST
JEFFERSON BLVD
LOGAN ST
WESTERN AVE
CHAPIN ST
LINCOLN WAY E
MISHAWAKA AVE
SAMPLE ST
MAIN ST
MICHIGAN ST
PRAIRIE AVE
MIAMI ST
TIF District Addition
TIF District Removal
Existing TIF Districts

TIF District Adjustment Process

- **April 11** **Redevelopment Commission** Declaratory Resolution
- **April 16** **Area Plan Commission** Declaratory Resolution
- **May 28** **Common Council** Declaratory Resolution*
- **May 31** Public Hearing Notice Published - for Confirming Resolution*

  (10 days required before Redevelopment Commission Hearing)
- **June 13** **Redevelopment Commission** Confirming Resolution & Public Hearing*

** All dates subject to change*

Questions?

More Information

- **Contact Information**
  - **Phone**: Department of Community Investment (574) 235-5847
  - **Website**: www.southbendin.gov/TIF