

Ways & Means: TIF towns debt-for-debt experience

Pre-2006 TIF Districts

Debt characteristics	Newport TIF District	Milton North/South TIF District	Winooski TIF District	Burlington Waterfront TIF District
Debt issued	\$300,000	\$6.8 million	\$29.1 million	\$38.2 million (\$17.6 million repaid)
Tax increment used for direct payment of costs of improvements	N/A	\$2.8 million	No	Unknown (last audit in 2010)
Annual debt payments (principle and interest)	\$25,599 to \$31,911	\$283,341	\$2,401,584	\$2,068,772
Shortfall of tax increment to debt payments	\$49,000	No	\$150,000 to \$500,000 ¹	\$38,800 to \$288,000 ²
Use of debt proceeds to pay debt	No	N/A	No	Not to SAO's knowledge
Sources used to cover shortfall	Other tax revenue sources	N/A	PILOTs, parking garage revenue, legal settlement	Unknown

¹ Most common shortfall 2016 to 2020

² Range of shortfalls 1999 to 2004

Post-2006 TIF Districts

Debt characteristics	Milton Town Core TIF District	St. Albans TIF District	Hartford TIF District	Barre TIF District
Debt issued	\$9.7 million	\$19.5 million	\$3.026 million	\$2.2 million
Tax increment used for direct payment of costs of improvements	No	No	No	No
Annual debt payments (principle and interest)	\$791,041	\$1,389,225	\$234,470	\$153,674
Shortfall of tax increment to debt payments	No	\$1.275 million (through 2020)	\$21,000	\$47,000
Use of debt proceeds to pay debt	N/A	\$1 million	Uncertain	\$47,000
Sources used to cover shortfall	N/A	TIF debt proceeds and General Fund	Tax increment generated in 2 nd year of TIF district	BAN proceeds