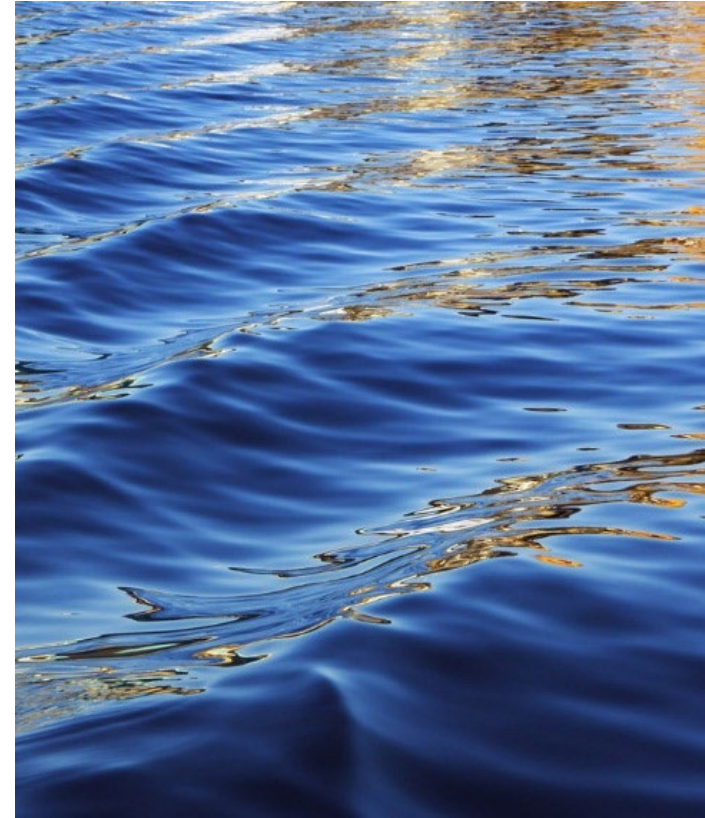




# Project Based TIF

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# TIF Comparison

## Project Based TIF

- 1 Location Criteria
- 1 Project Criteria (Plus Need)
- 1 Project
- 1 Authorizing Vote / 1 Debt Incurrence
- 3 years to incur debt\*
- TIF provides gap funding
- 20-year retention period
- 70% Education / 85% Municipal

## TIF District

- 2 out of 3 Location Criteria
- 3 out of 5 Project Criteria
- Multiple Projects
- Multiple Bond Votes / Debt Incurrence
- 10 years to incur debt
- Projects can be entirely TIF-Funded
- 20-year retention period
- 70% Education / 85% Municipal

\* VEPC may grant 3-year extension



# Why Project Based TIF?

Economically feasible development in downtowns is extremely difficult.

Even in more rural areas, costs to build are so high that a return can't be made, making development unattractive.

Much of Vermont's downtown infrastructure is old and inadequate to meet current needs.

Each is different and have different needs, but many have issues with parking, sewer lines, water, storm water treatment, housing, and brownfields.

TIF enables public-private partnerships to finance infrastructure and attain development goals.

Funding from State and Federal levels is limited and challenging as grants often require a 20 to 50% match.

# Why Project Based TIF?

ARPA was not the windfall it was hoped to be for Towns

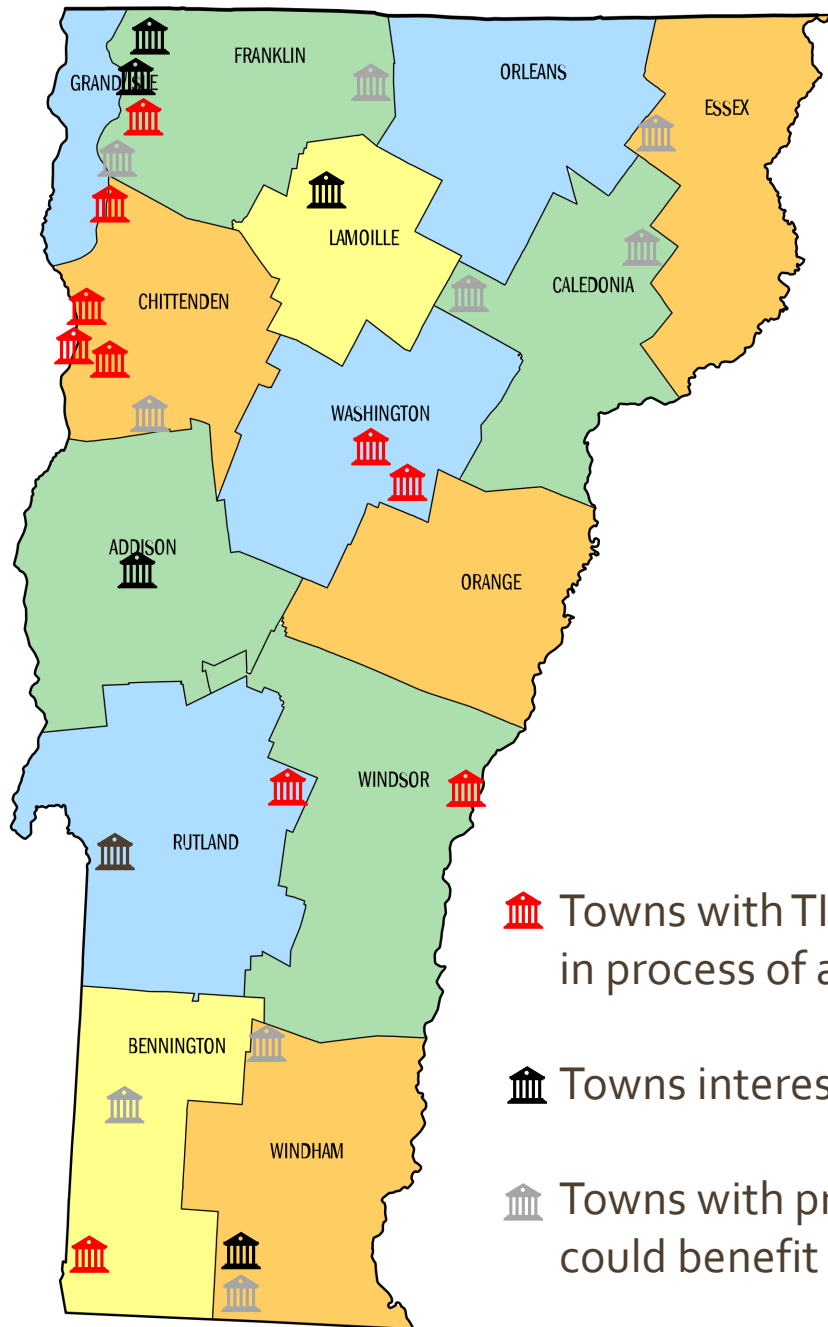
Provides a longer-term community & economic development program




Allows towns to stretch budget surpluses due to ARPA funds

Increased costs and demand for contractors makes development more challenging post-COVID

Adds Geographic Diversity to the TIF Program

Provides towns with flexibility and accountability to move their projects forward



-  Towns with TIF District or in process of approval
-  Towns interested in PB TIF
-  Towns with projects that could benefit from PB TIF

## Potential Towns – Increases Geographic Diversity of TIF