

# Spotlight Series

## TIF-Easy: Tax Increment Financing Made Simple



*Is a business asking for TIF assistance in your community?  
Want to learn more about TIF and how it may be used to help?  
Worried that TIF is too complicated for you?*

**MRWA can help.**

TIF is the most powerful financing tool available to promote business development. Yet TIF also has a deserved reputation for being complex and easy to mismanage. MRWA has teamed with **David Drown Associates** to offer a new program called *TIF-Easy*. *TIF-Easy* presents TIF in terms that anyone can understand, and provides all the technical assistance necessary to assure your TIF District is done right.

### **Step #1: No cost initial consultation.**

Getting started is easy — just call or email and tell us what you are thinking. A DDA professional will discuss your project and/or schedule a meeting with you and/or the business owner to explain TIF in detail. You can also receive a feasibility report that:

Shows you if TIF will work for your project and which type of TIF District is best.

Calculates the amount of TIF funding that is available and discusses the best way to use it.

Provides a work plan and a timetable to create a TIF District.

Identifies other resources such as grants and loans that should be considered.

### **Step #2: TIF-Easy Process:**

Should you decide to proceed, *TIF-Easy* assures every step in the process is handled quickly and professionally:

We prepare all documents including plans, resolutions and filing documents.

We attend meetings and public hearings, making sure TIF is explained in simple terms.

We help negotiate with the business owner, and prepare a letter of understanding.

We file the necessary documents with the County, School District and State.

We provide a full transcript of all documents, and prepare a summary letter that highlights your district and reminds you of what needs to be done moving forward.

### **Step #3: Ongoing TIF-Easy Support.**

We do not forget the importance of ongoing management.

To get you off to a quality start, we prepare your first years' TIF report at no extra cost.

Ongoing TIF reporting is available at competitive rates. Included is our annual management review – designed to resolve possible problems before they become real problems.

We remain available to answer questions by phone or email at any time.



**Initial consultations are always free.** If you decide to proceed, *TIF-easy* costs just \$5,500, paid only when all work is complete. (Typically, the business owner is asked to pay for this cost; we will help you work this out before work proceeds.) Why not get started today?

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