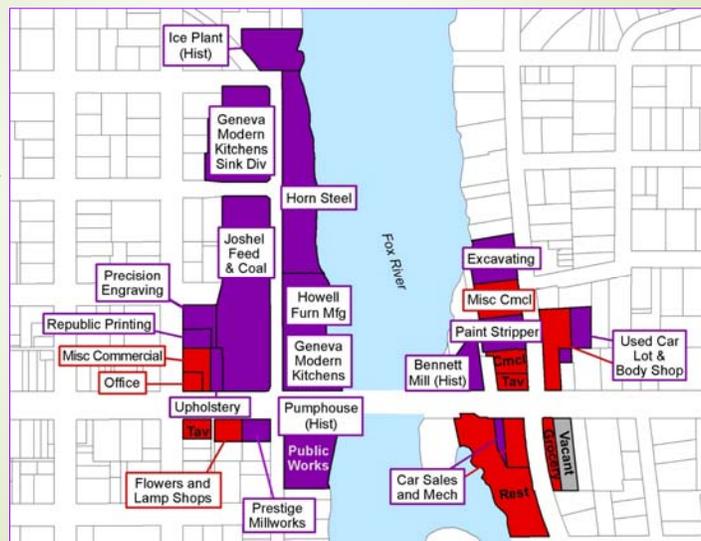


## Improved Property Tax Increment Finance Districts

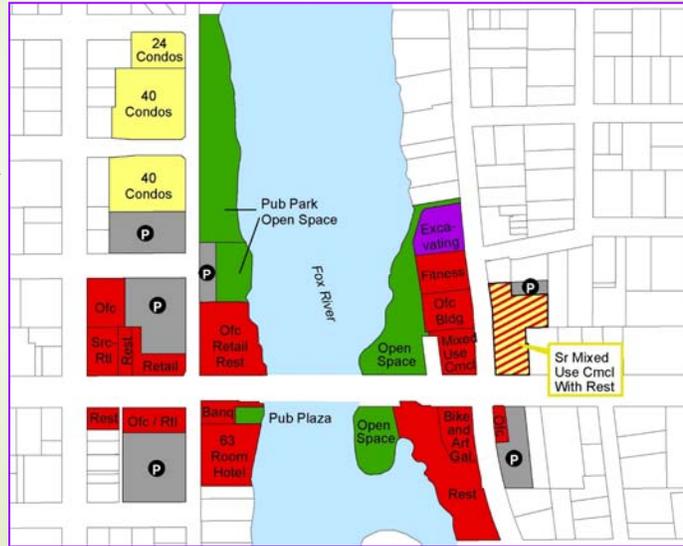
There are three methods, each consisting of a set of criteria, that may be used to qualify **improved parcels** of property for TIF:

- As a "Conservation Area"  
*(5 of 14 factors & 50% bldgs 35 years+)*
- As a "Blighted Area"  
*(3 of 14 factors)*
- As an "Industrial Park Conservation Area"  
*(must be a labor surplus area)*

## Riverside TIF District 1983-2005



## Riverside TIF District 1983-2005



## Riverside TIF District Growth

1982 BASE EAV	2003 EAV	INCREMENTAL DIFFERENCE
\$1,625,618	\$14,322,889	\$12,697,271



## East State TIF District (TIF#2)



2000 BASE EAV	2013 EAV	INCREMENTAL DIFFERENCE
\$3,201,379	\$6,142,164	\$2,940,785

## Vacant Property Tax Increment Finance Districts

There are two methods, each consisting of one or more sets of criteria, that may be used to qualify **vacant parcels of property** for TIF :

- As an "Industrial Park Conservation Area" *(must be a labor surplus area)*
- As a "Blighted Area" *(2 sets of factors may apply)*

## Vacant Property "Qualifying Factors"

If vacant, the sound growth of the redevelopment project area is impaired by a combination of **2 or more** of the following factors, each of which is (i) present, documented and (ii) reasonably distributed

1. Obsolete Platting
2. Diversity of Ownership
3. Tax and Special Assessment delinquencies
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
5. In need of environmental remediation
6. Total EAV has declined 3 of 5 calendar years or not matching pace of the balance of municipality

## Vacant Property "Qualifying Factors"

If vacant, the sound growth of the redevelopment project area is impaired by **one of the following factors** that (i) is present, documented to a meaningful extent, and (ii) is reasonably distributed:

1. Unused Quarries, mines, or strip mine ponds
2. Chronic flooding
3. Unused or illegal disposal site
4. 50 – 100 acres in size, 75% vacant, designated in a Comp Plan adopted prior to 1982 as a Town Center
5. Qualified as a blighted improved area immediately prior to becoming vacant (unless substantial private investment in surrounding area)

