

**GENEVA COMMUNITY  
UNIT SCHOOL  
DISTRICT NO. 304**

**TIF PUBLIC FORUM**

**Presentation By:**

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# TAX INCREMENT FINANCING

- ❖ One of many development incentives available to municipalities
- ❖ Freezes base EAV for the life of the TIF - up to 23 years
- ❖ Diverts increment into special TIF fund

# HISTORICAL PURPOSES OF TIF

- ❖ Urban Renewal
- ❖ Eliminate Blight
- ❖ Develop Open Space
- ❖ Fund Infrastructure Improvements

# TIF TODAY

“... TIF is now an all-purpose local government tool for financing public investment in market-oriented development rather than simply a mechanism for combating blight.”

Richard Briffault, *The Most Popular Tool: Tax Increment Financing and the Political Economy of Local Government*, 77 *Univ. of Chicago Law Review* 1, 65 (Winter 2010).

# TIF III BOUNDARIES



# REQUIRED FINDINGS

City must find:

- ❖ The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without TIF



# BUTTERMILK

*breakfast & lunch*



# FOX FIRE

STEAKS 🔥 CHOPS 🔥 SEAFOOD

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17



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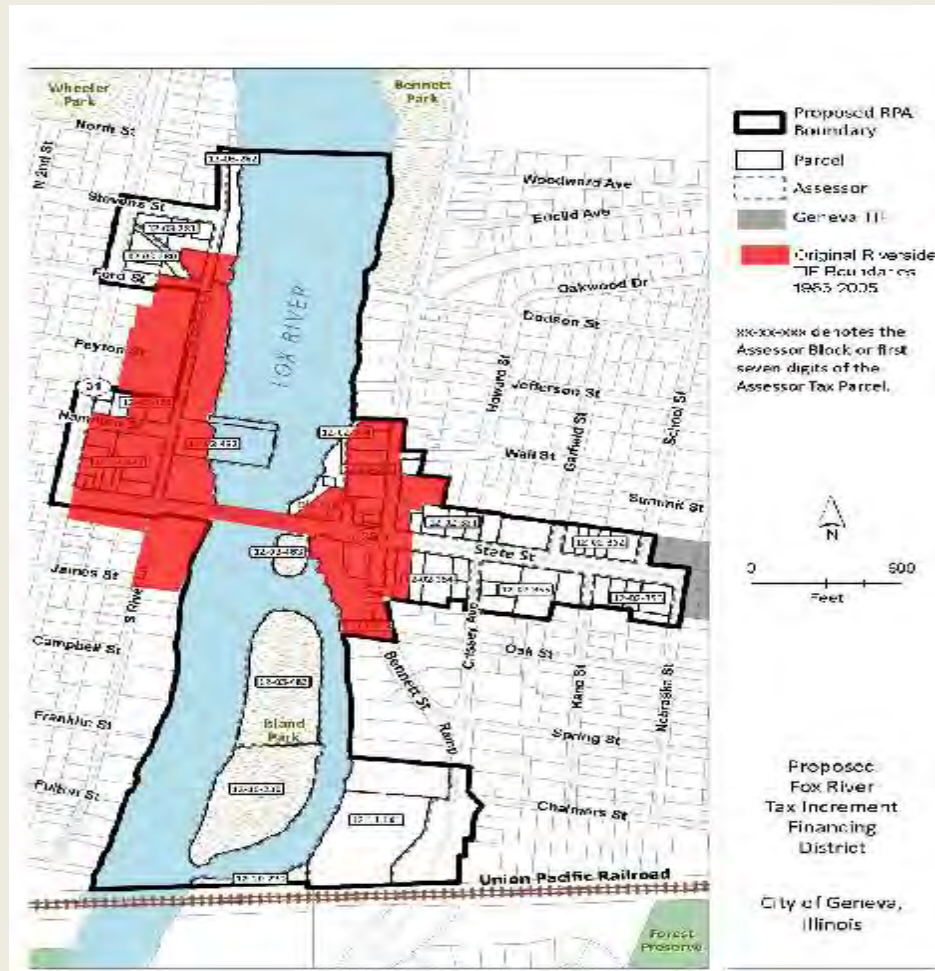




*Malone*  
FUNERAL HOME

324

# TIF I AND TIF III



# CITY OF GENEVA TIF III

- ❖ “Conservation” area TIF District
- ❖ Not yet “Blighted” but on its way
- ❖ Four Factors Identified:

**Lack of Growth in EAV**  
**Inadequate Utilities**  
**Excessive Vacancies**  
**Deterioration**

# LACK OF GROWTH IN EAV

- ❖ Only need to show that the EAV in the Redevelopment Project Area (RPA) has declined in three of the last five years



# INADEQUATE UTILITIES

- ❖ Based on Utility Memo from the City's Superintendent of Water and Wastewater
  - 60% of RPA has antiquated water mains
  - 65% of RPA has antiquated sanitary sewer
  - 60% of RPA has antiquated storm sewers

# EXCESSIVE VACANCIES

❖ Two clusters of Vacancies:

- Mill Race and near East State Street
- Former Bottling Plant

Not present to a meaningful extent and not reasonably distributed throughout the RPA

# DETERIORATION

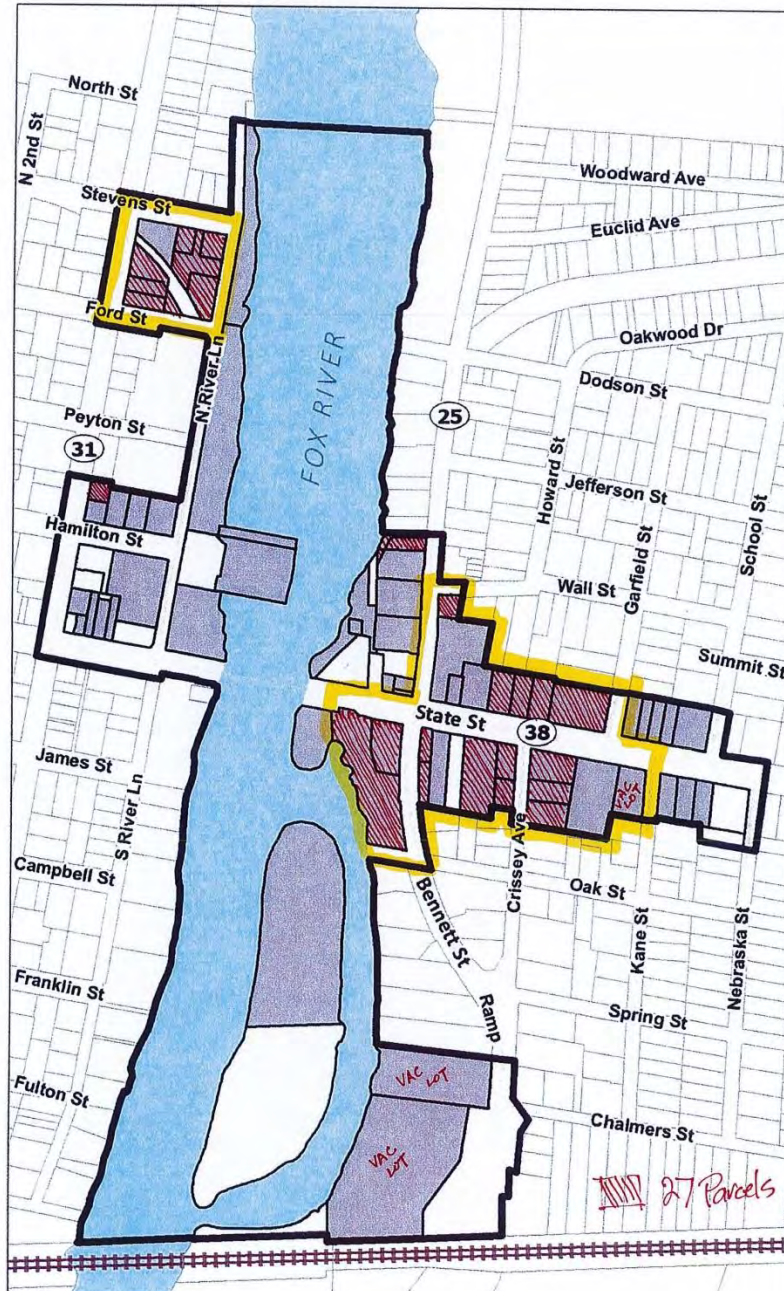
- ❖ Must be present to a meaningful extent and reasonably distributed throughout the RPA.

# DETERIORATION

## Legislative Findings:

- ❖ ...conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked...
- ❖ ...manifested by progressive and advanced deterioration of structures...

Map 4C: Deterioration





# POSSIBLE TIF ALTERNATIVES?

- ❖ Enterprise Zones
- ❖ Tax Abatements
- ❖ Special Assessments
- ❖ Waiver of Utility Charges
- ❖ Waiver of City Permit Fees
- ❖ Intergovernmental Grants and Loans
- ❖ Waiver of Land/Cash Contributions
- ❖ Reduced Size of TIF District(s)
- ❖ Reduced Length of TIF District(s)

# COLLABORATIVE SOLUTIONS

- ❖ Geneva is, and always will be, a beautiful and vibrant City with plenty of economic and development opportunity.
- ❖ Taxing bodies should work together to find solutions that benefit all local taxpayers.
- ❖ Board of Education is ready to work with the City, the Library District, the Park District, the County, and the Community College District for the benefit of all the Districts.

**Questions?**