

Regional Urban Renewal TIF Study
Purpose and Goals Statements
DRAFT 5

Purpose and Goals	
	The municipalities, county and special districts are participating in this regional TIF study to develop and agree to a process for the evaluation of future TIF proposals. The purpose of the evaluation is to provide for the economic well-being of the people of Larimer County and serve as a model of cooperation in other counties. Our goals are threefold: to develop a method to qualify and quantify the economic benefits and financial risks of TIF proposals; to identify and address the differences of TIF proposals and corresponding financial effects on taxing entities; and to adopt formal agreements as appropriate among the participating Larimer County entities.
Economic vitality is an important component of community well being and tax increment financing is an important tool for stimulating economic vitality. Services needed to support some other important components of community well-being are dependent on property tax for funding. Tax increment financing incrementally impacts funding for these services. This Regional TIF Study will develop tools to quantify impacts (positive and negative) of TIF proposals.	
	<p>Cost and Benefit factors may include:</p> <ul style="list-style-type: none"> • Cumulative impact of multiple TIFs • Investment made by the URA proposing the TIF, including project financial risks to the sponsoring city • Cost of providing services to redeveloped project compared to existing conditions based on land use mix • Benefits of proposed project over time based on land use mix • Benefits of proposed project throughout the affected geographic area • Provisions of related IGA's between Larimer County taxing entities
Goal 1.1	Devise a method to accurately quantify the net economic benefits of a proposed TIF project over time and the affected geographic area.
Goal 1.2	Devise a method to accurately quantify both the individual and cumulative project impacts of redirected property tax revenue on the provision of services for the community.
Goal 1.3	Devise a method to accurately quantify direct and indirect costs on the provision of services for the project.
Tax Increment Financing proposals are necessarily variable because of the many factors that influence an optimal balance between "Place Making" desires and other broad public interests. This Regional TIF Study will recognize and address critical differences between major types of TIF proposals.	
Goal 2.1	Address the difference in impacts (positive and negative) between TIF proposals that generate sales tax and those that do not.
Goal 2.2	Address the difference in impacts (positive and negative) between TIF proposals that provide incentives for a single project and those that are programmatic, funding area-wide improvements.

<p>Consistency and predictability aid understanding and long-range planning for all parties involved in TIF proposals (municipalities, property tax dependent entities, developers, and citizens.) This Regional TIF Study will result in intergovernmental agreements regarding the process and parameters of future TIF proposals.</p>	
Goal 3.1	<p>Develop a process for crafting and considering TIF proposals that is transparent and inclusive without being burdensome for agencies responsible for negotiating economic development incentive packages that include TIF.</p>
Goal 3.2	<p>Adopt agreements as needed among Larimer County entities affected by TIF to implement the study results.</p>