**Notes on Tax Increment Financing**

* Tax Increment Financing is not inherently good or bad. It is in the implementation of TIF that these arise.
* Looking at TIF projects from today’s lens makes it difficult to see the impact of the investment.
* Tremendous lack of understanding about TIF. By some, TIF is viewed as funds to be allocated between competing city priorities.
* In Nashville today, TIF funds are new tax funds generated by a project or a group of properties, guaranteed by a borrower and for a specific defined set of items.
* Other than direct cash payments, TIF and PILOT are the only redevelopment tools.
* GOALS
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  + Community Understanding of TIF.
  + Defining Community Redevelopment
    - Redevelopment Districts
    - Do we want the IDB to allow this anywhere?
  + Who decides and what process should we follow?
* TRANSPARENCY
  + Transparency in purpose and process
  + TIF 101 workshops around the community
    - What TIF is and what TIF is not
  + Due diligence by Government
    - Risk to government
    - Review by government
  + How does the community define success?
  + Sources of TIF – MDHA, TOD, IDB
    - Coordination
    - Competition
    - Consistent Goals
    - Oversight