**TIF Study Group Ideas/Questions to Consider**

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1. Extend the moratorium on TIF funding until there is a holistic plan or approach about how and where development needs to/should occur in Nashville, which might entail an update of Nashville Next or another comprehensive approach to Nashville’s future growth and development
2. Insure that the recommendations of the TIF Study Group are acted upon within a specified time frame
3. Identify best practices as relates to TIF in peer cities and/or other cities?
4. Articulate clearly the express and implied intent of TIF financing
5. Educate the public about the current TIF awarding process including strengths/weaknesses and good points/bad points
6. Clarify how TIF is awarded
7. Discuss the viable and better alternatives to TIF financing in the Nashville market, if they exist
8. Distill the learning from the 20 years of TIF financing compiled by the Director of Finance and the history of TIF financing compiled by MDHA into actionable items
9. What are the consequences of TIF regarding Nashville’s growth and development
10. Describe the implications of the “but for” test on development projects and the work of this committee.
11. TIF on a parcel by parcel basis vs TIF on an entire district, does it matter?
12. What is the best way of amending TIF projects and why?
13. Are there improvements that could be made in the flow of TIF funds?
14. What has been the effect of the 2016 Council TIF Reform Bill on using funds from one district in another only with Council approval?
15. Should the access portal for TIF financing be revised? Now referrals seem to come from Council, the Mayor’s Office, Planning, Public Works, etc.
16. Do we need to address third party financing, should the developer declare bankruptcy, because currently there seem to be no recourse to the City or MDHA?
17. Given the City’s growing infrastructure needs and the fact that TIF can be used for infrastructure, are there any implications for how TIF is used going forward?
18. A redevelopment district in which TIF is used, must remain a redevelopment district long enough to collect the money, but is 25 to 30 years still a good length of time for that? Should there be periodic reviews of a redevelopment district’s designation. If so, at what intervals?
19. What is TIF’s track record with DBA contractors? Are there any recommendations that need to be made in this area?
20. Given that time was spent by the TIF Study Group on “transit-oriented development” and TIF, should this be addressed in our recommendations?
21. The Study Group spent a meeting addressing affordable housing, TIF, PILOT, etc. How are these discussions to be incorporated into the report?
22. Do we need to dispel the misperception that Nashville does not deny any TIF project requests and that we average about 20 or 30 deals per year?