



Agenda Item: **Discussion Regarding Tax Increment Financing Districts**

Type: **Discussion**

Report From: **Community Development**

The Village of Cary has previously utilized Tax Increment Financing (TIF) Districts as an economic development tool. TIF Districts offer the opportunity for municipalities to attract private development and new businesses to areas that have not experienced the level of growth or development expected by the municipality. TIF Districts can assist a municipality with making necessary improvements, like new roads or sewers, and provide incentives to attract new businesses or help existing businesses stay and expand. Recently, the Village has had preliminary discussions with a developer regarding the redevelopment of the Maplewood property and incorporation of public improvements to serve this development and surrounding area. The Village Board requested additional information on how TIF Districts work and if they could be utilized to potentially assist with this project.

Although the Village has utilized this economic development tool in the past, it has been over 15 years since the Village established a new district. Representatives from Kane, McKenna and Associates, Inc., the Village's TIF consultant firm, will be present during the meeting to provide a general overview of TIF Districts, how they function, the type of eligible expenses, and the process for creating a TIF.

Recommendation

No action will be required during this meeting. The presentation is being provided for discussion purposes. Staff and the consultant will be present to provide further information during the meeting.