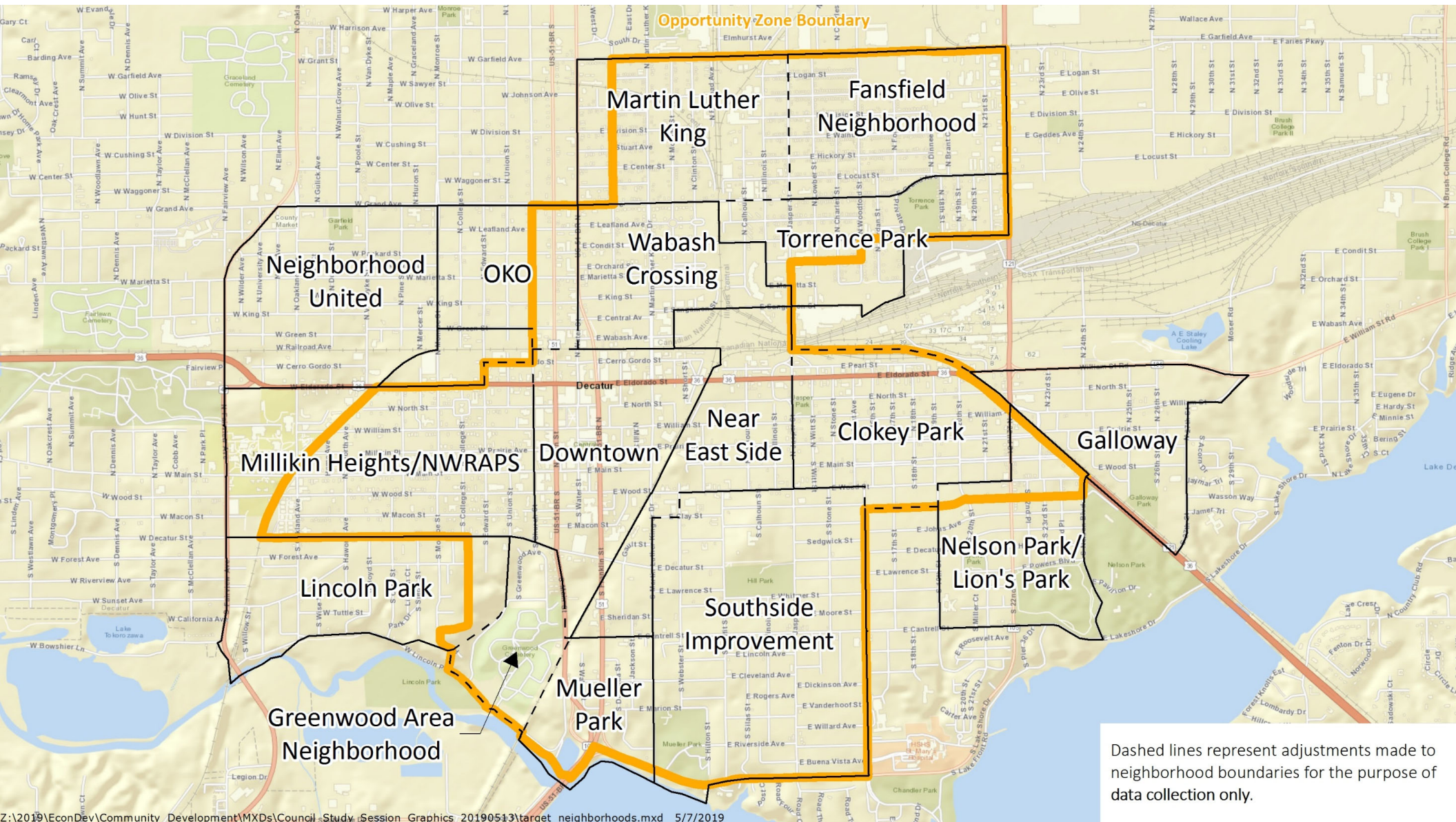


Decatur Central T.I.F. District

Proposed Map

Inducement Resolution Approved August 7, 2023

Final Adoption Anticipated: January 29, 2024

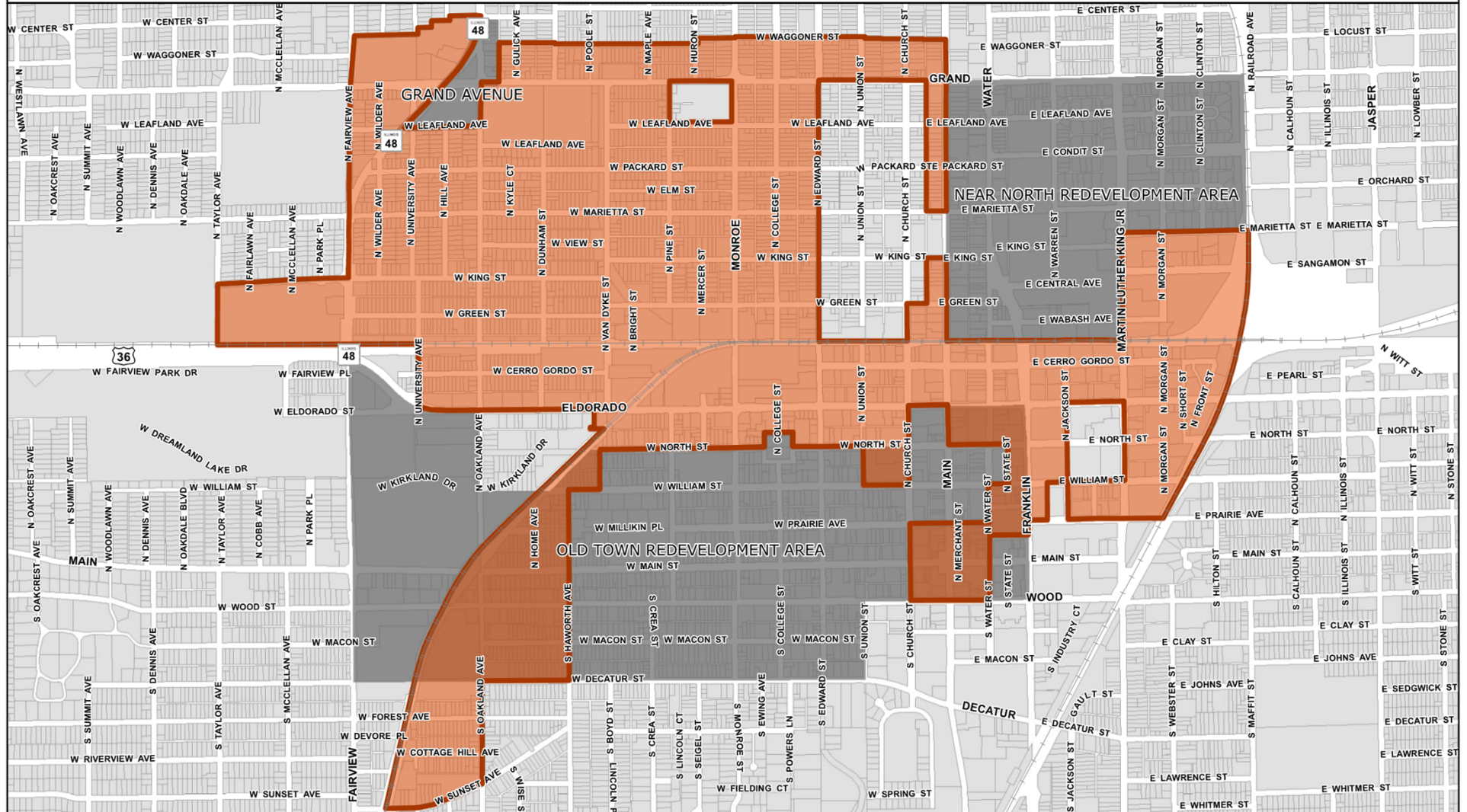
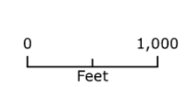


Legend

- Proposed TIF District¹
- Parcels
- Existing TIF Districts

¹ Approximately 688 acres or 1 square mile.

DRAFT
PROPOSED TIF DISTRICT
CITY OF DECATUR, IL



Now you've heard our story; what's your story?

- What is your balance story? (plan)
- What is your transparency story? (plan)
- Who else wins?
- Is your plan anchored by “if-not-for” projects?

Try to Avoid --

- Using the TIF to fund general governmental expenses. There are ways to do it; but avoid it.
- Expecting that most of your incremental revenue will come from natural growth in equalized assessed valuation. Most TIF districts will have some, but if it is the core of your strategy then you really are open to the criticism that you are just taking funds from others.

Why your story (plan) is so important

- Use it to resist revenue sharing demands
- Use it to be expansive (mini-TIFs don't look like urban planning, they look like sweetheart deals); but negative press concerning TIFs have pushed some cities into doing mini-TIFs)
- Fund eligible projects in the TIF district that help local taxing bodies (especially the schools). This gets the districts on board, and it improves the district (advancing the objectives of the TIF and implementing your plan)

TIMELINE FOR THE NEW T.I.F. DISTRICT

• August 7, 2023	Adoption of TIF Inducement Resolution
• Early September, 2023	Draft Redevelopment Plan Submitted
• October 2, 2023	Finalize Redev. Plan/Schedule Hearing
• October 16, 2023	JRB Public Hearing on the Redev. Plan
• November 6, 2023	Council Resolution calling next hearing
• Mid-November, 2023	Meeting of the Joint Review Board
• Early December, 2023	Notification to all effected land owners
• January 16, 2024	Final Public Hearing
• January 29, 2024	Council approval of adopting ordinance

QUESTIONS?