



Hall County Regional Planning Commission

**Wednesday, December 7, 2016
Regular Meeting**

Item 1

TIF Game Presentation

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING December 7, 2016

SUBJECT: Tax Increment Financing: How it Works and the Timing and Notifications of a TIF Project Including the Flow of the Money.

With the discussions in the community on the use of TIF, and the confusion over how it works the Planning Department has developed a walk through scenario for a TIF project. This project assumes that a blight study has already been completed and approved.

The scenario begins with Santa wanting to develop a centralized warehouse in Grand Island. Goods would be shipped in all year and delivered on Christmas morning. In order to cover the costs for land, sewer, water and streets Santa is requesting the use of Tax Increment Financing and made a request to the Grand Island CRA for approval of a contract for TIF.

As part of the game, Planning Commissioners will take on various roles ranging from the applicant (Santa), to the banker, to the Country Treasurer, along with representatives of the taxing entities and the general public. All have a role in the process.

This is the second time that this game has been used and it is still under development and subject to refinement. If you have suggestions that would make it better please give us feedback.

_____ Chad Nabity AICP, Planning Director