

Uses of TIF

TIF is primarily designed to finance public improvements associated with a project. However, residual funds can be used for other eligible purposes **after allowing for the cost of public improvements associated with the project.**

The following are considered TIF eligible costs:

- Total amount of public improvements associated with the TIF redevelopment project plan. Public improvements can be located on a redevelopment project site, directly adjacent to the redevelopment project site, or within the general vicinity of the redevelopment project site if those improvements are necessary for the project
 - Acquisition costs of redevelopment project sites offset by the current assessed value
 - Site preparation, demolition, grading, surcharging, special foundations, and other pre-development work prior to construction of the project such as architectural and engineering services related to the project as well as environmental services and studies
 - Utility extensions and hookups to the property line
 - Rehabilitation, major renovations, and retrofitting of structures within the redevelopment project area. TIF **will not cover** normal maintenance and repair costs
 - Public parking structures
 - Traffic studies, market studies and appraisals associated with the redevelopment project site
- TIF fees