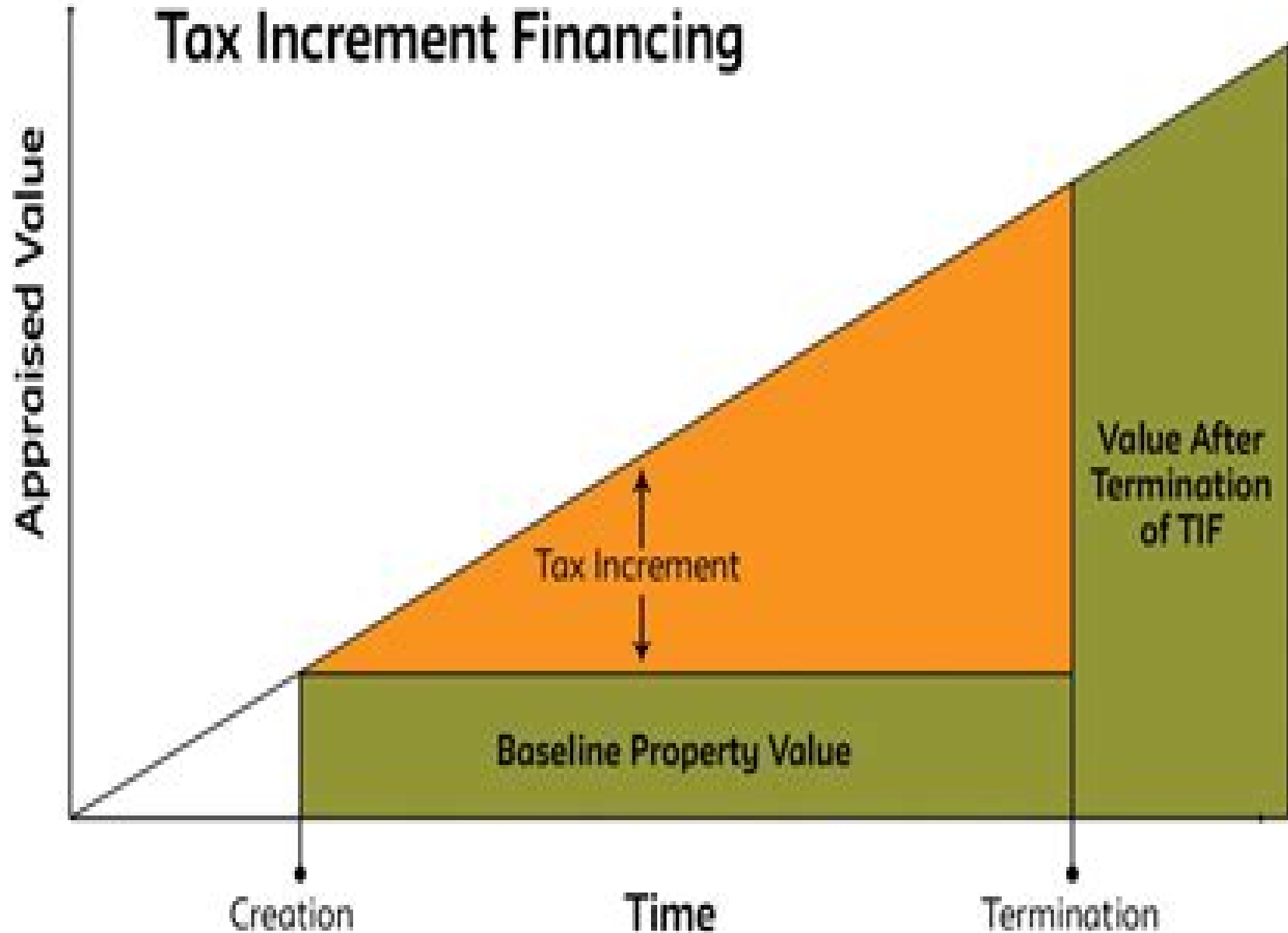


Tax Increment Financing



Tax Increment Financing And Economic Development

David Merriman



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Tax Increment Financing and Economic Development Craig L. Johnson, Kenneth A. Kriz, 2019 Examines the many issues raised by TIF the most widely used tool of local economic and community development

Financing Economic Development in the 21st Century Sammis B. White, Zenia Z. Kotval, 2012-08-07 Completely revised this new edition presents a well balanced set of economic development financing tools and techniques focused on our current times of economic austerity While traditional public sector techniques are evaluated and refocused this volume emphasizes the role of the private sector and the increasing need for cobbling together different techniques and sources to create a workable financial development package The chapters address critical assessments of various methods as well as practical advice on how to implement these various techniques New chapters on entrepreneurship the changing nature of the community banking system and the increasing need for partnerships provides critical insights into the ever evolving practice of economic development finance Key features Provides a comprehensive view of financing methods public private and a combination of both sectors Includes an up to date evaluation of traditional and new financing techniques and the limitations and opportunities of each Addresses current economic issues including a chapter on banking reform Includes completely revised sections on private and entrepreneurial finance as well as public finance

The Effects of Tax Increment Financing on Economic Development Richard F. Dye, David F. Merriman, 1999

Improving Tax Increment Financing (TIF) for Economic Development David Merriman, 2018-09-05 Economist David Merriman of the University of Illinois at Chicago reviews more than 30 individual studies in the most comprehensive assessment of tax increment financing TIF with practical recommendations for policy makers and practitioners The report finds that while TIF has the potential to draw investment into neglected places it has not accomplished the goal of promoting economic development in most cases First implemented in the 1950s TIF funds economic development within a defined district by earmarking increases in future property tax revenues that result from increases in real estate values in the district The tax revenue can be used for public infrastructure or to compensate private developers for their investments but TIF is prone to several pitfalls it often captures some revenues that would have been generated through normal appreciation in property values it can be exploited by cities to obtain revenues that would otherwise go to overlying government entities such as school districts and it can make cities financial decisions less transparent by

separating them from the normal budget process The report recommends several ways that state and local policy makers can reform TIF practices going forward

Effects of Tax Increment Financing on School Finance and Local Economic Development Chaoran He,2019

Tax Increment Financing and Economic Development, Second Edition Craig L. Johnson,Kenneth A. Kriz,2019-07-10 Examines the many issues raised by TIF the most widely used tool of local economic and community development This book brings together leading experts to examine the evolving nature of tax increment financing TIF the most widely used tool of local economic and community development Originally designed as an innovative approach to the redevelopment of blighted areas it has become a more general purpose tool of economic and community development Contributors offer case studies of the uses structures and impacts of TIF projects alongside more general discussions on the theoretical financial and legal bases for the use of TIF They also explore its effect on overlapping jurisdictions such as cities counties and school districts Some of the case studies capture TIF at its best redeveloping areas that would likely never develop without substantial incentives Other cases highlight questionable uses especially where it has been used in new ways that those who developed the tool never envisioned Originally published in 2001 the book was called a major contribution to the debate on the efficacy of such economic development financing tools as TIF by the journal Public Budgeting Finance Clear comprehensive and timely this new edition features the latest research and thinking on TIF including the political legal and even ethical issues surrounding its use

Tax Increment Financing for Local Officials and Development Professionals

Minnesota. Department of Trade and Economic Development,1999

Tax Increment Financing Jeffrey J.

Richards,University of Iowa. Institute of Public Affairs. Division of Continuing Education,1989

A Study of Tax

Increment Financing as a Tool for Economic Development Richard J. Johnson,1990

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