

North Main Tax Increment Financing District

Mission Statement

It is the mission of the Community Development Tax Increment Financing District to conserve or improve areas, especially sections of the City that are neglected, through economic investment from both private and public sectors.

Primary Functions → The primary function of the tax increment financing (TIF) district is to develop/redevelop the area in the North Main TIF District and to make the area more viable. Improvements (upon meeting qualifications) can be financed through TIF district revenues. The collection of property taxes is on an increment basis and increases are based on increases in the assessed valuation of properties within the TIF District. The excess tax revenue collected can only be used to fund projects located within the North Main TIF District.

2006 Accomplishments →

- Construction of condominium units began, with expected completion in 2007.

2007 Goals and Objectives →

- Construction of the 24 condominium units in 12 two-family buildings is expected to finish in 2007.
- Assist with future redevelopment projects in the North Main TIF District.

Budget Summary

COMMUNITY DEVELOPMENT NORTH MAIN STREET TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2005 <u>ACTUAL</u>	2006 <u>BUDGET</u>	2006 <u>ACTUAL</u>	2007 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	(\$120)	\$0	\$120
OTHER	68,963	68,963	68,843	77,244	8,401
TOTAL	<u>\$68,963</u>	<u>\$68,963</u>	<u>\$68,723</u>	<u>\$77,244</u>	<u>\$8,521</u>
FUNDING SOURCE	2006		2007		2007
PROPERTY TAXES		<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>
TAX INCREMENT		\$6,400	0.0	\$55,300	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$6,400</u>	<u>0.0</u>	<u>\$55,300</u>	<u>100.0</u>

Budget Analysis

The 2007 budget is \$77,244, which pays for debt service for the 2004 \$1.65 million bond issue and interest expense.

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In 2006, the N Main TIF spent \$68,723 or 99.7% of the budgeted allocation. In the past few years, spending has been between 5% and 102% of the budget.

Five Year Financial Forecast

A large portion of the increment of this TIF district will be used to pay debt service during its life. District authority ends in 2026.

NORTH MAIN STREET TIF FUND 2008-2012 FINANCIAL FORECAST (IN 000'S)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Revenues	\$83	\$135	\$139	\$143	\$147
Expenditures	<u>80</u>	<u>79</u>	<u>77</u>	<u>175</u>	<u>172</u>
Excess (Deficit)	4	56	62	(32)	(25)
Beginning Balance	(266)	(263)	(207)	(146)	(178)
Ending Balance	<u>(\$263)</u>	<u>(\$207)</u>	<u>(\$146)</u>	<u>(\$178)</u>	<u>(\$203)</u>