

# **River Oaks 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 River Oaks 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 River Oaks TIF District.

### **2007 Accomplishments** →

- Entryway completed, including signage.
- Masonry fence constructed along South Main Street
- Condominium buildings two, three, and four were completed.
- Model units were created in building two.
- The first closings on condo units occurred in September.
- Negotiations began with the new builder to complete construction.

### **2008 Goals and Objectives** →

- Building one will be built at the north end of the site.
- Landscaping will be completed to enhance the overall development.
- Two condo buildings will be built on the west end, south of building two.
- A goal has been set for sale of two units per month, or 24 units sold for 2008.

# River Oaks Tax Increment Financing District

## Budget Summary

COMMUNITY DEVELOPMENT RIVER OAKS TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2006 <u>ACTUAL</u>	2007 <u>BUDGET</u>	2007 <u>ACTUAL</u>	2008 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	\$101,588	\$137,490	\$137,490	\$114,818	(\$22,672)
TOTAL	\$101,588	\$137,490	\$137,490	\$114,818	(\$22,672)
FUNDING SOURCE	2007		2008		2008
PROPERTY TAXES	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>	
TAX INCREMENT	\$151,500	100.0	\$16,700	100.0	
INTEREST INCOME	0	0.0	0	0.0	
TOTAL	\$151,500	100.0	\$16,700	100.0	

## Budget Analysis

The 2008 budget is \$114,818 for the annual debt service payment and interest expense.

In 2007, the River Oaks TIF spent \$137,490 or 100% of its budgeted allocation.

## Five Year Financial Forecast

The entire increment of this TIF district will be used to pay debt service during its life. District authority ends in 2027.

### RIVER OAKS TIF FUND 2009-2013 FINANCIAL FORECAST (IN 000'S)

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Revenues	50	322	329	336	344
Expenditures	<u>194</u>	<u>321</u>	<u>313</u>	<u>305</u>	<u>321</u>
Excess (Deficit)	(144)	1	16	31	23
Beginning Balance	(429)	(573)	(572)	(556)	(525)
Ending Balance	(573)	(572)	(556)	(525)	(502)