

State and Alpine 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 State and Alpine TIF District and to make the area more viable. Such 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 State and Alpine TIF District.

2007 Accomplishments →

- This TIF District was created in 2006.
- Entered into development agreements with the property owners of the Alpine Inn, 4406 East State Street and the Whitehouse Shopping Center, Morsay and N. Alpine for the renovation of these properties.
- Paid \$11,352 to Auto Clinic for repairs related to the August 2007 flood.
- Hired a marketing consultant to market this TIF District.
- Continue to develop marketing materials to promote this TIF District and its marketing opportunities.
- Teska Associates completed a Corridor Study within this TIF District suggesting access, landscaping, and design improvements.
- Attended trade shows to promote development opportunities located within the State and Alpine TIF District.

2008 Goals and Objectives →

- Continue to work with the Miracle Mile Business organization and neighborhood stakeholders to market the State and Alpine TIF District.
- Market the State and Alpine TIF District to developers, real estate agents, retailers, prospective homeowners, potential tenants, visitors, tourists, and customers including attendance at trade shows.
- Seek a master developer to redevelop the long vacant Magna supermarket site on E. State St.

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- Review the potential creation of a façade rebate program in this TIF District.
- Evaluate providing financial assistance to one to two businesses within the neighborhood for renovations to repair flood damage and/or make the properties less susceptible to flood damage.
- Complete a retail and residential leakage study in this district.

Budget Summary

COMMUNITY DEVELOPMENT STATE ALPINE TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2006 ACTUAL	2007 BUDGET	2007 ACTUAL	2008 BUDGET	INCREASE (DECREASE)
CONTRACTUAL	\$0	\$25,000	\$21,008	\$35,000	\$10,000
OTHER	0	22,810	44,277	0	(22,810)
TOTAL	\$0	\$47,810	\$65,285	\$35,000	(\$12,810)

FUNDING SOURCE	2007 AMOUNT	2007 PERCENTAGE	2008 AMOUNT	2008 PERCENTAGE
PROPERTY TAXES				
TAX INCREMENT	\$0	0.0	\$211,900	100.0
INTEREST INCOME	0	0.0	0	0.0
TOTAL	\$0	0.0	\$211,900	100.0

Budget Analysis

The 2008 budget is \$35,000, including \$10,000 for advertising and marketing expenses and \$25,000 for consulting services. The City entered into development agreements with the Alpine Inn (\$40,000 per year for five years) and the Whitehouse Shopping Center (\$30,429 per year for six and a half years) for the redevelopment of those properties. Both agreements will begin payments in 2009.

In 2007, the State and Alpine TIF spent \$65,285 or 136.6% of its budgeted allocation.

Five Year Financial Forecast

The 2009-2013 five-year forecast assumes no growth for property taxes and that state and local sales tax will not be received. These funds are project, rather than service, oriented and are susceptible to considerable variance in direction and dollars.

STATE ALPINE TIF FUND 2009-2013 FINANCIAL FORECAST (IN 000'S)

	2009	2010	2011	2012	2013
Revenues	\$230	\$233	\$235	\$238	\$241
Expenditures	270	270	270	270	320
Excess (Deficit)	(40)	(37)	(35)	(32)	(79)
Beginning Balance	309	269	232	197	165
Ending Balance	\$269	\$232	\$197	\$165	\$86