

DSI POLICY ON CATIF 2017-2029

DSI commends Mayor Langfelder and his administration for working with our state representatives and senators to pass an extension of the Central Area Tax Increment Financing District (CATIF). Looking ahead to the next 12 years, DSI supports and encourages the establishment of priorities by the administration and the Economic Development Commission that accelerate development by: (1) building increment for additional projects, (2) bringing vacant buildings back to life, (3) simplifying the rehabilitation process and (4) creating a more attractive environment for private investment.

PROPERTY ACQUISITION/ REHAB OR RENOVATION OF EXISTING PUBLIC OR PRIVATE BUILDINGS / CONSTRUCTION OF PUBLIC WORKS OR IMPROVEMENTS

- **Prioritize improvements that bring vacant buildings back to life (and the tax rolls) that create significant and tangible increment.**
 - Eliminate the barriers for potential investors by continuing programs in elevator assistance, architectural assistance and facade easements
 - Add sprinkler assistance and asbestos removal.
 - Streetscape becomes a lower priority unless it is tied to specific building projects.
 - Favor new mixed-use projects with businesses in sought-after sectors.
- **Create an incentives structure that is based on the size of a project and that is available first-come, first-served to create a level playing field for all potential investors.** Other incentive programs are laid out like this, such as the Federal Historic Tax Credit program.

Size	Private Investment	Potential TIF Reimbursements
MEGA Projects	\$10M +	Negotiable – some projects call for more than 30%
MID-SIZED Projects	\$1M-\$9.9M	Negotiable - dependent on quality of development, no. of jobs & associated wages
MOM & POP Projects	Less than \$1M	Eligible for specific programs on the menu (elevator, architectural, façade, sprinkler, asbestos) regardless of percentage

- **MEGA projects, like the North Mansion Block proposals, should include innovative revitalization solutions.** These could focus on the areas of public beautification, wayfinding, public restrooms, storm water management or parking, for example.
- **Because a project should create increment, we would suggest that non-profits be recipients** only if (a) a building has been vacant 10+ years or (b) substantial remediation or redevelopment must occur prior to inhabiting the building.

PROMOTIONS

- **Promotion uses under the renewed TIF would be limited** to programs that market sites to realtors, businesses and investors.

PROFESSIONAL SERVICES

- **Professional services under the renewed TIF would be limited** to contracts that provide foundational support for business attraction and development.

STUDIES, SURVEYS AND PLANS

- **Funded studies under the renewed TIF would be limited** to those that move the district to the next level. DSI strongly supports the funding of transportation, signage and taxing/sustainability studies as needed.

As adopted by the DSI Board of Directors on 1/25/17