

**TO:** Mayor Bob Everson  
 City Council Members

**FROM:** Stephanie Ellwein, City Administrator  
**RE:** Current Status of City TIFs

**Total Number of TIFs issued:** 23  
**Total Active TIFs:** 11  
**Beginning Base Value:** \$28,844,422 (excluding TIFs 1,2, 4, 10, 13, 22)  
**Current/Ending Values:** \$98,125,587 (excluding TIFs 1,2, 4, 10, 13, 22)  
**Total Increment (to Date):** \$69,281,165 (excluding TIFs 1,2, 4, 10, 13, 22)  
**Total TIF dollars Paid:** \$10,393,098 (excluding TIFs 1, 2, 4, 13)  
**Number of TIFs dissolved Early:** 11

<i><b>TIF</b></i>	<i><b>Years Active</b></i>
• TIF 1 Westview Addition	16 years
• TIF 2 Patzer Woodworking	10 years
• TIF 4 AKG Midwest	10 years
• TIF 5 Iverson	13 years
• TIF 10 MADC Business Park	11 years
• TIF 11 Hunt Fabrication	13 years
• TIF 13 MTI	10 years
• TIF 15 ProBuild	10 years
• TIF 17 Woods Addition	8 years
• TIF 18 Starlight Estates	10 years
• TIF 22 Kustom Cycle	4 years (was dissolved to finance via SRF & with EDA grant)

**Classification of TIFs:**

- Economic Development 11
- Industrial Development 1

**Overlapping TIF districts:**  
 TIF 9 & 23



TIF 7 & 16



County TIF 2 & TIF 7



**Current Active TIFS (as of 12/28/21)**

**TIF 7: Commerce Street**



Established:	2005
Maturity Date:	2025
Approved in TIF:	\$1,822,000
Total Paid (P +I):	\$1,929,478
Base Value:	\$244,435
Current Value:	\$12,771,790
Current Increment (to date):	\$12,527,355

**TIF 8: Highland Conference Center**



Established:	2006
Maturity Date:	2026
Approved in TIF:	\$2,150,000
Total Paid (P +I):	\$1,255,441
Base Value:	\$5,528,365
Current Value:	\$10,412,165
Current Increment (to date):	\$4,883,800

**TIF 9: Vantage Point**



Established:	2007
Maturity Date:	2027
Approved in TIF:	\$499,576
Total Paid (P +I):	\$847,230
Base Value:	\$46,415
Current Value:	\$3,067,315
Current Increment (to date):	\$3,020,900

**TIF 14 Pepsi/Wispak**



Established:	2010
Maturity Date:	2030
Approved in TIF:	\$575,000
Total Paid (P +I):	\$451,133.43
Base Value:	\$34,860
Current Value:	\$2,425,710
Current Increment (to date):	\$2,390,850

**TIF 16 Innovative Systems**



Established:	2011
Maturity Date:	2031
Approved in TIF:	\$1,522,300
Total Paid (P +I):	\$0 <i>(Proceeds go to TIF 7 until that is paid)</i>
Base Value:	\$4,610,060
Current Value:	\$7,551,380
Current Increment (to date):	\$6,971,430

**TIF 19: Antach Mitchell Housing**



Established:	2013
Maturity Date:	2033
Approved in TIF:	\$243,526
Total Paid (P +I):	\$128,816
Base Value:	\$12,315
Current Value:	\$1,492,570
Current Increment (to date):	\$1,480,255

**TIF 20: Morris**



Established:	2013
Maturity Date:	2033
Approved in TIF:	\$200,000
Total Paid (P +I):	\$86,836
Base Value:	\$139,895
Current Value:	\$860,780
Current Increment (to date):	\$720,885

**TIF 21: Hohn Enterprises**



Established:	2015
Maturity Date:	2035
Approved in TIF:	\$320,000
Total Paid (P +I):	\$56,484
Base Value:	\$131,000
Current Value:	\$989,185
Current Increment (to date):	\$858,185

**TIF 23: Vantage Point**



Established:	2017
Maturity Date:	2035 (limited to 18 years)
Approved in TIF:	\$655,000 grant
Total Paid (Grant):	\$54,056
Base Value:	\$2,766,957
Current Value:	\$4,061,847
Current Increment (to date):	\$1,294,890

**TIF 24: Performance Pet**



Established:	2017
Maturity Date:	2035 (limited to 18 years)
Approved in TIF:	\$2,600,000
Total Paid (Grant):	\$24,029
Base Value:	\$564,240
Current Value:	\$1,702,960
Current Increment (to date):	\$1,138,720

**TIF 26: Western Building**



Established:	2021
Maturity Date:	2041
Approved in TIF:	\$1,200,000
Total Paid (Grant):	\$
Base Value (Certified by DOR)	\$0
Current Value:	\$
Current Increment (to date):	\$