



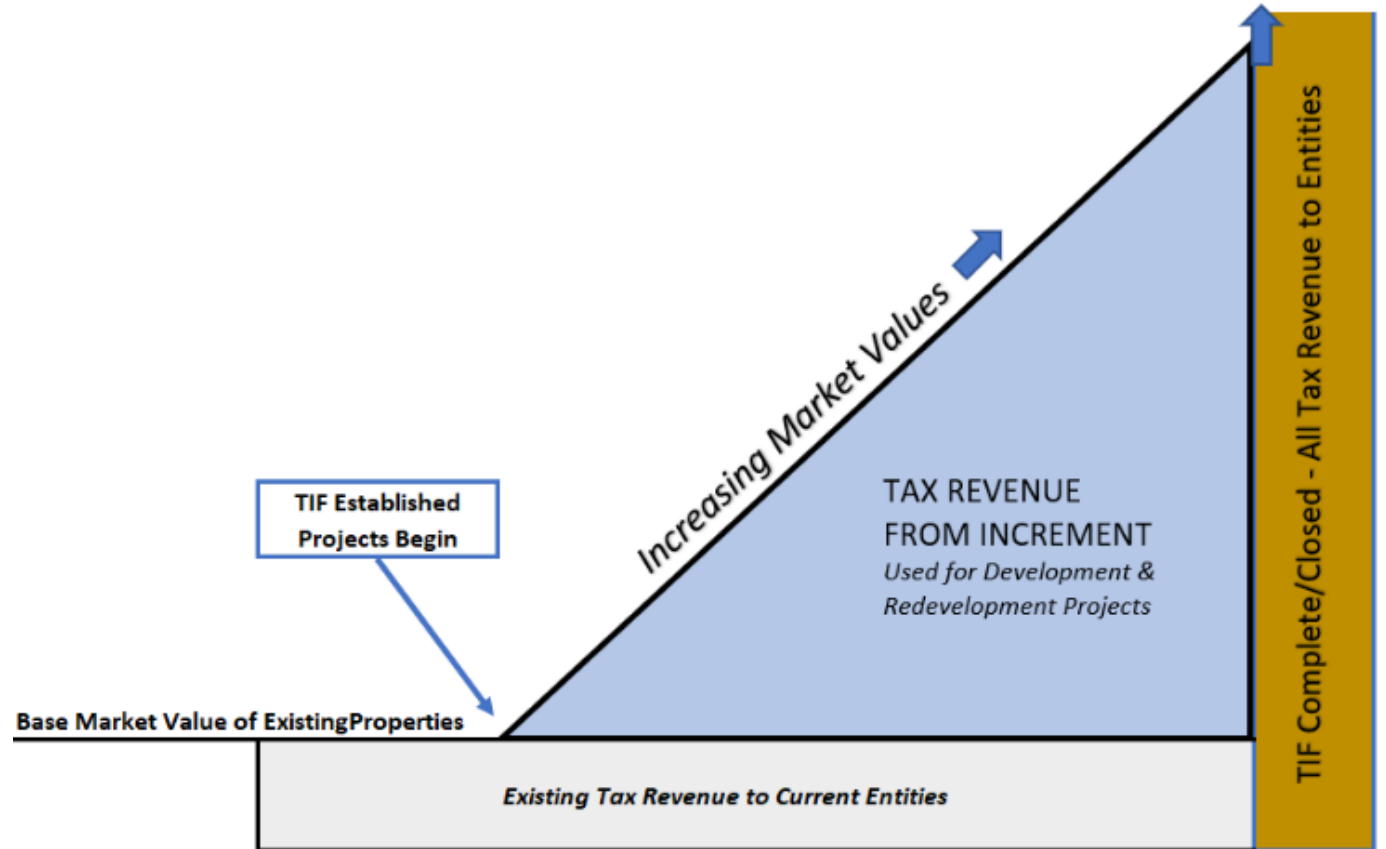
Tax Increment Financing Districts

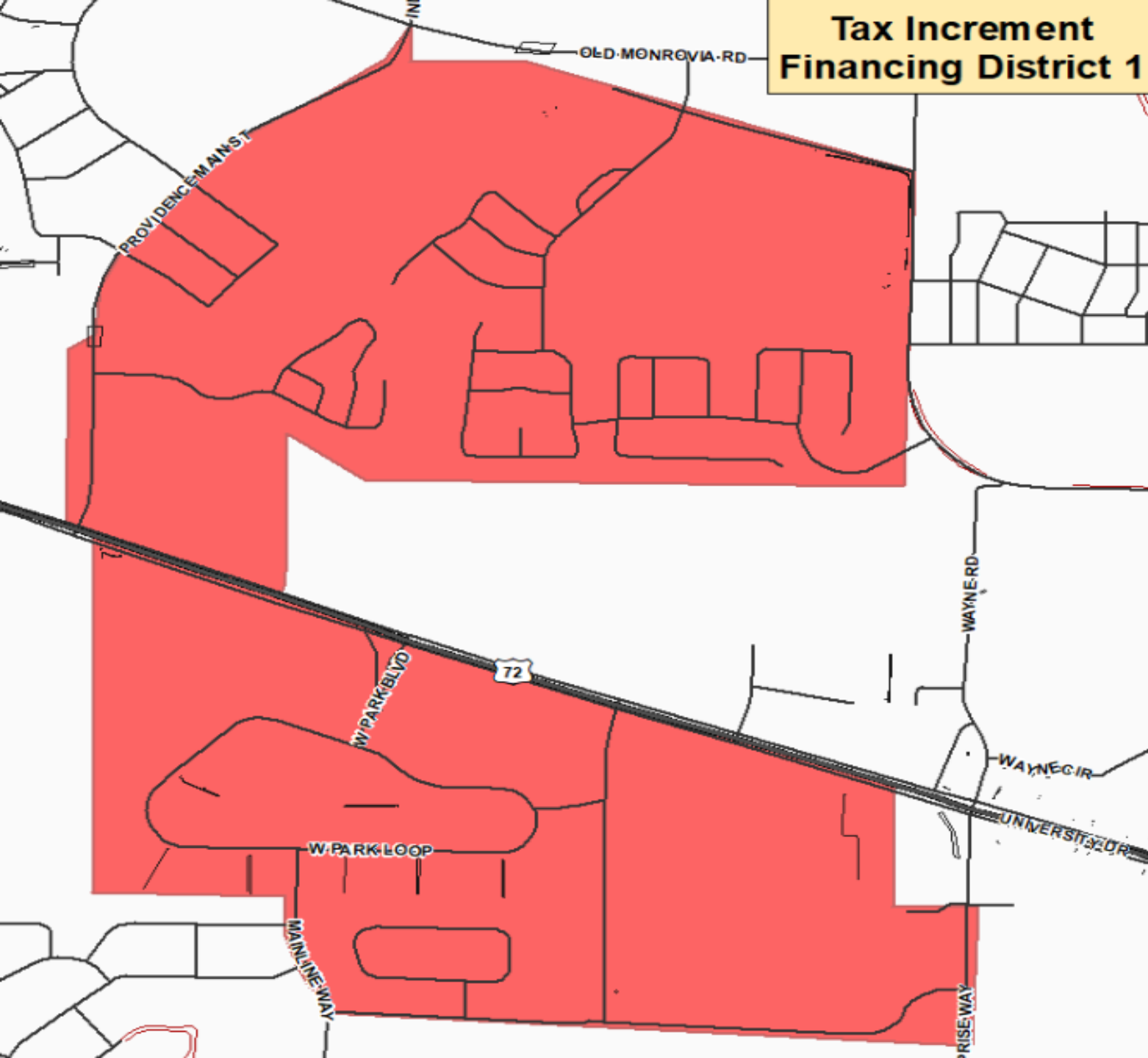
COUNCIL UPDATE - 6/23/22

CITY OF HUNTSVILLE AL

What is a TIF?

Tax increment financing (TIF) is an effective tool that allows municipalities to promote economic development by earmarking property tax revenue from increases in assessed values within a designated TIF district.





CLOSED

TIF 1 – Retail

GOAL – STIMULATE RETAIL
DEVELOPMENT IN THE WEST.

TIF 1 - Retail

Closed in 2006, TIF 1 ended three years ahead of schedule.

Snapshot

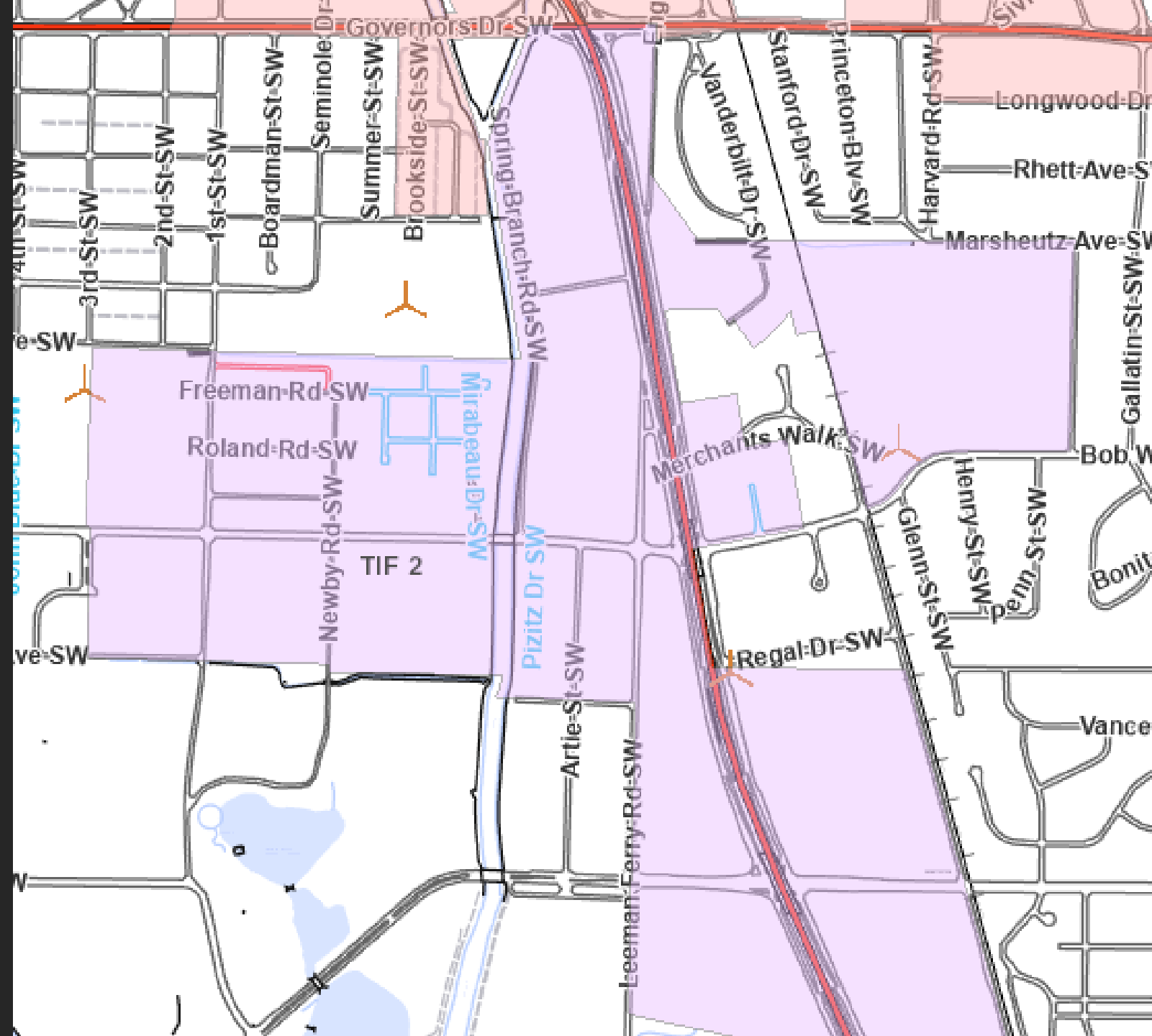
Start Date	May 2000
Required ending year	2030
Ending year	2006
Total costs allowed	\$ 3,000,000
Projects	
McMurtrie Road improvements	1,769,818
US Highway 72 widening	494,457
Total financed	\$ 2,264,276

Accomplishments

McMurtrie Drive completed
600,000 Square foot Westside Center developed on long-vacant land
TIF1 phase of Highway 72 widening is complete
New retailers brought to Huntsville

TIF 2 – Schools/Retail

GOAL – BUILD A NEW HUNTSVILLE
HIGH SCHOOL AND STIMULATE
RETAIL DEVELOPMENT IN THE
CENTRAL PART OF THE CITY.



TIF 2 – Schools/Retail

TIF2 - Actual Collections

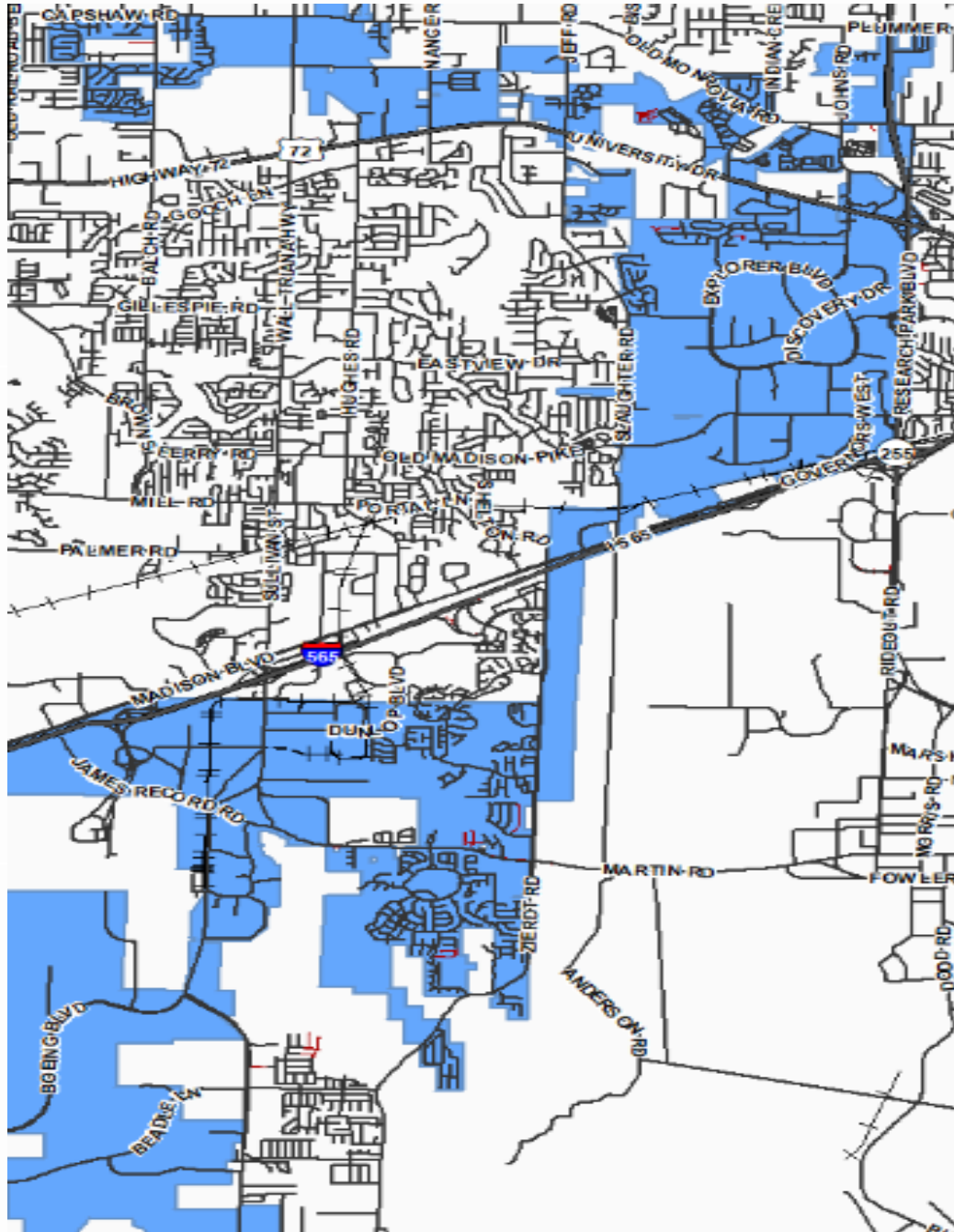


Snapshot

Start Date	August 2000
Required ending year	2030
Ending year (forecasted)	2026
Total costs allowed	\$ 15,500,000
Projects	
Huntsville High School	10,000,000
Parkway Place Parking Garage	5,500,000
Total financed	\$ 15,500,000

Accomplishments

- New Huntsville High School complete
- Public Parking Garage complete
- New retailers brought to Huntsville
- Specialty stores brought to surrounding district



CLOSED

TIF 3 – Schools

GOAL – BUILD NEW
SCHOOLS IN WEST
HUNTSVILLE.

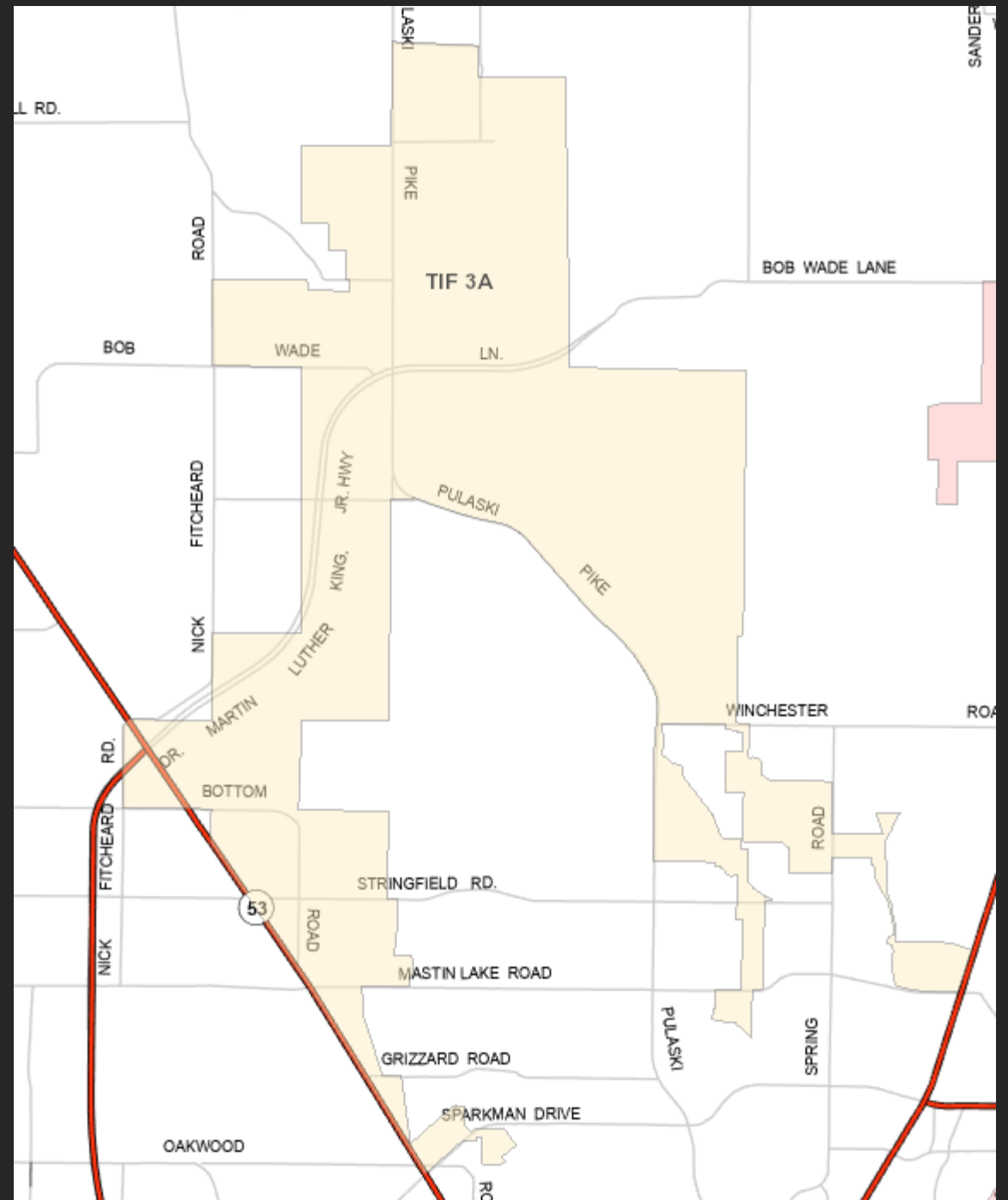
TIF 3 – Schools

Closed in 2012, TIF 3 ended eleven years ahead of schedule.

Snapshot	
Start Date	September 2000
Required ending year	2030
Ending year	2012
Total costs allowed	\$ 39,940,000
Projects	
City Schools	30,000,000
Road Improvements	9,490,000
Total financed	\$ 39,490,000
Accomplishments	
Providence Elementary School	
Columbia High School	
Farrow Road and Old Monrovia Road Improvements	

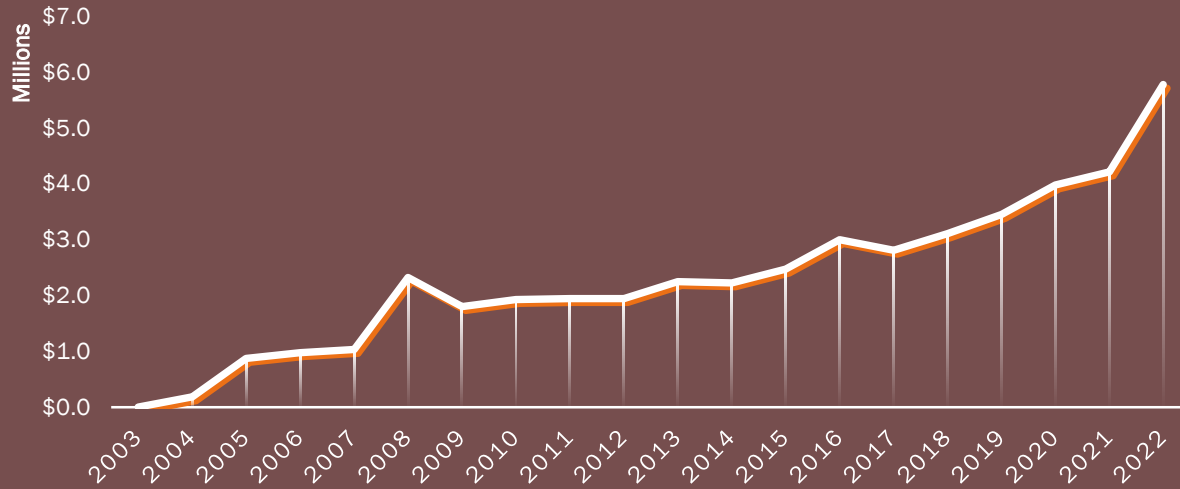
TIF 3A – Schools

GOAL – IMPROVE EIGHT NORTHWEST CITY SCHOOLS AND STIMULATE INDUSTRIAL DEVELOPMENT.



TIF 3A – Schools/Industry

TIF 3A ACTUAL COLLECTIONS

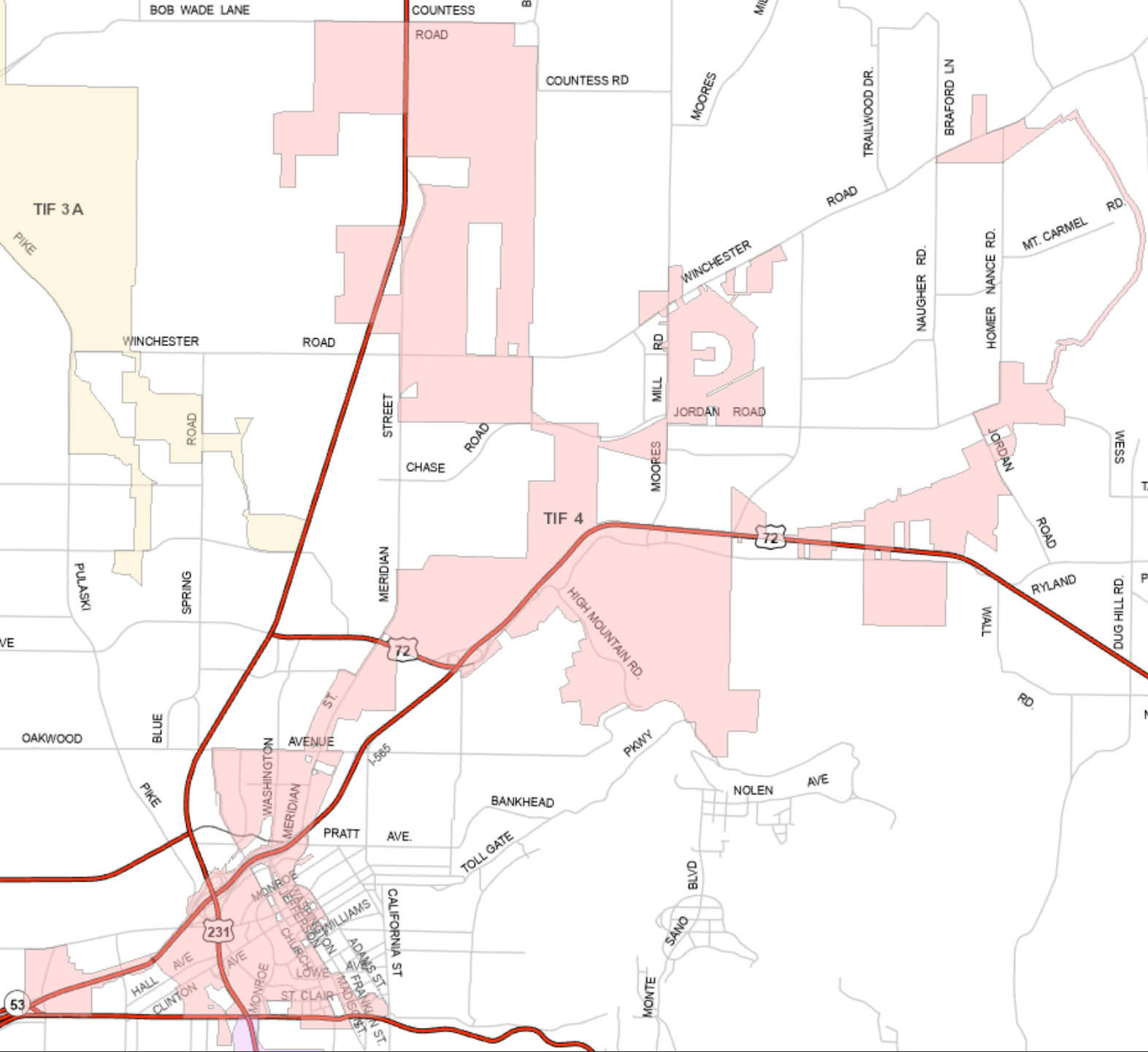


Snapshot

Start Date	May 2001
Required ending year	2031
Ending year (forecasted)	2023
Total costs allowed	\$ 42,000,000
Projects	
City Schools	12,000,000
Industrial Park	13,193,056
Other	470,000
Total financed	\$ 25,663,056

Accomplishments

\$12M Improvements to NW City Schools
Road Improvements - Northern Bypass
New Industrial Park established
Toyota Manufacturing Plant Investment secured
Wade Mountain Preserve expanded



TIF 4 – Downtown & Schools

GOAL – REVITALIZE
DOWNTOWN HUNTSVILLE.

TIF 4 – Downtown

Snapshot

Start Date	September 2006
Required ending year	2036
Ending year (forecasted)	2028

Total costs allowed	\$ 35,350,000
---------------------	---------------

Projects

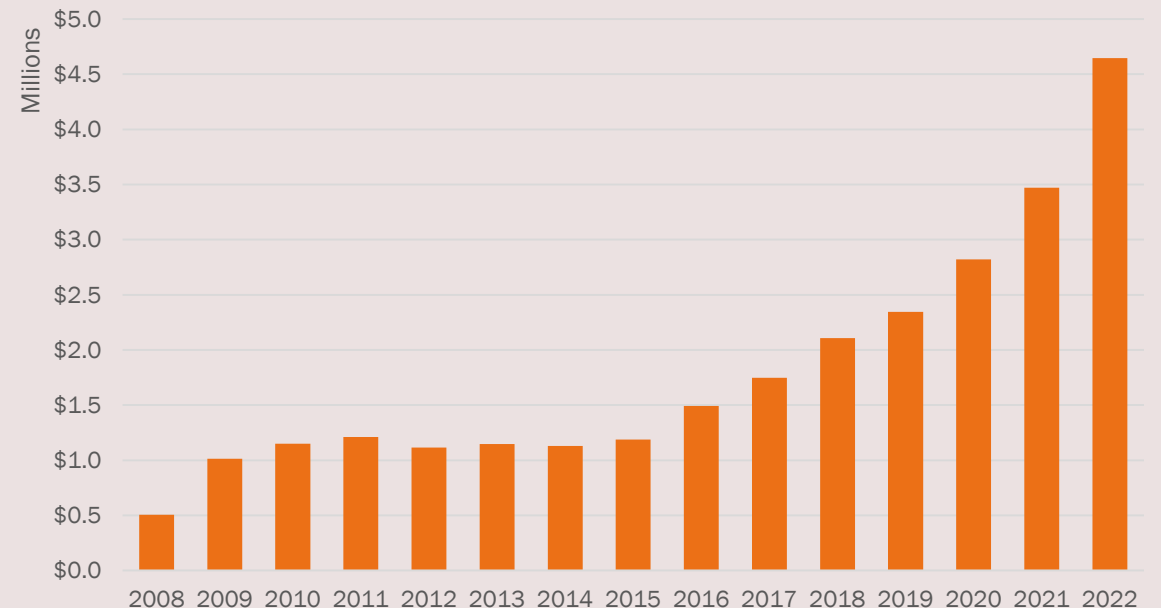
City Schools	13,000,000
Culture and Tourism	6,000,000
Public Safety	4,000,000
Roads/Other	7,000,000

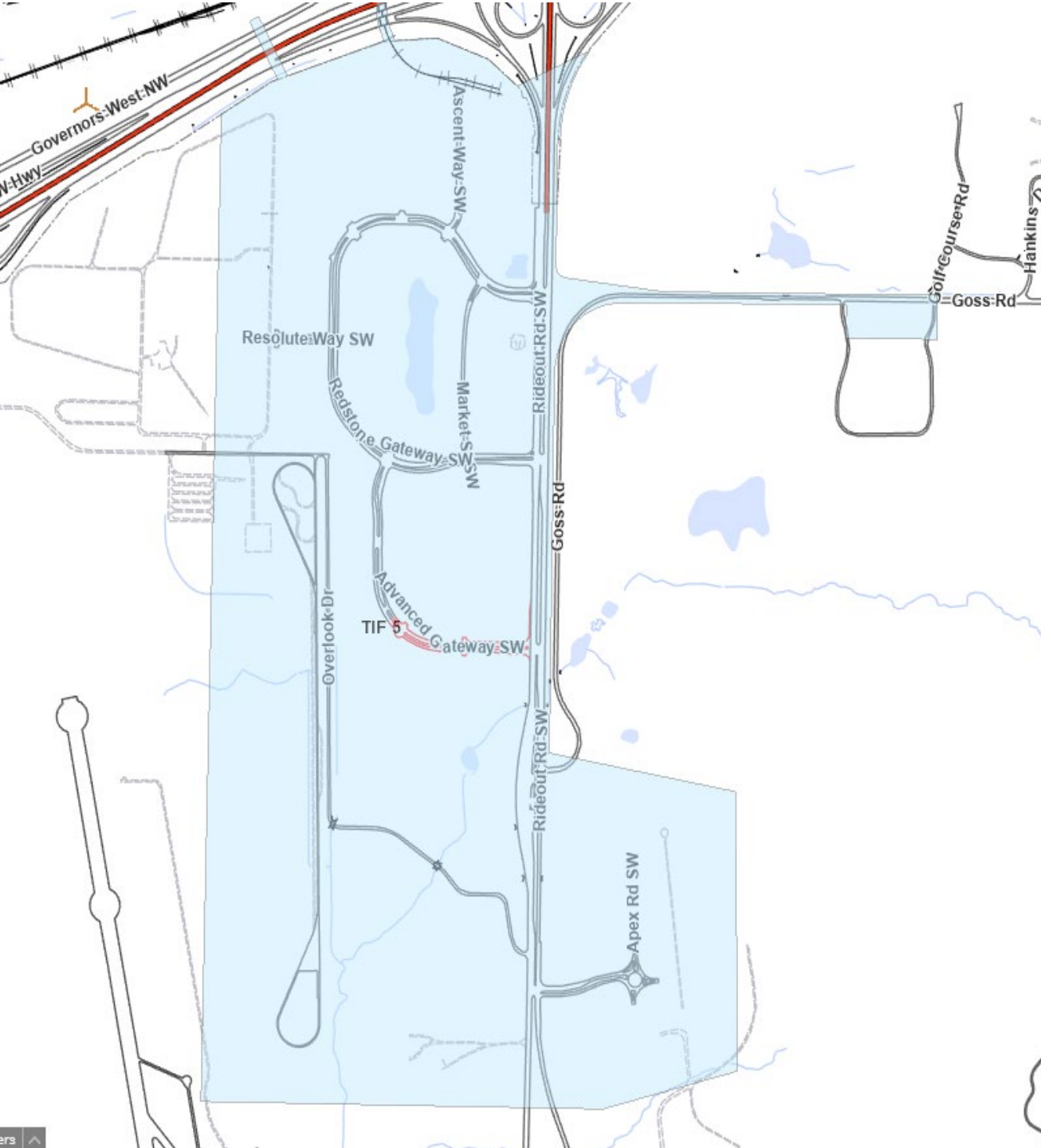
Total financed	\$ 30,000,000
----------------	---------------

Accomplishments

\$13M Improvements to Lee and Butler High Schools
Build/Expand Public Facilities including:
Art Museum, Von Braun Center,
Dwtm Public Safety Precinct and Court House
Harris Hills Boulevard

TIF 4 Actual Collections





TIF 5 – Office Space/Redstone Gateway

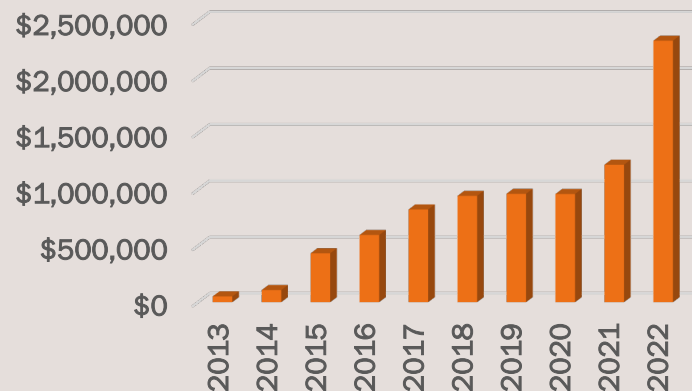
GOAL – PROVIDE INFRASTRUCTURE IN SUPPORT OF THE U.S. ARMY AT REDSTONE ARSENAL.

TIF 5 – Office Park Redstone Gateway

Snapshot

Start Date	May 2010
Required ending year	2045
Ending year (forecasted)	2045
Total costs allowed	\$ 76,000,000
Projects	
Infrastructure	\$ 73,700,000

TIF5 - Actual Collections



In 2010, the City established TIF 5, partnering with a national office park developer to create the Redstone Gateway Park, a \$1 billion office park located on four hundred acres of EUL property, which will support Redstone initiatives for many years to come, and compliment the diverse activities occurring across the street at Cummings Research Park West. The City will construct infrastructure and related assets over fifteen years to support the twenty-year build-out of the development.

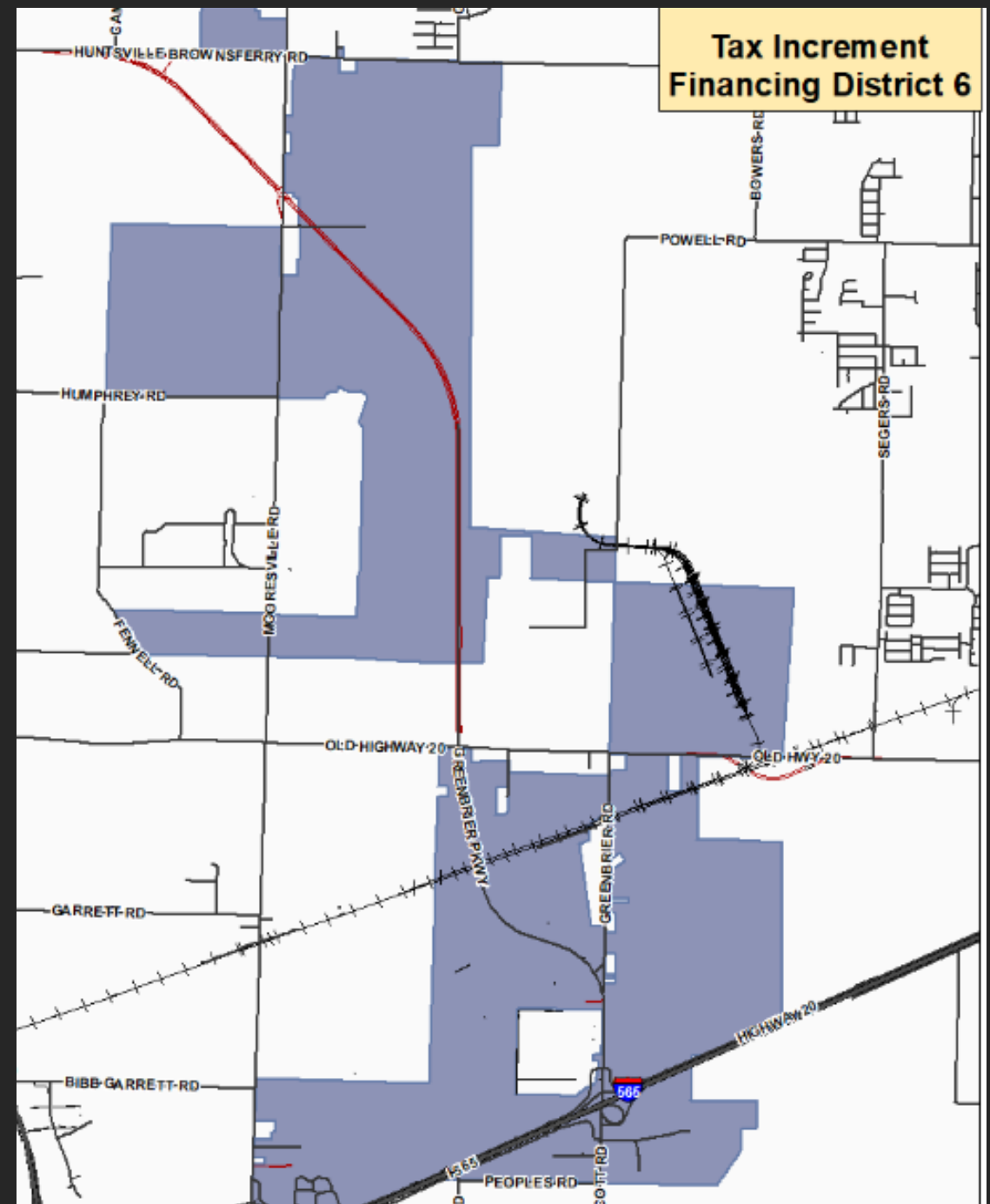
TIF 5 will collect property taxes on the development over thirty-five years to repay the City's investment. The private developer is financing the City's infrastructure costs, essentially eliminating the City's financial risk related to the development. The City will only finance the costs with traditional debt when the developer's property investments are completed and tax collections are sufficient to pay the debt service costs.

Fiscal Year 2022 - Actual

Collected Property Tax:	\$ 2,321,532
FY22 Debt Payment	\$ 697,527
Balance of Debt Payments	\$ 17,518,312

TIF 6 – I-565 Greenbrier Exit

GOAL – INFRASTRUCTURE –
WESTERN GROWTH CORRIDOR.



Snapshot

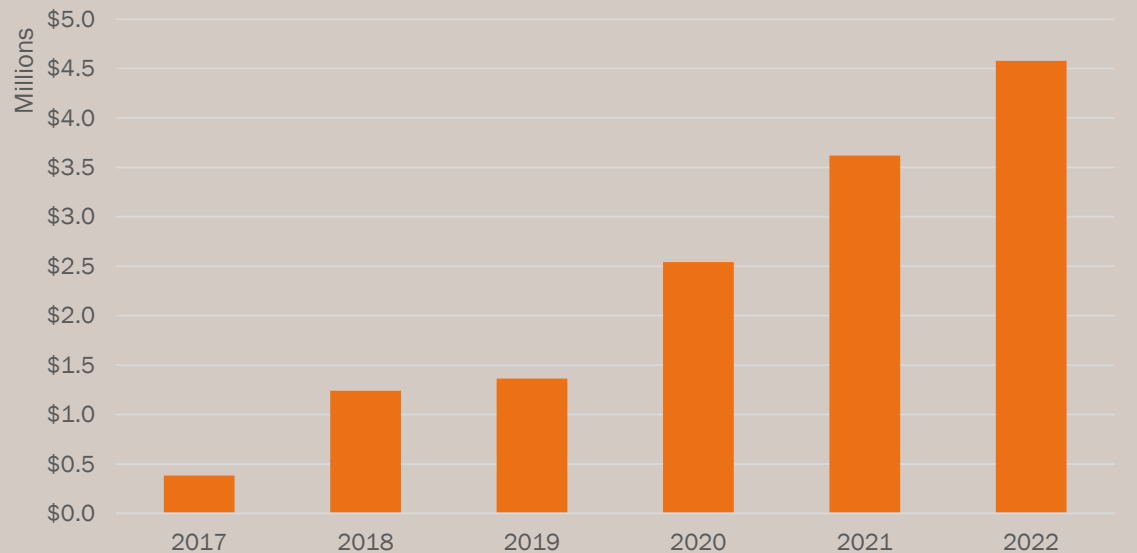
Start Date	June 2015
Required ending year	2045
Ending year (forecasted)	2032
Total costs allowed	\$ 15,000,000
Projects	
Infrastructure (to-date)	7,423,611
Total financed	\$ 7,423,611

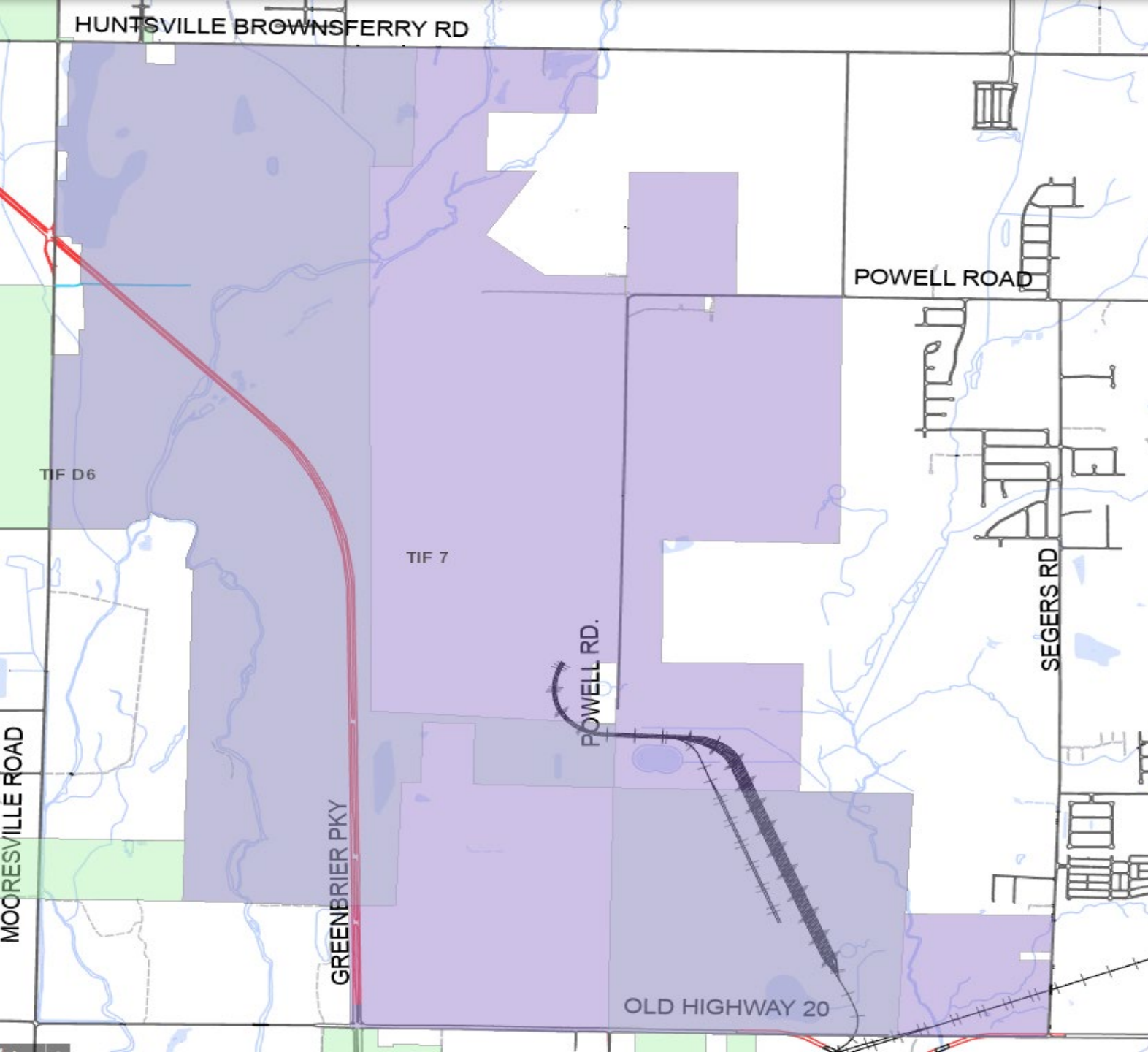
Accomplishments

Improvements to Greenbrier Road
Chase Farm Access Road
Sewer Improvements
Polaris Plant established
Other Industry in District:
GE Aviation, Neely Cable Company, Warrior Manftg,
Vuteq USA, Bocar Industries, Carter Logistics, Averett Trn

TIF 6 – Economic Development Western Corridor

TIF6 - Actual Collections

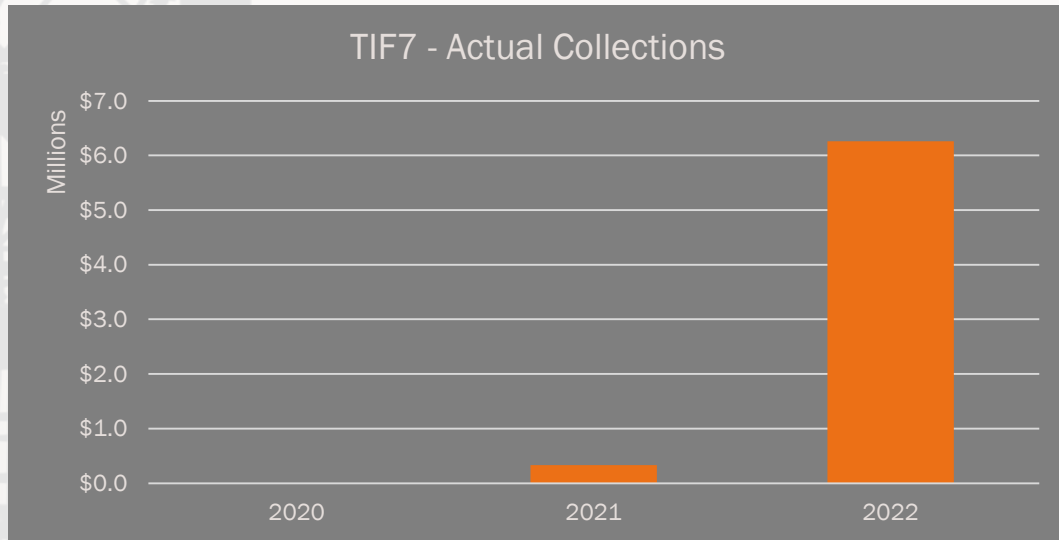




TIF 7 – Mazda Toyota

GOAL – INDUSTRIAL
RECRUITMENT – WESTERN
GROWTH CORRIDOR.

TIF 7 – Economic Development/ Mazda Toyota




Snapshot

Start Date	March 2017
Required ending year	2047
Ending year (forecasted)	2047
Total costs allowed	\$ 153,000,000
Projects (to-date)	
Land and Improvements	69,863,532
Greenbrier Parkway	21,618,856
Old Highway 20	18,228,751
Total financed	\$ 109,711,139

Accomplishments

Improvements to Greenbrier Parkway
Old Highway 20 Improvements
Mazda Toyota Plant Opening
Seventeen other suppliers/projects

An aerial photograph showing a large, irregularly shaped area outlined in red. The area is mostly brown and tan, suggesting undeveloped land or agricultural fields. A green line, possibly a road or utility line, runs diagonally across the center. In the bottom left corner, there are some buildings and a road labeled 'GREENBRIER PARKWAY'. In the bottom right corner, there is a multi-lane highway labeled 'HIGHWAY 70'.




TIF
DISTRICT
BOUNDARY

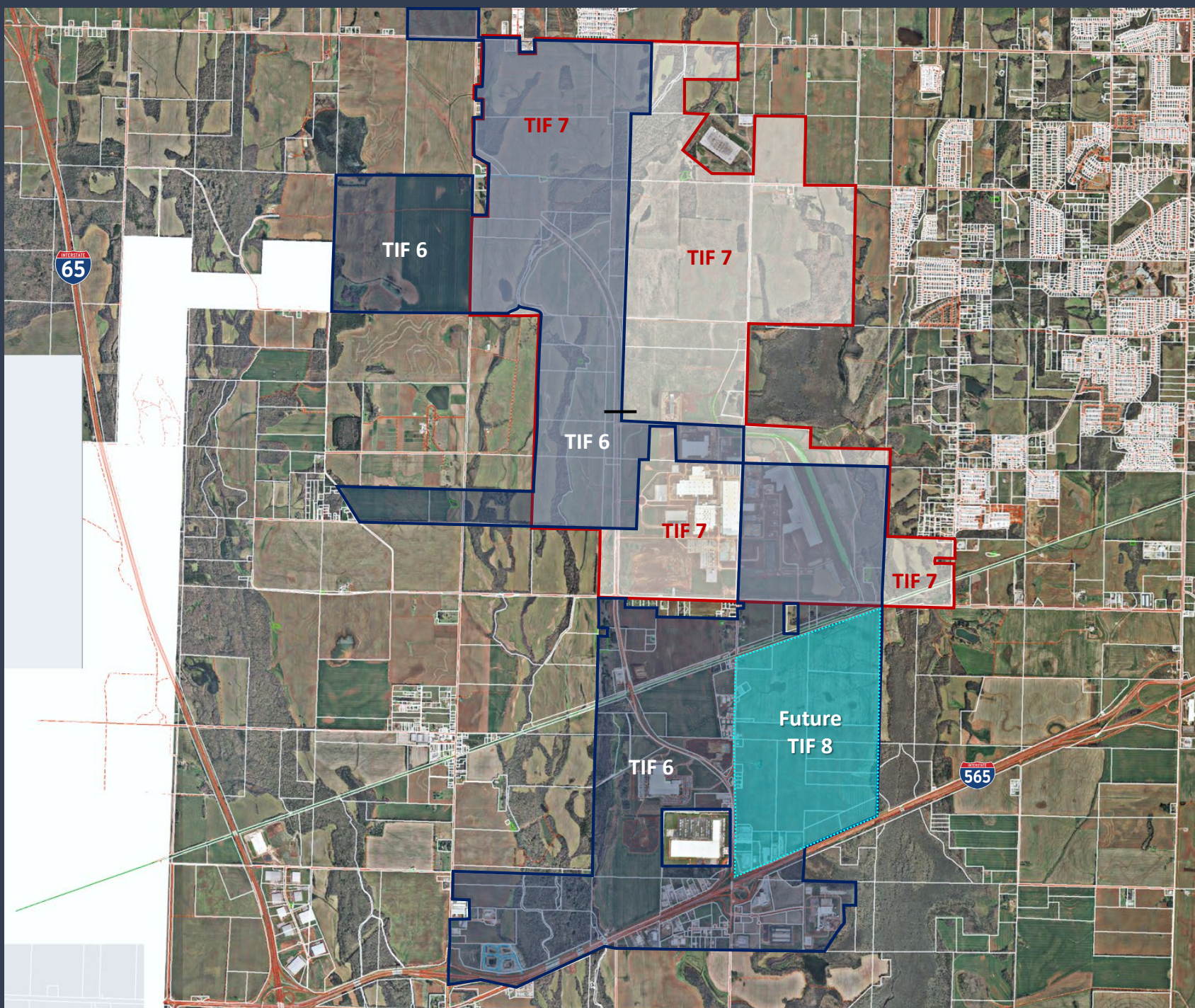
519.65 ACRES

NEW TIF 8 – Western Corridor

GOAL – INDUSTRIAL RECRUITMENT – WESTERN
GROWTH CORRIDOR.

Tax Increment Financing Districts
TIF 6 and TIF 7

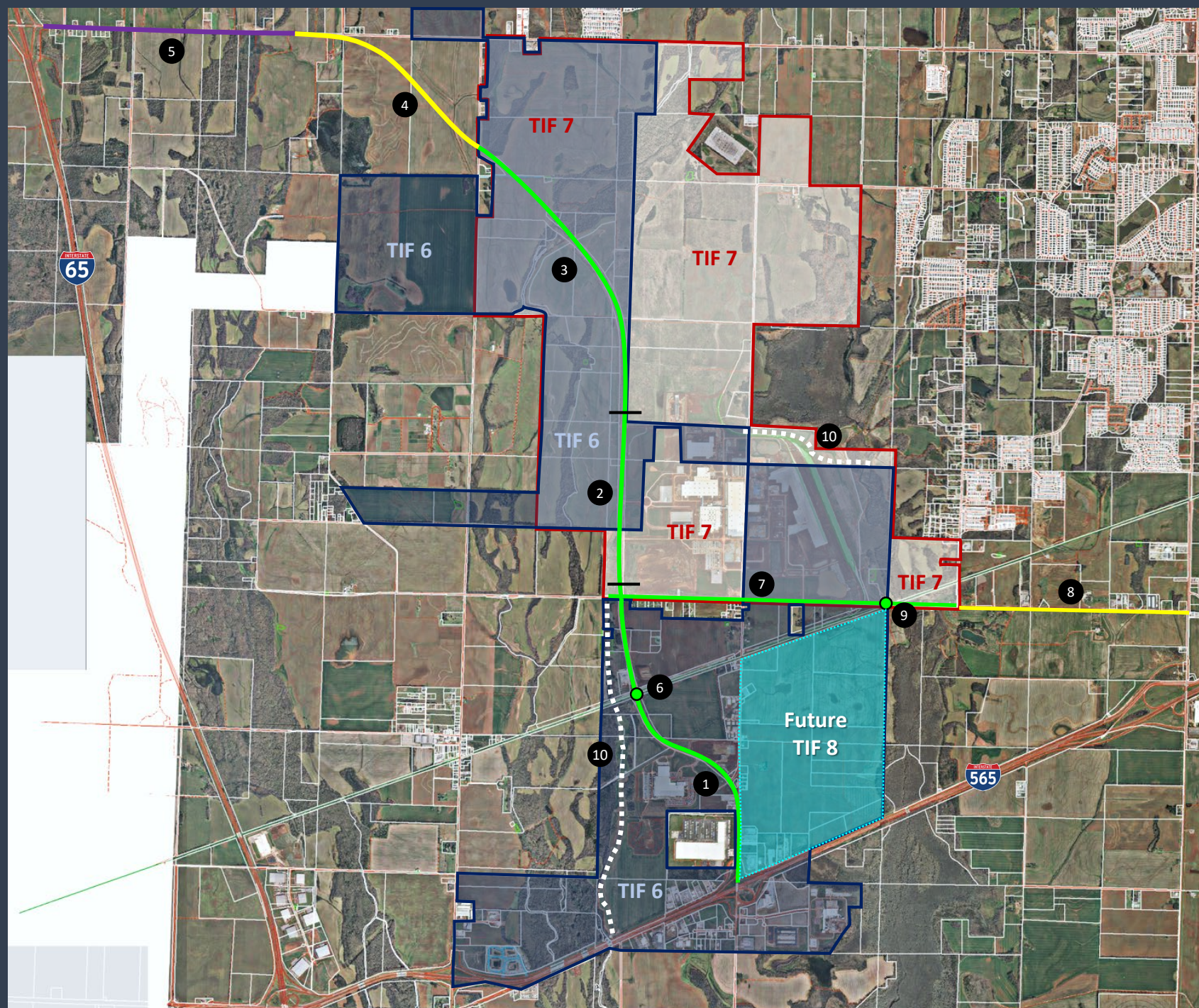
-  TIF 6 Boundary
-  TIF 7 Boundary
-  TIF 8 (Future)



Tax Increment Financing Districts TIF 6 and TIF 7

- TIF 6 Boundary
- TIF 7 Boundary

ID #	Description
1	Greenbrier Parkway PH II & III
2	Greenbrier Parkway PH IV
3	Greenbrier Parkway PH IV-B
4	Greenbrier Parkway PH V
5	Greenbrier Parkway PH VI
6	Greenbrier Parkway Grade Separation Bridge @ NFS RR
7	Old Hwy 20 Widening (Greenbrier Parkway to NFS RR)
8	Old Hwy 20 Widening (Segers Rd to Countyline Rd)
9	Old Hwy 20 Grade Separation Bridge @ NFS RR/J Track to Segers Road
10	Various Sanitary Sewer Extensions



QUESTIONS?



Penny L. Smith, CPA, CGFM, CGMA
Director of Finance
City of Huntsville, Alabama