LEADERS IN
INFRASTRUCTURE
FINANCE

FROM BLUEPRINT TO BOTTOM LINE
Project Imposed Revenue:

- Special Districts (Metropolitan Districts, BIDs, GIDs, etc.)
  - Property tax
  - New Assessment Lien powers with SID formation
  - Covenant created revenue – PIF on sale and/or lodging
  - Parking revenue
Public Finance Tools for Real Estate Development

Tax Increment Revenue:

- Property tax increment through URA – 25 year max
- City Sales/Lodging/Use tax increment through URA or credit PIF
- State Sales tax through RTA
Key Questions

• What are the municipality’s goals for the project?
• What are the municipality’s policies regarding District’s and/or TIF?
• Does the project have a public infrastructure component?
  • If not, TIF is more likely to be relevant than District revenue
• For TIF, a “but for” analysis may be required.
• Will the project tolerate additional property and/or sales taxes?
• TOD challenges:
  • Less retail focus means less sales tax revs
  • Parking – shared garage? Pay to park?
  • Maintenance of enhanced Parking/Plazas/Landscaping