Montpelier Tax Increment Financing (TIF) District

Creating the District

The ‘Why?’
Where We’ve Been

Where Could We Go?
Where Could We Go?

A Success Story – Before & After
A Success Story – Before & After

TIF 101

- Municipal Bond
- Creation of Incremental Property Taxes
- Build Infrastructure
- Private Sector Development
St. Albans – By the Numbers

Original Projections
- $33M in public infrastructure financed by TIF
- $89.7M increment private investment

To Date (5 Years)
- $16M in TIF bonding for public infrastructure
- $43M increased private investment property value
Frequently Asked Question!
DOES HAVING A TIF DISTRICT RAISE MY TAXES?

Frequently Asked Question!
DOES HAVING A TIF DISTRICT TAKE TAXES AWAY FROM THE STATE EDUCATION FUND?
Montpelier’s TIF – By the Numbers

- $7.8 mil of new TIF-financed public infrastructure
- $66.5 mil of incremental new property value
- Incremental new tax revenue will pay for infrastructure over 20 years
Process

Opportunities for Input

https://www.montpelier-vt.org/978/TIF-Montpelier