

Tax Increment Districts (TID)

Industrial Development – created 1975

- At least 50% of area must be zoned industrial.
- Maximum life of district = 20 years + 3 year extension.
- Expenditure period = 15 years.

Blight Elimination - created 1975

- At least 50% of area must be blighted.
- Maximum life of district = 27 years + 3 year extension.
- Expenditure period = 22 years.

Rehabilitation or Conservation - created 1975

- At least 50% of area must be suitable for rehabilitation.
- Maximum life of district = 27 years + 3 year extension.
- Expenditure period = 22 years.

Mixed-Use Development - created 2004

- Contains a combination of industrial, commercial, or residential uses.
- No more than 35% can be for newly platted residential.
- Maximum life of district = 20 years + 3 year extension available.
- Expenditure period = 15 years.

Environmental Remediation - created 2017

- Requires a DNR approved remediation plan.
- Maximum life of district = 23 years.
- Expenditure period = 15 years.

Town TIDs - created 2005

- Act 231: Tourism, Agriculture & Forestry TIDs - created 2004.
- Act 13: Towns with Cooperative Boundary Agreements.
- Act 193: Provides certain towns full TIF authority with minimum population & valuation requirements, plus sewer service agreement.



TIDs can be amended for the following purposes:

For amendments, only a class 1, one notice for public hearing required and no waiting period on municipal resolution after plan commission approved resolution.

- Amend the Project Plan to add additional projects within the TID and within one-half mile radius.
- Amend the Boundary up to four times. Can also subtract territory from a TID.
- Amend Project Plans to transfer funds between TIDs.
- Adopt resolution to extend TIDs one additional year to fund "affordable housing" projects.
- Amend Project Plans to extend up to three years for "Tech College Extension".

Creation of TID due on or before October 31 or December 31, if a Town TID.

Vierbicher has secured over \$100 million in grant funding and created/amended over 200 tax increment districts. For additional information regarding public funding programs, please contact:

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