

Franklin Tax Increment District # 4

South 27th Street – Between Ryan Road and South County
Line Road

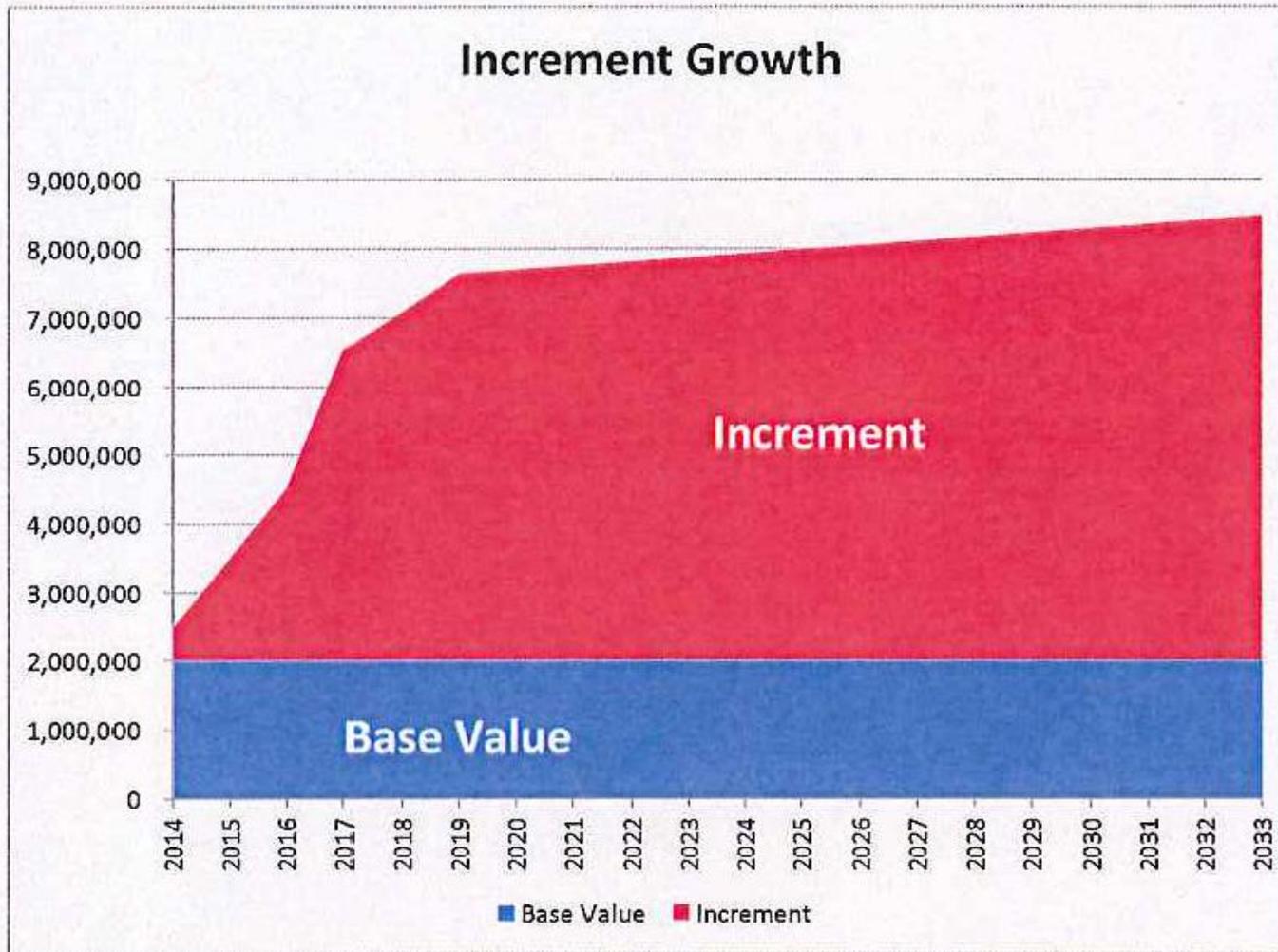
How Do Tax Increment Districts Work

- But For Test
- Primary Tool State Law Provides to
Cities for Development
- TID 4 has 20 year life – beginning 2005
- Tax Values when created were frozen,
continue to benefit all taxing authorities
- Tax on New Development – used to
pay for infrastructure enticing new
development



Boundary of TID area established by Community Base Value established and certified by DOR

How a TID Functions and Generates Revenue



Base value is "frozen"

Appreciation and new value sum to establish increment

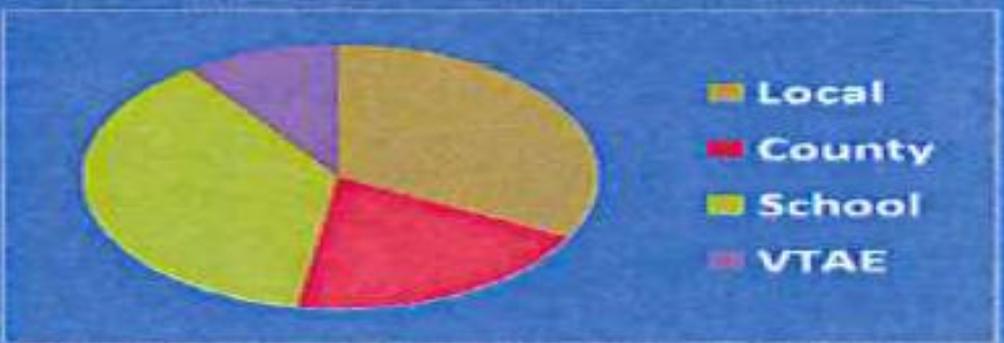
The TID receives taxes on the incremental equalized value (value that is greater than the base established by the DOR) at the combined rate of all taxing entities.

	Mill Rate
Local	6.50
County	4.00
School	7.50
VTAE	2.00
TID Rate	20.00



All taxing jurisdictions continue to receive their share of the tax levy on the equalized base value of the TID (certified by the DOR)

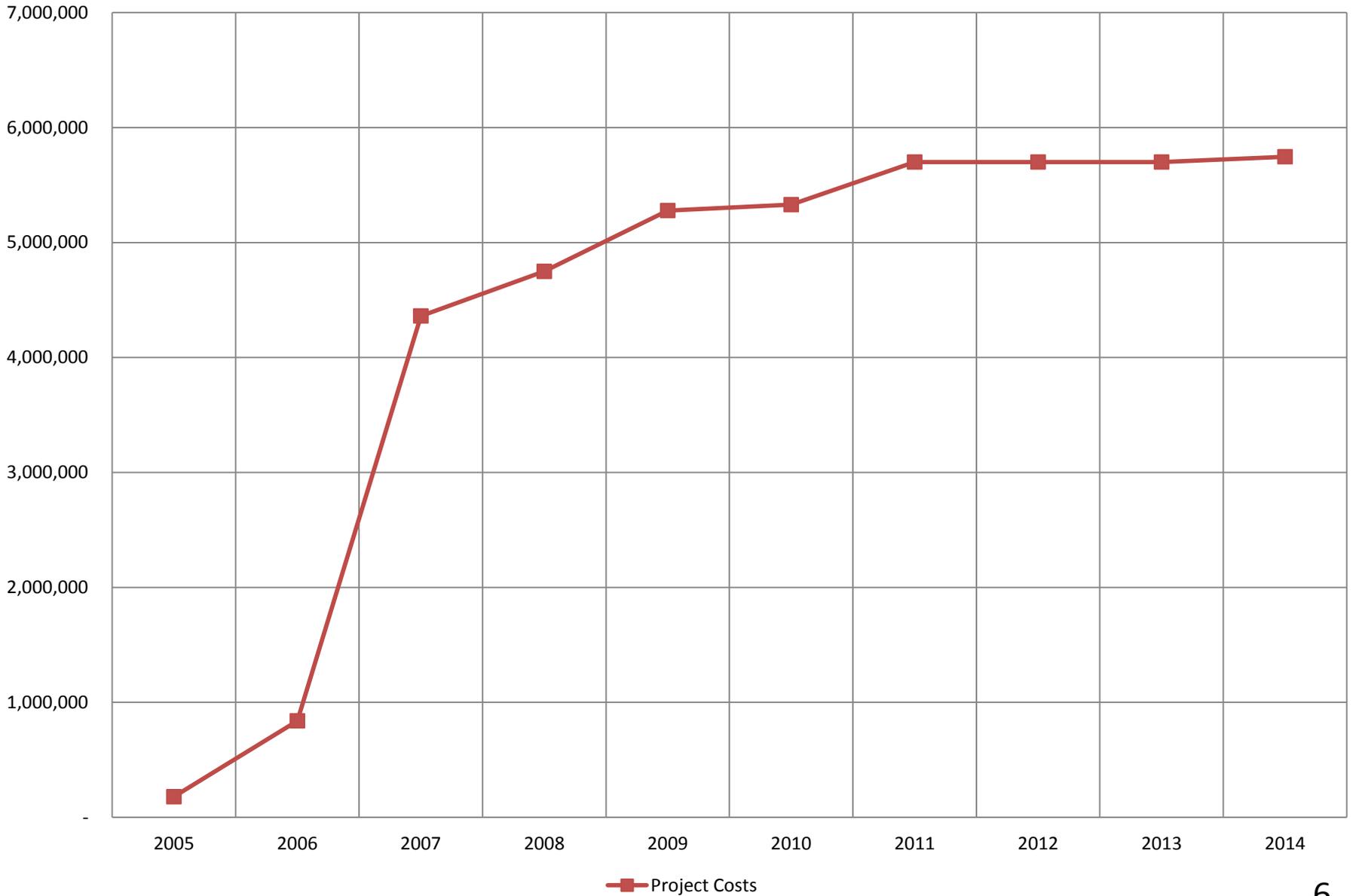
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Local	6.50
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School	7.50
VTAE	2.00
Total	20.00



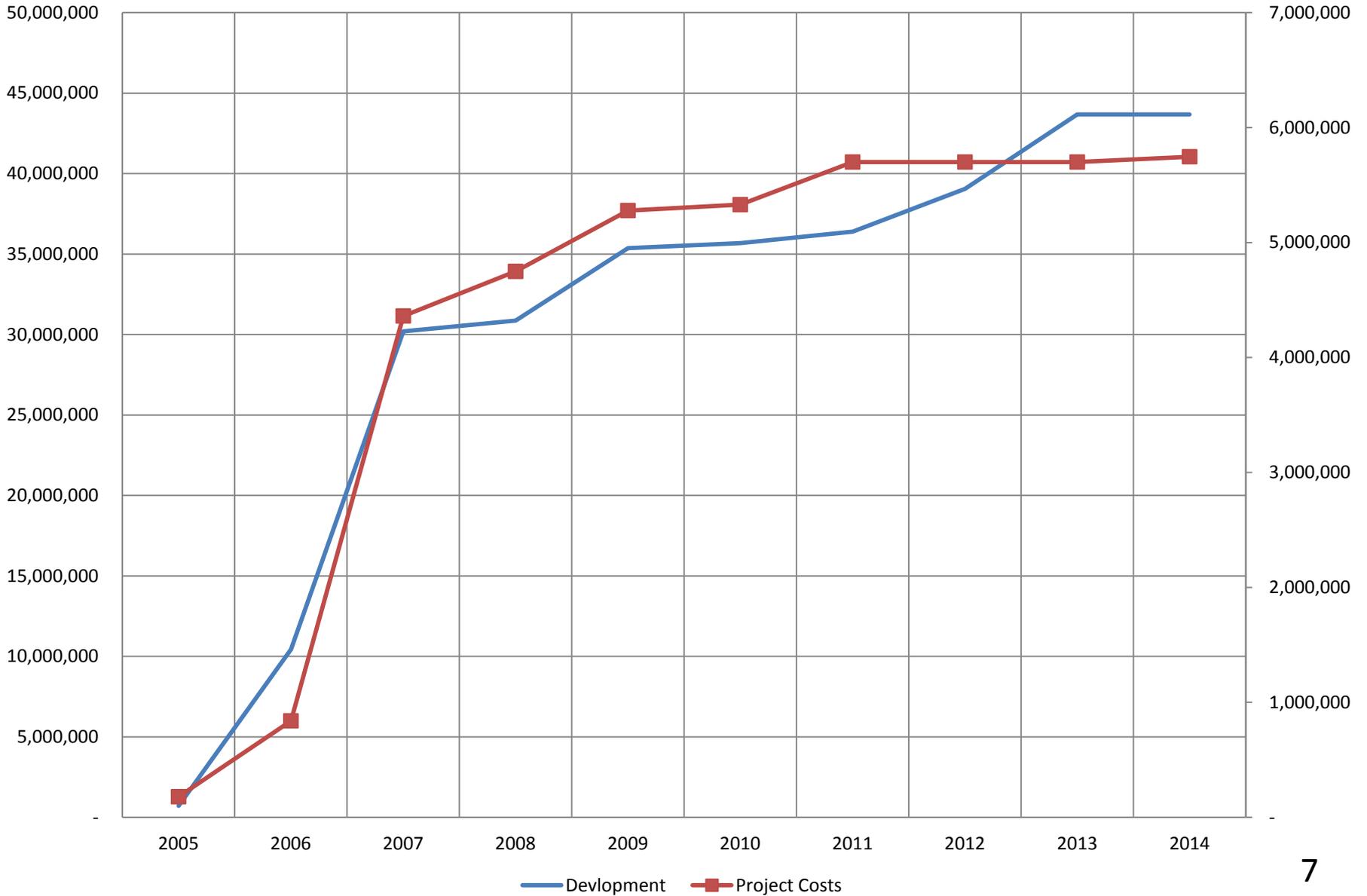
TID 4 History

- Created in 2005 – Unanimous Vote by Common Council & Joint Review Board
- Base value of \$19.8 million
- Phase I project costs were \$5.7 million
- Increment thru 2014 has been \$43.6 million
- In 2016 project costs will have been retired

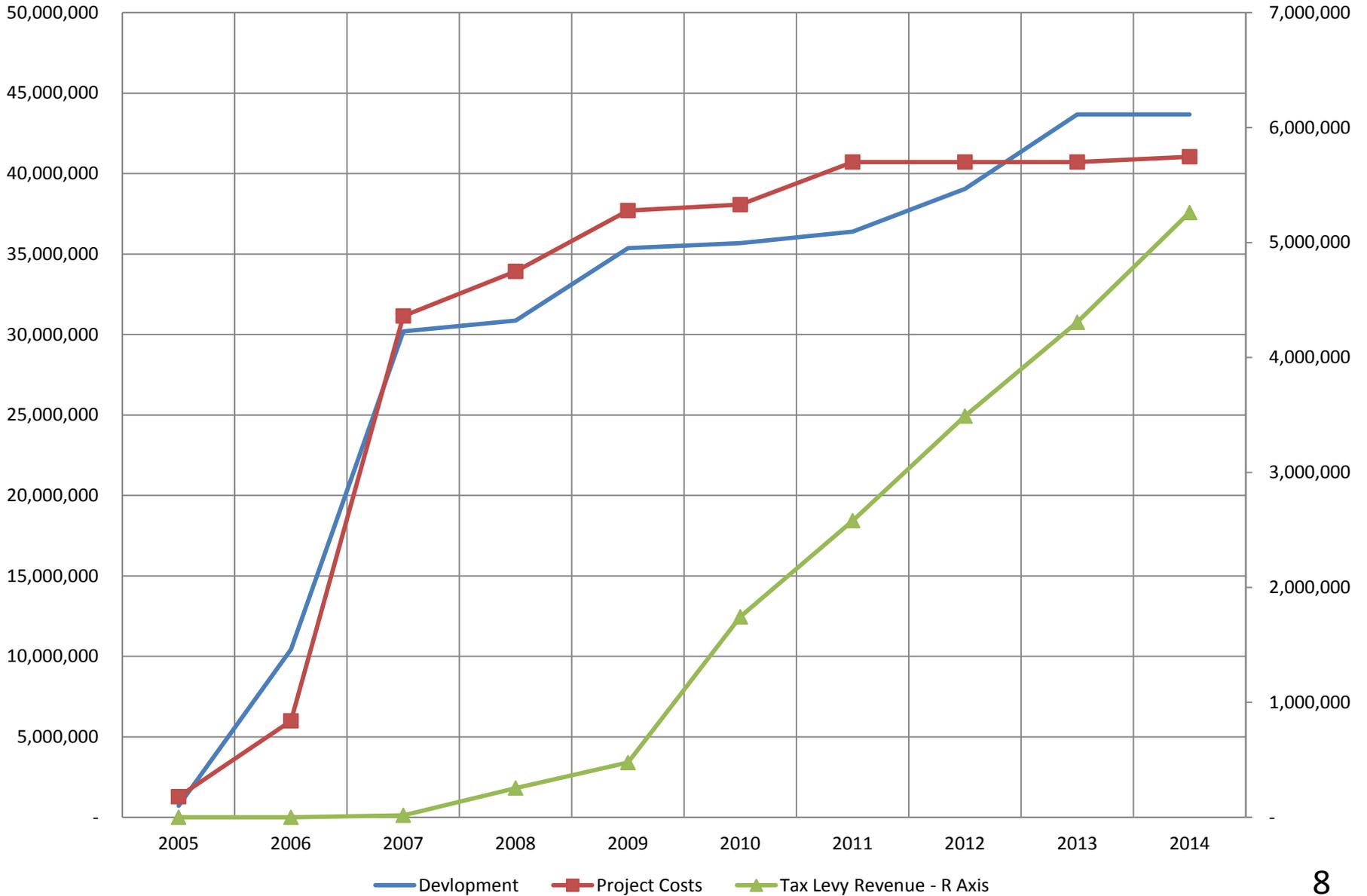
TID 4 - First Phase



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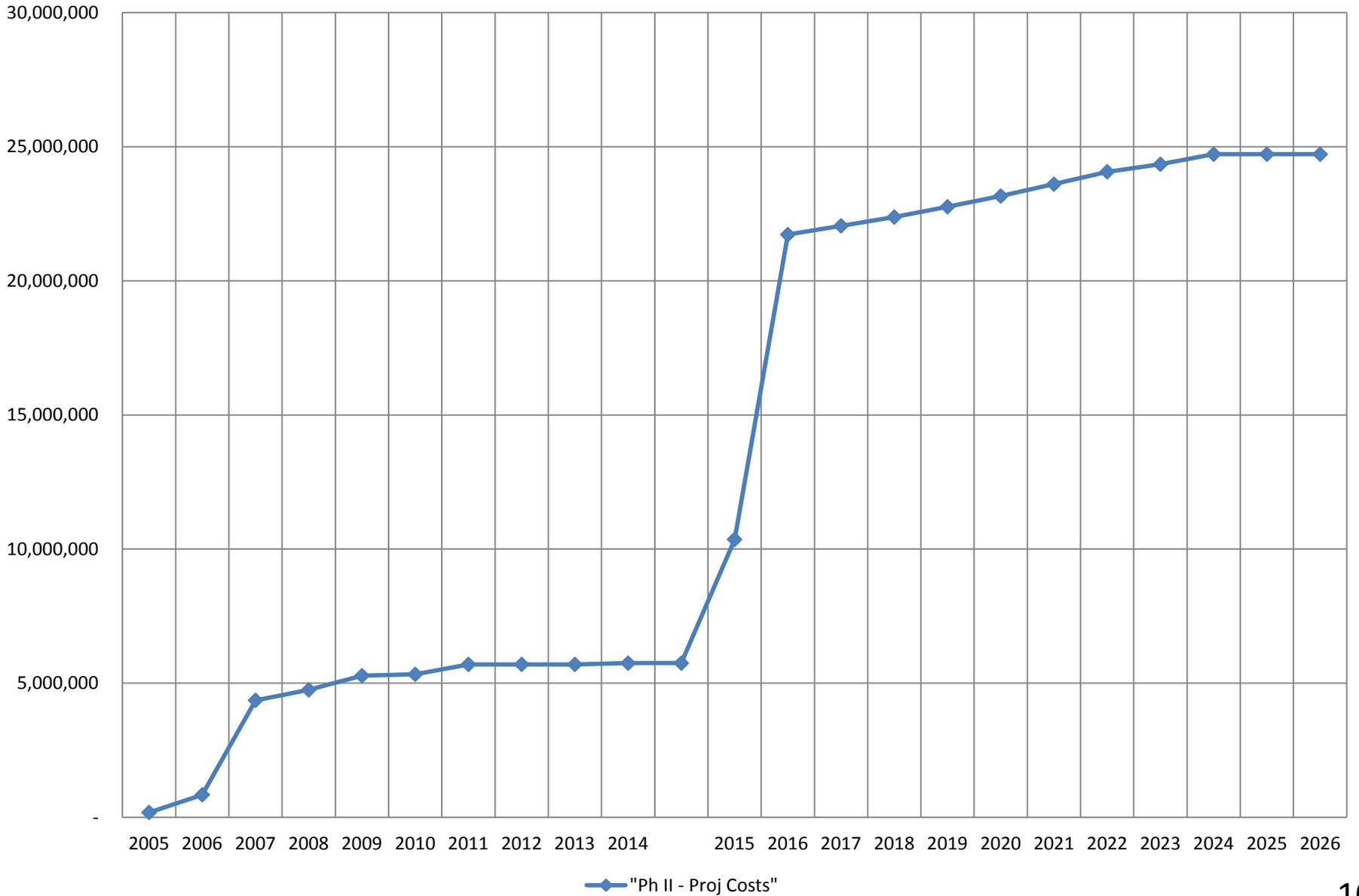
TID 4 - First Phase



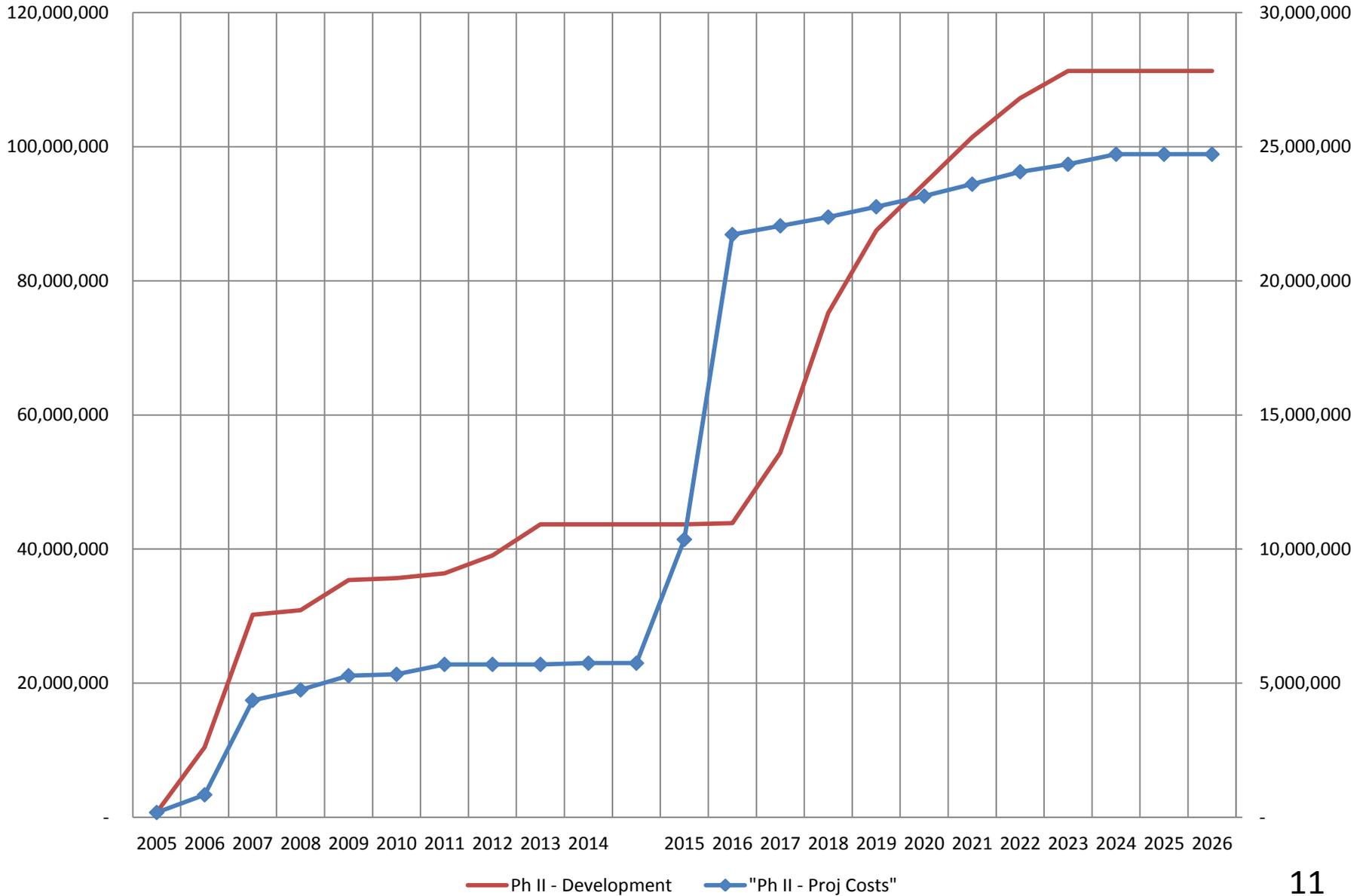
What's Next

- Phase II – Expand the Business Park
 - Acquire 102.5 acres of land - \$4.6 million
 - Infrastructure costs - \$18.975 million
 - General Obligation bonds to finance - \$16.02 million
 - Anticipated New Development - \$68.1 million
 - Medical Building - \$15 million
 - Independent development - \$12.5 million
 - Developer/Partner led development- \$40.6 million

TID 4 - Phase II



TID 4 - Phase II



TID 4 - Phase II

