



FINANCE YOUR FUTURE

LET CMSC SHOW YOU HOW
YOU CAN CREATE A TIF DISTRICT
TO SUPPORT INVESTMENT IN
YOUR COMMUNITY

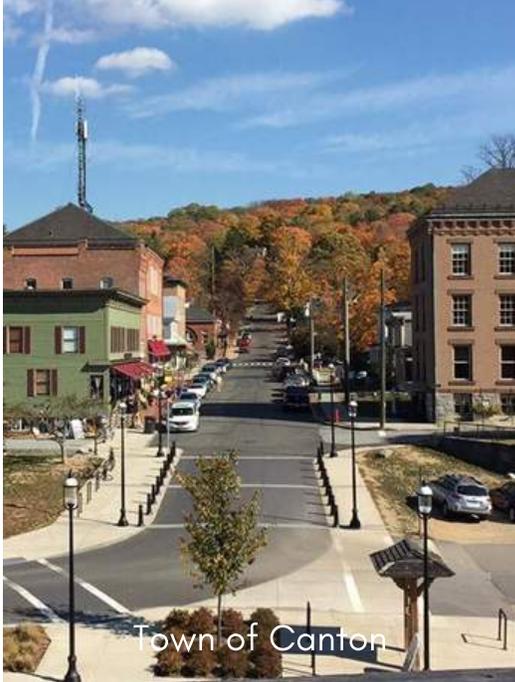
As a leader in bringing Tax Increment Financing to Connecticut, we know what it takes to make it work.

From holding educational workshops to spearheading a coalition that led to the current legislation, to helping communities across Connecticut set up their own TIF Districts, we've been there every step of the way. Take advantage of our expertise and knowledge of CT communities to help your downtown!

Let us help build your tomorrow!

Call us today at 860-280-2023 or email us at patrick@ctmainstreet.org.

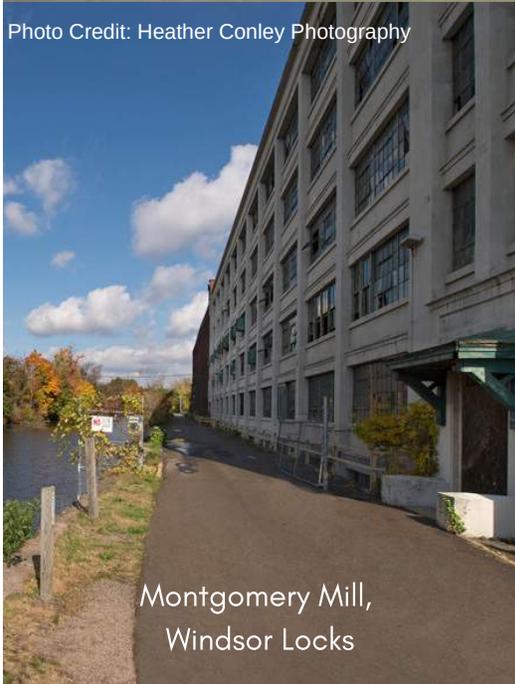




Town of Canton



Mariner's Way
Old Saybrook



Montgomery Mill,
Windsor Locks

What is TIF?

Tax Increment Financing, or "TIF", is a financing tool used to catalyze economic development. TIF is not a new tax. It uses anticipated future increases in property tax revenues to generate incremental tax revenues from a specific development project(s) across a designated district to help pay for current costs associated with development. These can be public and/or private costs.

TIF is a local economic development policy that is enabled and guided by state law, CT Chapter 105b. It does not require State approval and its structure and details are determined by the local legislative process.

What are the benefits of TIF?

- TIF is a very flexible tool to target investment in key locations in a community.
- TIF can be used in combination with state, federal and private foundation grant resources.
- TIF is also an effective tool to encourage private sector investment through Credit Enhancement Agreements (CEAs).

Towns we've helped

Enfield - CMSC helped Enfield develop a new TIF district focused on the Thompsonville and mall areas.

Old Saybrook - CMSC assisted Old Saybrook in developing the Mariner's Way TIF District, helping to draft the Master Plan and gather community input. The Town envisions a mixed-use area with bike & pedestrian amenities that will complement the Town's historic Main Street.

New Britain - To date, \$400,000 in TIF revenue has been recaptured for the City as a result of the TIF District CMSC helped the City establish.

Canton - CMSC helped the Town develop a preliminary TIF Master Plan for the historic Collins Company Factory complex, long a redevelopment priority for Canton.

Why choose CMSC?

- Leader in bringing TIF education & expertise to Connecticut.
- Experienced in TIF legislation & setting up TIF districts.
- 25 years as the State's leading resource for downtown revitalization.

What will CMSC do?

- Meet with town staff and gather background information.
- Draft a TIF District Master Plan for the identified area that includes each of the required elements per state statute, and includes findings from prior planning efforts, as well as feedback from key stakeholders.
- TIF 101 Sessions with the Economic Development Commission and local governing body.
- Presentation of the Master Plan to the Planning & Zoning Commission and at a public hearing.
- Presentation to the local legislative body seeking District and Plan Adoption.

Photo Credit: Heather Conley Photography