

# **TAX INCREMENT INCENTIVES TWIN FALLS URBAN RENEWAL AGENCY 2017**

The purpose of the Twin Falls Urban Renewal Agency (URA) investment is to encourage economic development and redevelopment in those taxing districts that fall within designated Urban Renewal areas. By making money available to help with public improvement requirements in these areas, we intend to encourage projects that will create employment and/or encourage downtown redevelopment, recreational or cultural opportunities without distracting from the stated goals of the Urban Renewal district and the Urban Renewal Agency.

## URA Goals

Encourage new private investment which will:

1. increase and expand business investment, development, and/or job creation
2. maximize City of Twin Falls property tax revenue which permits the City to continue to provide outstanding levels of service without creating an undue tax burden on property owners
3. maintain and improve upon the City of Twin Falls image

There are two distinct regions within the Urban Renewal district – 1) industrial or primary companies who sell products or services outside the region, and 2) our downtown and old town/warehouse district. By state law tax increment funds can only be used in the Urban Renewal District.

At this time the URA has determined that the best use of its tax increment funding is to encourage the growth of industrial/primary companies and downtown/old town redevelopment.

Depending on the size and complexity of the project, the URA may be able to grant outright funds to offset some of the public costs of redevelopment. Other projects may require the URA to borrow or bond the funds which would then be payable through the increased value of the property leading to increased property taxes. This is tax increment financing.

The URA ability to fund or finance projects will be limited by Idaho statute as well as the current assessed valuation of the Urban Renewal District and the URA budget. Other criteria used to assess projects will be the desirability of the project in furthering the development of the area, the precedent it may set for future requests, the economic viability of the project, aesthetics, requirements of the city and planning and zoning, and other considerations pertinent to the goals of URA.

## **Business Development**

- Tax Increment funds can be used for public improvements, i.e. curb and gutter, sidewalk, parking, landscaping, street lighting, public infrastructure, and as allowed by Idaho Code, Tax increment funds can also be used to purchase property and allow for some site improvements.
- The amount of funding awarded to the project is typically up to 10% of the new property taxable valuation of the project or the actual expenses incurred for the infrastructure improvements.
- This grant is generally reimbursable and funds would be reimbursed after expenditures have been approved and made.

- Issuance of an occupancy permit and other permits as required by Planning & Zoning, Engineering and the Building Department.

## **APPLICATION PROCESS**

For any project to be considered for funding, it's critical that the business owner begin the discussions at the early stages of the project consideration to best utilize tax increment funds.

Each project applying for Industrial/Primary Business Development Tax Increment Funding should submit a written application to the URA outlining the scope and intention of the project.

The application is to include:

- Contact information of owner(s) and, if applicable, contact information for local manager
- Contact information of licensed contractor
- Both legal and street address of the intended project site
- Copy of current tax assessment
- Pictures of the current site and building
- A map of the current area with the site pin-pointed on the map
- Specs and plans of the intended project including materials to be used
- Cost of the project
- Itemization of costs for those items where reimbursement is requested
- How project is being funded and expected timeline and completion date of project
- Summary of business, plus current jobs and average wages
- Summary of additional jobs and average wages. How likely is this expansion to lead to further expansions in Twin Falls?
- Summary of how this project will promote the URA's stated goals.

For further information, please contact Nathan Murray, Urban Renewal Agency Director, PO Box 1907, Twin Falls, ID 83301; 208-735-7240; Fax-208-736-2296; or [nmurray@tfid.org](mailto:nmurray@tfid.org).