

Sigma is your Single Source for Tax Increment Finance Districts

SIGMA CAN HELP OFFSET YOUR DEVELOPMENT COSTS

Wisconsin's Tax Increment Finance (TIF) program has existed with modifications since 1975 and is aimed at eliminating blight, rehabilitating declining property values, and promoting industry and mixed use development.

In very general terms, the TIF program accomplishes this by offsetting costs associated with infrastructure improvements, including environmental cleanup, through use of increased real estate taxes. The municipality establishes a baseline value above which increases in real estate value drive additional tax base; this tax base is used to off-set eligible expenses.

In some cases, the municipality acts as the lender to a project by borrowing the money through bonding or using existing capital. In other cases, the TIF is "developer funded," also known as "Pay as You Go". In these cases, the developer uses their own funding sources to implement the project and their eligible expenses are reimbursed based on a pre-agreed arrangement with the municipality pursuant to an established Developer's Agreement.

OUR SUCCESS IS YOUR GAIN

Sigma has assisted clients to obtain more than \$16 million in TIF financing since 2000. Our experience includes aiding with pro forma development; project management & client representation; assisting attorneys with contract language; design & planning; and commissioning & owner's representation.



Use TIF monies to help fund your next project.

In addition to help with TIF programming, Sigma offers the following related services:

- Additional financial assistance procurement
- Brownfield development expertise
- Civil / site engineering
- Municipal submittals and meetings attendance
- Performance evaluation
- Project budget & timelines
- Regulatory coordination
- Rezoning and permitting approval implementation
- Surveying
- Work scoping

CONTACT SIGMA TODAY FOR HELP WITH TIF PROGRAMMING

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