

WHAT TYPES OF TIF ARE THERE?

- Project specific – with committed users
- District-wide
- Speculative – “if you build it, they will come”
- Developer led
- City/non-profit led
- Incur debt and use increment to pay debt service over time
 - TIF notes
 - Bonds
- “Pay as you go”

The Cortex TIF Specifics

- *CORTEX TIF is a District Wide TIF designed with several sub-areas (RPA's)*
- *CORTEX TIF is led by the non-profit, not by any one developer.*
- *CORTEX TIF incurs debt and pays for the debt service with TIF increment over time.*