

*TAX INCREMENT FINANCING
TYLER AND LINDALE*

**Phyllis Schneider
Tyler Economic Development Council
October 10, 2008**

Lindale, Texas
October 31, 1995

LINDALE, TEXAS
OCTOBER 31, 1995





TARGET CHOOSES LINDALE!



**Target Distribution Center
Tyler /Lindale, Texas**



TARGET CHOOSES LINDALE!



- 1,000 Jobs
- 1.7 Million Square Feet
- \$80 Million in Capital Investment
- \$33 Million in Taxable Inventory in 2007



TIF PROJECT



- Infrastructure
- ISD Participated
- No Bond Debt
- Positive Impact on Community
- Paid Out in 9 Years



ECONOMIC IMPACT IN 10 YEARS



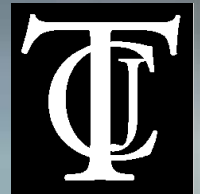
- City of Lindale property tax base quadrupled
\$74 million to \$338 million
- City of Lindale sales tax receipts quadrupled
\$436,000 to \$1.8 million
- Lindale ISD property tax base tripled
\$333 million to \$1056 million

TYLER, TEXAS
1998

TYLER, TEXAS 1998

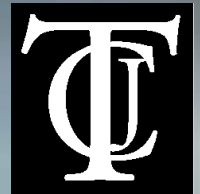
- Growth in technology focus, jobs
- Demand for job training
- Underdeveloped west side of Tyler
- Access from new 6-lane Loop

TYLER JUNIOR COLLEGE SKILLS DEVELOPMENT CENTER

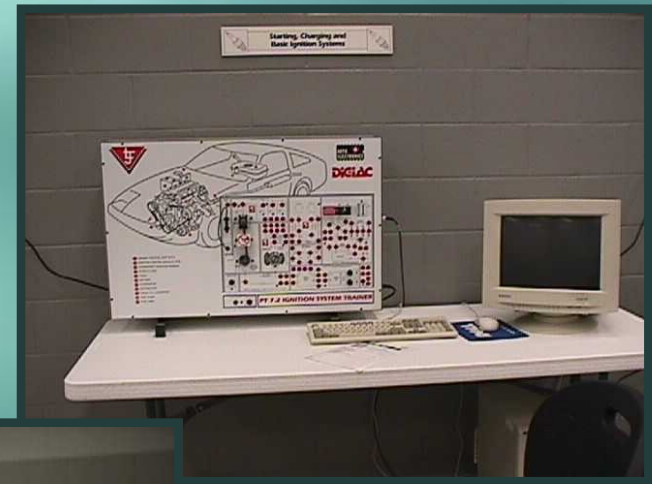


TYLER JUNIOR COLLEGE SKILLS DEVELOPMENT CENTER

- Technology focus
- Partnership between TJC and Tyler ISD
- \$4.5 million building
- State-of-the-art auto tech training facility
- 20K sf undeveloped for future needs
- 20-year loan structured to meet projected revenues



TYLER JUNIOR COLLEGE SKILLS DEVELOPMENT CENTER



RESULTS

- Projected TIF district growth rate 4.9%
- Actual growth rate averaging 9%
- Taxable property values have doubled
\$31 million to \$58 million
- New retail, commercial businesses
- Auto program is NATEF certified
- 5 ISDs participating
- 368 students enrolled Fall 2008



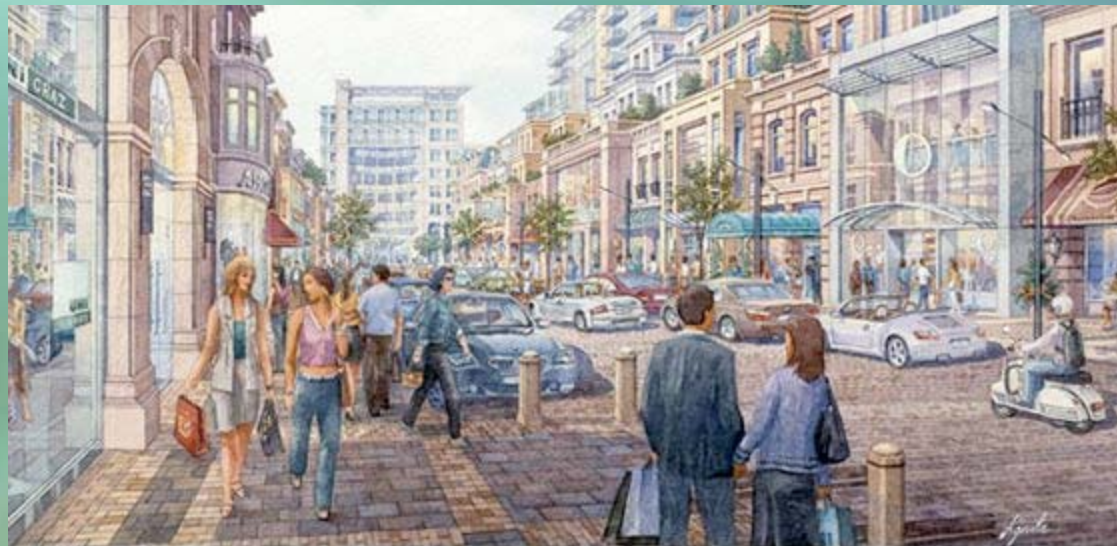
FUTURE

- A Reinvestment Zone for TIF has been created in downtown Tyler to help create a “destination downtown” with anchor attractions, new parks and plazas, and a pedestrian and bicycle plan to enhance access and connections to downtown



FUTURE

- A town center/regional retail destination project is under consideration adjacent to the existing TIF. The tax increment derived from property and sales tax would be used to help build an arena facility.



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