

TIF PROJECT EVALUATION

Financial & Fiscal Impact

- **But-for test:** Would the project proceed *without* TIF assistance?
- **Increment generation:** Estimated increase in assessed value and timeline to realization
- **TIF payback period:** How long until public investment is recaptured?
- **Public return on investment (ROI):** Ratio of public dollars to private investment
- **Impact on overlapping taxing units:** Schools, county, library, etc.
- **Financial gap documentation:** Clear evidence supporting the need for assistance

Economic Development Outcomes

- **Job creation and retention** (number, wages, benefits)
- **Quality of jobs** (wage levels compared to county median)
- **Capital investment:** Total private dollars committed
- **Industry diversification:** Adds resilience to the local economy
- **Catalytic potential:** Likelihood of spurring additional development
- **Will the project be constructed to a quality level consistent with the Town's standards and expectations**

Land Use & Planning Consistency

- **Consistency with the Comprehensive Plan**
- **Zoning compatibility** and land-use appropriateness
- **Alignment with redevelopment goals** for the TIF area
- **Infill vs. greenfield development**
- **Efficient use of existing infrastructure.**

Location & Infrastructure Readiness

- **Infrastructure needs** (roads, utilities, stormwater)
- **Public cost of infrastructure extensions**
- **Site readiness** and environmental conditions
- **Proximity to transportation, workforce, and services**

Legal & Compliance Considerations (Indiana-Specific)

- **Eligible redevelopment purpose** under Indiana Code
- **Public purpose justification**
- **TIF district eligibility and boundaries**
- **Compliance with reporting and transparency requirements**
- **Prevailing wage or grant compliance, if applicable**

Community Impact

- **Compatibility with surrounding uses**
- **Quality of life impacts** (traffic, noise, aesthetics)
- **Community support or opposition**
- **Public amenities or enhancements** (trails, streetscapes, utilities)
- **Environmental sustainability considerations**
- **Impacts on Police and Fire**

Risk & Feasibility

- **Developer experience and track record**
- **Project readiness** (site control, financing, permits)
- **Market feasibility**
- **Phasing and contingency planning**
- **Risk to the RDC if the project underperforms**

Strategic Value

- **Alignment with long-term economic development strategy**
- **Equity considerations** (benefits to underserved areas)
- **Timing and urgency**
- **Opportunity cost** (use of TIF vs. future projects)

Indiana Redevelopment Commission (RDC)

Project Scoring Matrix

This scoring matrix is intended as an evaluative guide for RDC consideration and does not obligate approval or financial assistance.

1. Economic Impact (30 points)

Criterion	Score
Private capital investment (0–10)	
Jobs created/retained (0–8)	
Average wages vs. county median (0–5)	
Increase in assessed value (0–5)	
Long-term tax base growth (0–2)	

2. Redevelopment Need / Blight Elimination (20 points)

Criterion	Score
Vacant or underutilized site (0–6)	
Removal of unsafe/obsolete structures (0–6)	
Environmental remediation required (0–4)	
Eliminates redevelopment barrier (0–4)	

3. Public Benefit & Community Impact (20 points)

Criterion	Score
Infrastructure or utility improvements (0–6)	
Public amenities or accessibility (0–4)	
Downtown or neighborhood revitalization (0–6)	
Housing diversity/workforce housing (0–4)	

4. Financial Feasibility & Readiness (15 points)

Criterion	Score
Site control (0–4)	
Financing secured (0–5)	

Developer experience/capacity (0–4)	
Realistic timeline (0–2)	

5. Consistency with Plans & Policies (10 points)

Criterion	Score
Comprehensive plan alignment (0–5)	
Economic development plan alignment (0–3)	
Zoning/entitlement readiness (0–2)	

6. Public Risk & Return (5 points)

Criterion	Score
Reasonableness of public investment (0–3)	
TIF payback / exposure (0–2)	

Total Score: _____ / 100