

## 2007 Registration Form

### Understanding Tax Increment Financing

Please print the information requested. You may copy this form as needed.

Nickname or Badge Name

Name

Position/Title

Address

City

State

Zip Code

Daytime Telephone

Fax

E-mail

#### Registration Fees:

PEDA member - \$100

Non-member - \$150

Payment Enclosed

Check requested/will follow in the mail

Send registration fee and check made payable to:

Jon A. Ritter Foundation  
908 N. 2nd Street  
Harrisburg, PA 17102  
Fax: 717-236-2046



## Dates & Location

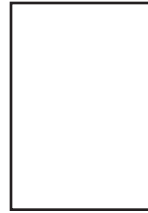
If you need directions to the venue, please visit the venue's Web site or call the facility at the telephone number listed below.

#### ■ November 7, 2007

The Nittany Lion Inn  
200 West Park Avenue  
State College, PA 16803-3598  
814-865-8500

### PEDA Certification Professional Development Units

This session qualifies for 6.25 Professional Development Units (PDUs) under the PEDA Certification Program guidelines.



908 N. Second Street  
Harrisburg, PA 17102



## Governor's Center for Local Government Services

TRAINING PROGRAM

### Tax Increment Finance Seminar

Presented by

**PEDA**

PENNSYLVANIA  
ECONOMIC  
DEVELOPMENT  
ASSOCIATION



## Understanding Tax Increment Financing

November 7, 2007

Sponsored by



## Understanding Tax Increment Financing

The Tax Increment Finance Course offers an in-depth look at the guiding principles and appropriate application of TIF. This course brings TIF deal-making and best practices into focus through a one-day program targeting the entire TIF community including economic developers, public agency representatives, bond issuers, legal professionals, developers, financial advisors, and other stakeholders.

- Learn the building blocks of TIF and essential best practice principles
- Review TIF regulations and approval processes, including how to maximize economic development goals
- Explore the structuring options and outline different methods used to secure revenue for projects while addressing school district and county government needs
- Learn about creative ways to use TIF through lessons learned in other communities
- Explore the benefits of using special districts, credits and overlays
- Learn how communities across the county have engaged and incorporated input from citizens, business owners, school districts and neighboring jurisdiction, and how these models can lead to greater community and economic development benefits

## Agenda

### 8:30 – 8:45am Welcome and Overview

Welcome participants, introduce CDFA and the Tax Increment Finance Coalition (TIFC), and set the stage for the day's events.

### 8:45 – 9:45 am Unlocking the TIF Advantage: TIF Fundamentals and Guiding Principles for Success

Tax increment financing (TIF) has become the most popular tool to finance development projects in the country. During this session presenters will describe what makes TIF advantageous compared to other redevelopment and revitalization techniques, including its district-based and site-specific approaches to improvements and the ability to stimulate growth in targeted areas. In addition, this session will define TIF to give participants a basic understanding of

this tool and set the stage for exploring case studies and financing packages. Finally, panelist will explain how 'but for' provisions apply, relay guiding principles and describe accountability measures in the use of TIF.

### 9:45 – 10:00 am Break

### 10:00 – 11:15 am The Legislative Arena: Understanding Pennsylvania's TIF Statute

This session outlines the TIF regulations and approval processes, including how to maximize economic development goals. In addition, panelists discuss how TIF laws in other states compare and have been recalibrated and revised to maximize benefits.

### 11:15 am – 12:00 pm Inside Financing: TIF Bond Issuance & Structure

TIF bonds are issued for a variety of redevelopment activities, from site acquisition and prep to parking facilities, street features and utilities. Issuances vary by size, duration and type, depending on the project and the sources of revenue available. This session explores the structuring options and outlines different methods used to secure revenue for projects while addressing school district and county government needs.

### 12:00 – 1:15pm Lunch

### 1:15 – 2:30 pm Case Studies: A Look at TIF Projects from Across the U.S.

Over the past thirty years, TIF has emerged as a popular financing tool, today used in 49 states and the District of Columbia. During this session, participants will learn about creative ways to use TIF through lessons learned in other communities. TIF can support a wide variety of development, including mixed-use districts, transit oriented development concepts and transformational projects, just to name a few. This session focuses on projects that have been completed in a variety of areas; covering redevelopment; rejuvenation; infrastructure improvements; mixed-use solutions; and arts and entertainment district that are making an impact across the country.

### 2:30 – 2:45 pm Break

### 2:45 – 4:00 pm Combinations Make the Difference: Special Districts, Credits, & Overlays

This session will examine the primary source of increment for this type of financing. Across the country, communities are reinforcing TIF districts with special assessments and other economic development tools. Find out how this model has become the norm in TIF-heavy California, and how it is taking off in Mid-Atlantic states.

### 4:00 – 4:30 pm Building Community Partnerships

As an instrument designed to facilitate physical and economic community improvements, TIF financing requires input from the community itself. This session explains how communities across the county have engaged and incorporated input from citizens, business owners, school districts and neighboring or overlapping jurisdictions, and how these models can lead to greater community and economic development benefits.

### 4:30 – 4:45 pm Wrap-up & Evaluations

## Who Should Attend

- Economic Developers
- Public Agency Representatives
- Bond Issuers
- Legal Professionals
- Developers
- Financial Advisors
- Other Stakeholders

## Schedule

- 8:00 a.m. Registration
- 8:30 a.m. Program Begins
- 4:45 p.m. Adjourn

## Registration Information

The registration fee for this workshop is \$100 for a PEDAs member, \$150 for a non-member, which includes tuition, materials, breaks and lunch.

To register, complete the form and return it to the Pennsylvania Economic Development Association (PEDA). Registration checks should be made payable to 'The Jon A. Ritter Foundation' and mailed along with the registration form to:

**Jon A. Ritter Foundation**  
908 N. 2nd Street  
Harrisburg, PA 17102

Registrations will be accepted on a first-come, first-served basis. Please register at least two weeks prior to the session. Because material is printed before the session, we cannot guarantee that your name will appear on the registration list if you register within three days of the session. To verify registration or for more information, please call (717) 441-6047.

### Walk-in Registrations

Pre-registration is strongly recommended. Walk-ins are accepted on a space-available basis. Substitutions are permitted without notice.

### Cancellations

PEDA and The Jon A. Ritter Foundation reserve the right to cancel or postpone any seminar because of insufficient enrollment or other unforeseen circumstances. If a program is cancelled by The Foundation, The Foundation is not responsible for any related costs, charges or expenses accrued by the registrant. The Jon A. Ritter Foundation will, however, refund your registration fee.

If a participant must cancel his/her registration, the registration fee will be returned minus a \$25 administrative fee provided cancellation is made by Friday, November 2. Cancellations received within 48 hours of the session forfeit the full registration fee. To cancel, participants must fax or email a letter indicating their intent to cancel to 717-236-2046 or Lori@wannerassoc.com.

### For More Information

Contact Marisa Francis at PEDAs Headquarters by telephone at 717-441-6047, or by email at marisa@peda.org.