

TIF Update for Taxing Units

Metropolitan Development Commission

Department of Metropolitan Development
Lucas Anderson, CFO/COO

Office of Finance and Management
Jenny Carter, Budget Manager

November 19, 2025



IC 36-7-25-8

Sec. 8. (a) Each redevelopment commission shall annually present information for the governing bodies of all taxing units that have territory within an allocation area of the redevelopment commission. The presentation shall be made at a meeting of the redevelopment commission and must include the following:

- (1) The commission's budget with respect to allocated property tax proceeds.

- (2) The long term plans for the allocation area.

- (3) The impact on each of the taxing units.

(b) The governing body of a taxing unit that has territory within an allocation area of the redevelopment commission may request that a member of the redevelopment commission appear before the governing body at a public meeting of the governing body.

TIF Theory

- Tax Increment Financing (TIF) is a tool that may be used to help overcome redevelopment obstacles that have not been, and are not likely to be, overcome by normal operations of private enterprise.
- TIF is the use of new property taxes generated by redevelopment to help pay for the cost of removing the obstacles.
- The “but for” test

Per IC 36-7-15.1-20, TIF may be used to help remove obstacles such as:

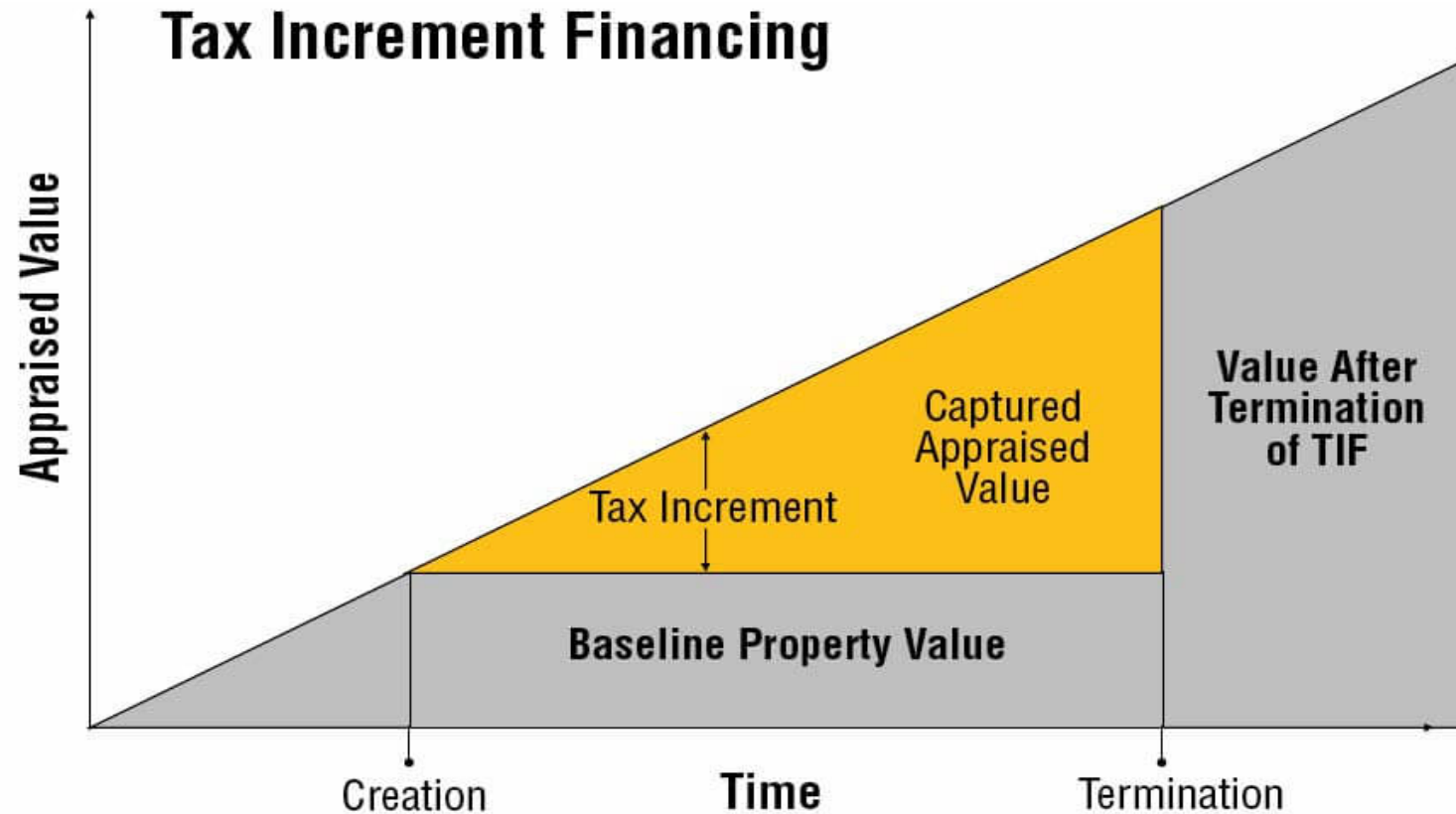
- Lack of needed public infrastructure
- Acquisition, rehabilitation or demolition of existing structures
- Environmental contamination
- High cost of land
- High cost of structured parking

How is a TIF Allocation Area designated?



- Per I.C. 36-7-15.1, DMD staff drafts a Redevelopment Area Plan and boundaries for an Allocation Area.
- The Metropolitan Development Commission (MDC) must determine the area is distressed, make a findings of fact, and vote to adopt the Redevelopment Plan and Allocation Area through a Declaratory Resolution.
- The City-County Council must vote to adopt the Redevelopment Area Plan and Allocation Area, and then the MDC must adopt a Confirmatory Resolution through a public hearing.

Incremental AV and Revenue



Long-Term Plans



Public Infrastructure



**Affordable +
Workforce Housing**



**Workforce
Development**



Environmental Remediation



Catalytic Redevelopment

TIF Budget

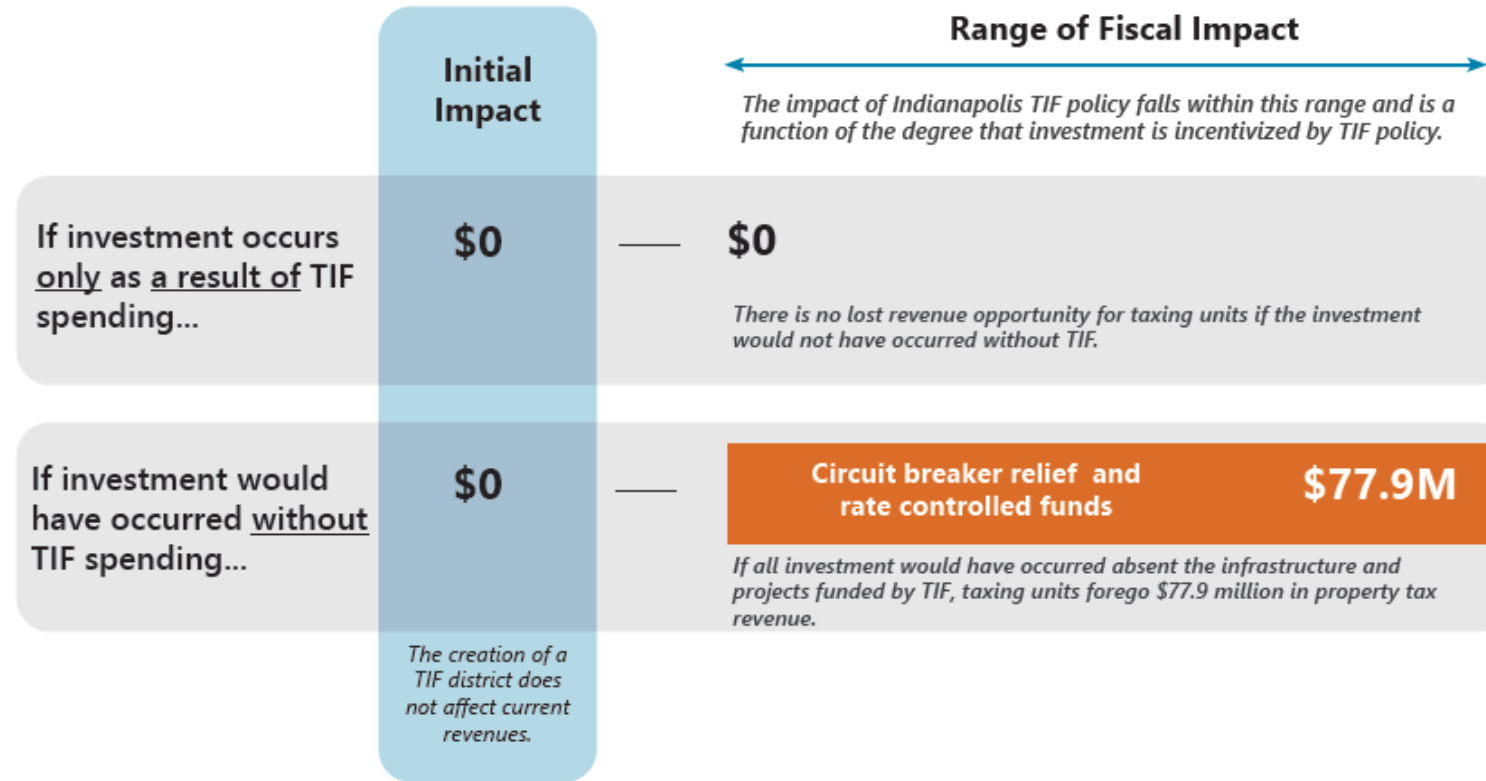
- See handout for budget information by TIF Allocation Area

2024 Percentage Expensed by Category	
Debt Service	85.06%
Redevelopment Contribution	10.25%
Land Acquisition	2.86%
Tourism	0.84%
Infrastructure	0.70%
Interlocal Contribution	0.27%
Environmental Remediation	0.02%

TIF Impact to Local Taxing Units

Fiscal Impact of Indianapolis TIF Capture

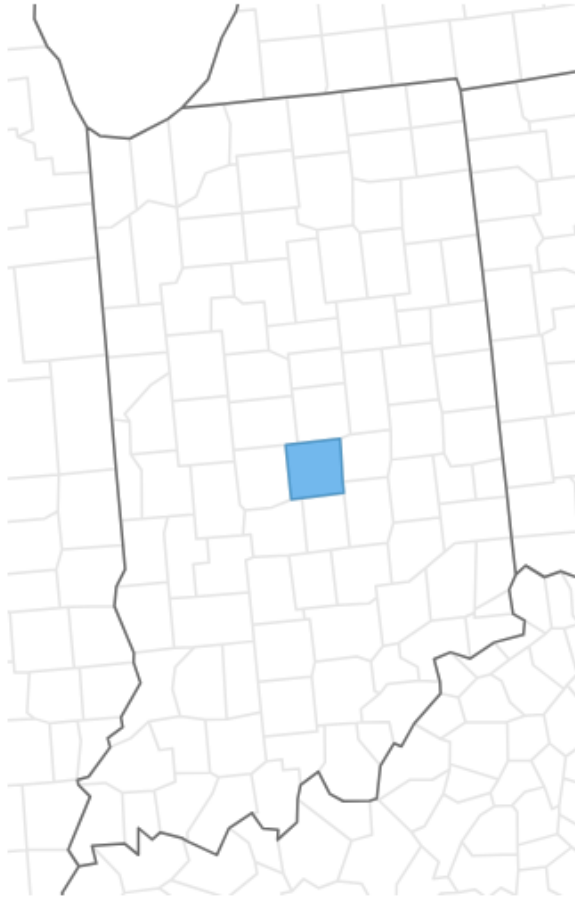
Outcomes are dependent on the degree to which TIF stimulates private investment



The diagram above illustrates the potential fiscal impact of Indianapolis TIF capture on the revenues of overlapping Marion County taxing units. The impacts are estimated using assessed values and levies for the 2024 tax year.

DLGF – Gateway TIF Viewer

TIF data is available anytime through the DLGF’s “TIF District Viewer” application (<http://gateway.ifionline.org/TIFviewer/>)



MARION COUNTY TIF District Summary

(Calendar year 2024 data submitted by April 2025)

	Total	County	City
Number of TIFs	81	0	81
Number of Parcels	20,874	0	20,874
Gross Assessed Value	\$15,111,478,770		\$15,111,478,770
Net Assessed Value	\$11,393,530,900		\$11,393,530,900
Base Assessed Value	\$4,463,151,056		\$4,463,151,056
Incremental Assessed Value	\$6,930,662,240		\$6,930,662,240
Revenues	\$260,512,860		\$260,512,860
Expenses	\$245,823,415		\$245,823,415

Questions?