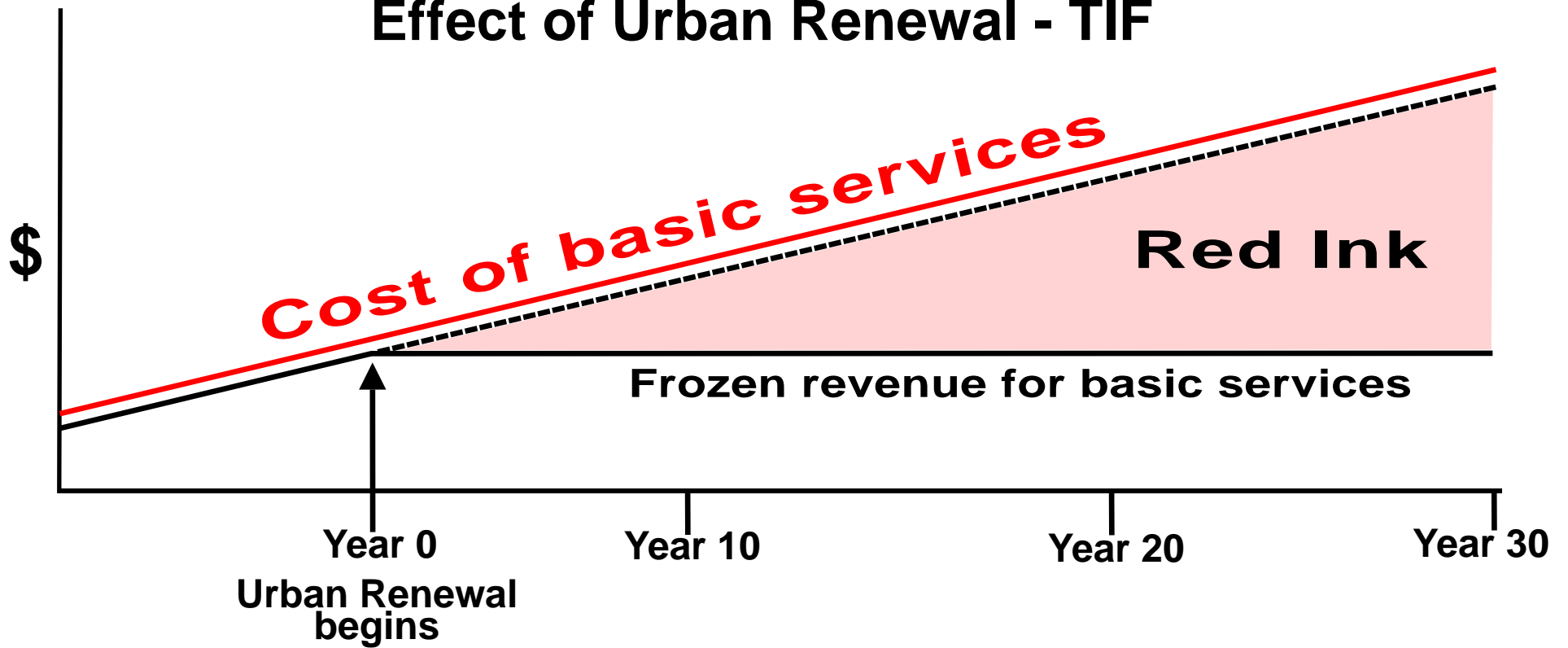


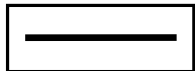
Effect of Urban Renewal - TIF



Costs of basic services rises every year due to inflation, payroll costs, population growth, etc.



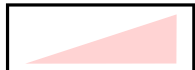
Revenue for basic services rises every year with increased property tax assessments.



When urban renewal begins, property tax revenue for basic services no longer increases as costs continue to rise.



Increasing property tax revenue gets taken, for decades, to retire the Urban Renewal debt.



For decades other tax revenue must replace what Urban Renewal has taken. Without new or higher fees and/or taxes, services must be cut.