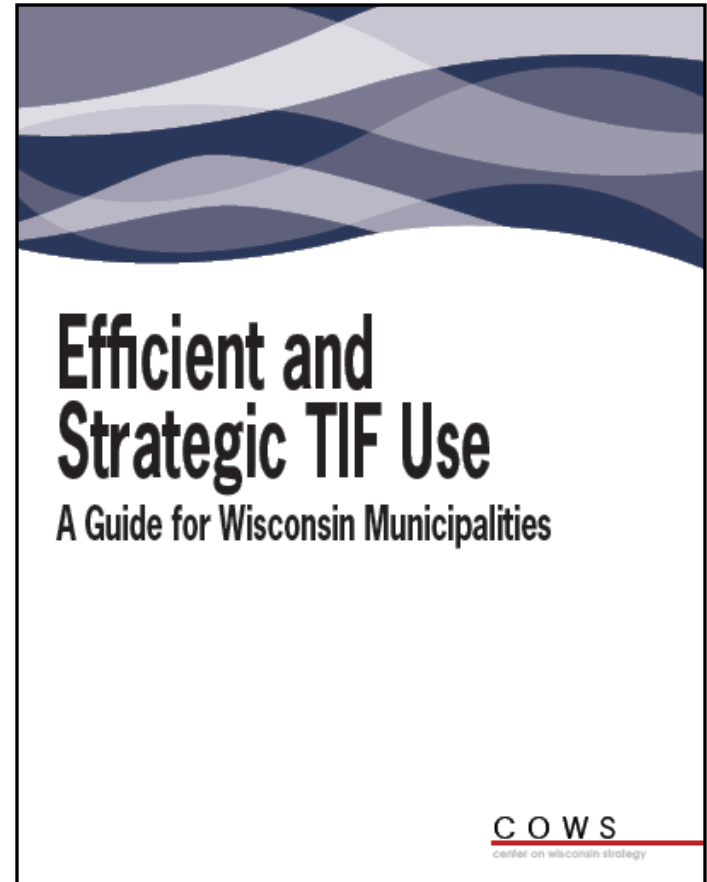


# Efficient and Strategic TIF Use in Milwaukee

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# Challenges in Administering TIF Funds

1. Analyzing an existing TIF proposal
2. Creating high-benefit city-driven uses for TIF
3. Improving the quality of TIF requests from private entities

# Analyzing Existing TIF Proposals

- The 'But For' Test
- Weigh the Costs and Benefits

## Benefits

Property Value Creation  
Employment  
Creating New Markets  
Leveraging Other Monies  
Externalities

## Costs

Direct  
Service  
Fixed Tax-Base  
Opportunity  
Externalities

# High-Benefit City-Driven Uses of TIF

- Incorporate Community Benefits
- Build Economic Development Assets
- Restore Community Services
- Small Grant Programs
  - Maintain/Restore Housing Markets
  - Assist Small Businesses

# Shaping Private Requests for TIF

- City-specific TIF policies
- Recognize differences in markets, neighborhood by neighborhood
- Catalogue neighborhood development priorities
- Review process

# Opportunities for Strategic TIF Use in Milwaukee

- Regional Rail
- Urban Entrepreneurship Program
- Increased Private Investment in Housing Stock

# Thank You & Questions

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