

[Date]

[Recipient Name]

[Title, e.g., Director of Economic Development]

[City/Agency Name]

[Address]

[City, State, Zip Code]

**RE: Proposal for Tax Increment Financing (TIF) Strategy - [Project Name/District Name]**

Dear [Recipient Name],

On behalf of [Organization Name], I am pleased to submit this strategic proposal for the implementation of Tax Increment Financing (TIF) to support the redevelopment of [Project Area/District Name].

**1. Project Vision**

The objective of this redevelopment is to transform [Brief Description of Current Site] into a [Brief Description of Proposed Use, e.g., mixed-use residential and retail hub]. This project aligns with the city's urban renewal goals by addressing blight, increasing density, and enhancing the local tax base.

**2. TIF Rationale and "But For" Analysis**

The proposed redevelopment faces significant financial gaps due to [Reasons, e.g., infrastructure deficiencies, environmental remediation, or high land assembly costs]. "But for" the utilization of TIF to capture future incremental property tax revenues, the project would not be financially feasible under current market conditions.

**3. Proposed TIF Structure**

We propose the establishment of a TIF district for a duration of [Number] years. The generated increment will be utilized for:

- Public infrastructure improvements (roads, sidewalks, utilities)
- Land acquisition and site preparation
- Environmental mitigation
- Affordable housing set-asides

**4. Projected Economic Impact**

Initial projections indicate that the project will generate approximately \$[Amount] in new property tax increment over the life of the district. Additionally, the development is expected to create [Number] construction jobs and [Number] permanent jobs.

**5. Next Steps**

We request a formal meeting with the [City Council/Redevelopment Board] to review our detailed feasibility study and financial models. We look forward to partnering with the city to revitalize [District Name].

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title]

[Your Company Name]