Kosmont Companies

Is an EIFD right for you?

(Enhanced Infrastructure Financing District)

EIFD Screen Check List: Primary Start-Up Questions*

1 Who is interested in forming/participating in the EIFD?

- Which cities/counties/special districts would measurably benefit from the EIFD and what is their share of property tax increment?
- What is the economic impact of the investment in the local economy?

2 What needs to get done?

- What are the infrastructure improvements and development projects that can be addressed?

3 Who is located in the EIFD project area?

- Do the identified project(s) serve multiple jurisdictions?
- How many property owners are located in this EIFD?
    - If less than 12, voting is by property owners (1 vote per acre of land). If 12 or greater, then District constituents vote

4 Where is the EIFD project area?

- What are the boundaries/scale of this District?
- District does not need to be contiguous

5 What are the funding sources?

- An agreed upon portion of the growth in property tax from the participating agencies
- Are there private sector partners/funding sources? (development impact fees, start-up capital)
- VLF increment available upon formation
- Special taxes (e.g. Mello-Roos, utility user fees, other)

6 What value is the project over time & what is the cash flow in early years?

- Run initial cash flow and conduct resiliency analysis
- Source early (start-up) contributions of funds

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