

Projects applying for TIF assistance must qualify by meeting certain criteria. Mandatory criteria must be met in order for the project to be considered. Discretionary criteria will enable the Community Redevelopment Authority (CRA) to further determine the benefits of the project. The **project application must demonstrate how the project meets the required criteria.**

In order to be considered for TIF, a project must meet each of the following mandatory criteria:

- The project must be located within a substandard and blighted area or an area eligible for a designation of substandard and blight as required and set forth by State Statute.
- The project must be located within a substandard and blighted area prior to the preparation of a Redevelopment Plan.
- **The project must further the objectives of the [City's Comprehensive Plan](#) .** (link to Comp Plan pdf)
- The use of TIF for the project will not result in a loss of pre-existing tax revenues to the city and other taxing jurisdictions.
- If tax increment financing is used for the project, a cost-benefit analysis must be completed prior to project recommendation.
- The developer must be able to demonstrate that the project would not be economically feasible without the use of Tax Increment Financing. In addition, when the project has site alternatives, the proposal must demonstrate that it would not occur in the area without TIF.

In addition, the project should meet several of the following discretionary criteria.

- The project will show a positive cost/benefit ratio to the community for the principal value of the TIF loan.
- TIF proceeds are used for the construction of public improvements.
- The project involves the rehabilitation of a designated city landmark, or a building listed on or eligible for listing on the [National Register of Historic Places](#) .
- The project will directly benefit low- and moderate-income people, as defined by the Community Development Block Grant Program.
- The building or site to be redeveloped itself displays conditions of substandard and blight as established by Nebraska State Statute.
- The project involves the start-up of an entirely new business or business operation within the [City of Fairbury](#).
- The redevelopment site has displayed a recent pattern of declining real property assessments, as measured by the [Jefferson County Assessor's Office](#) .

