Sidewalks are safety hazards, in disrepair with no crosswalks

Blighted buildings present crime risk to students & residents

Graffiti and lack of public lighting discourage local walkability

Empty lots offer growth opportunities
**Process: How the TIF Works**

1. Redevelopment in the UNDC area attracts new businesses and industries.

2. Property values increase as economic activity increases, resulting in increased property taxes (the **increment**).

3. The remainder of the **increment** goes to the City and County.

4. A portion of the **increment** is used to fund infrastructure improvements to the UNDC area.
1. **PUBLIC HEARING**  
   EDGE will hold a public hearing on the TIF district formation on August 17

2. **OFFICIAL APPROVAL**  
   The proposal goes before the Memphis City Council and Shelby County Commission for approval

3. **EDGE SPECIAL FUND**  
   A portion of the TIF funding is placed into a special EDGE account for UNDC improvements and reimbursements; 25% of work performed by Local Business Participation

4. **DISTRIBUTION**  
   EDGE distributes funding from the special TIF account for infrastructure and safety improvements in the UNDC

5. **REVITALIZATION**  
   Safety and infrastructure improvements attract new businesses, increase tax revenues, and benefit talent retention from The University of Memphis
TOTAL INCREMENT
New Taxes Above & Beyond Current Taxes
$37 Million over 20 Years

57% Taxes Allocated to EDGE for UNDC Improvements
$21.07 million

19% Additional Taxes Allocated to the City and County
$7.03 million

43% New Revenue for City and County

24% Taxes for City and County Debt Service
$8.90 million
DEBT REPAYMENT

City of Memphis Receives 31% of TIF in Debt Service

Shelby County Receives 18% of TIF in Debt Service

Debt Service Paid Before Distribution to EDGE

INCREASED TAX REVENUE

City & County Retain All Existing Taxes PLUS:

+ Debt Service Paid First on City & County Debt from Increment

+ New Taxes from Increment, in Addition to Existing Taxes

SPUR REVITALIZATION

Safety Improvements & Quiet Zones

Road & Sidewalk Improvements

Public Seating & Trash Receptacles

Traffic Slowing Measures & Crosswalks

The UNDC TIF will improve the area surrounding The University of Memphis to promote student walkability, engage students in community life, and retain talent in Memphis.