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- Downstreet.

## TIF Comments

TIF is a public sector investment best used to spruce up a community to entice private investment.

But a bow on it. Make it attractive to private investors, focus on infrastructure, roads, sidewalks, water and sewer, lighting in downtown areas.

Rural communities struggle to draw in private development, scale is small, infrastructure is often out dated, obvious lack of investment by community and/or other private developers are all negatives

Montpelier – limited development in recent years, Scale is hard – Redstone's efforts to do market rate housing at the transit center

Barre – initial investment in City Place set the stage for DEW to invest, then Barre used TIF for our parking lot.

Private investment leads to increased economic development in Montpelier. Sacrificing tax revenue for a period of time is a worthwhile investment in Montpelier. Much like investing in renewable energy, taking the long view will benefit Montpelier.

TIF is a strong tool for communities to encourage private investment.