





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

## TIF GOALS

Help the University of Memphis retain and attract students and faculty

Better leverage one of Memphis' largest economic generators

Provide an amenity to help compete with other urban universities

Attract private investment

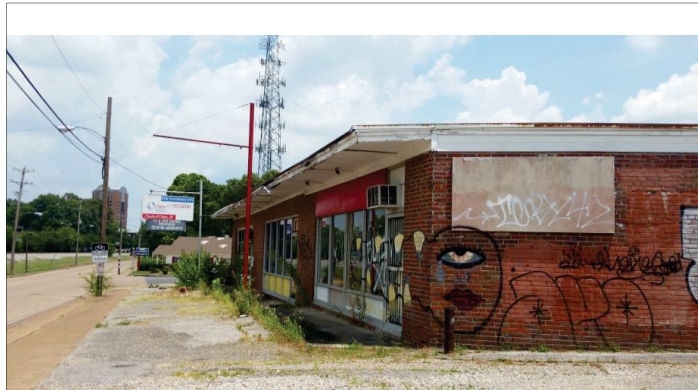
## REVITALIZATION CHANGES

**Safety Improvements** & Quiet Zones

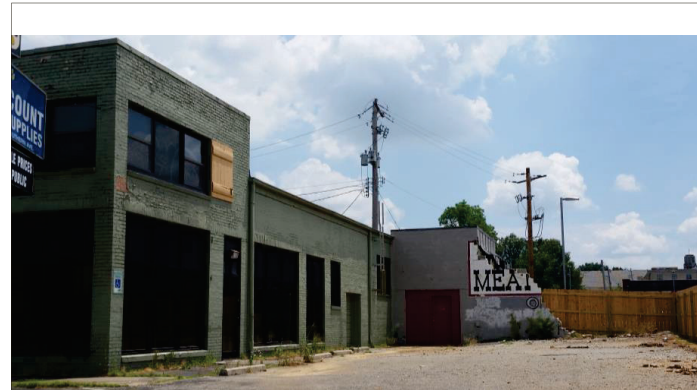
Road & Sidewalk Improvements

Public Seating & Trash Receptacles

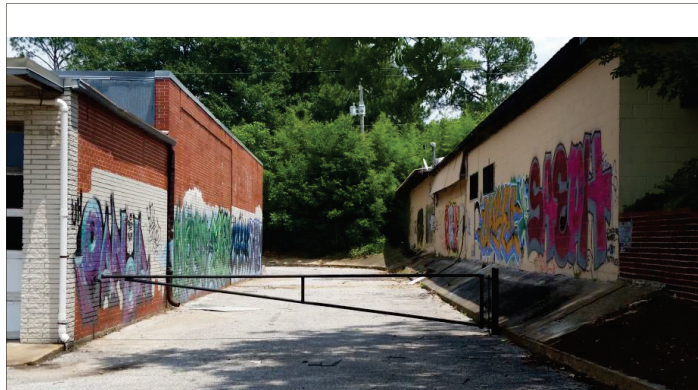
Traffic Slowing Measures & Crosswalks



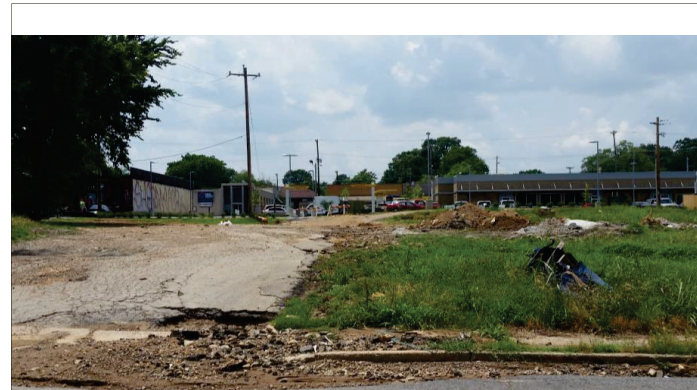
Sidewalks are safety hazards, in disrepair with no crosswalks



Blighted buildings present crime risk to students & residents



Graffiti and lack of public lighting discourage local walkability



Empty lots offer growth opportunities

TIF District    University of Memphis    Green Space

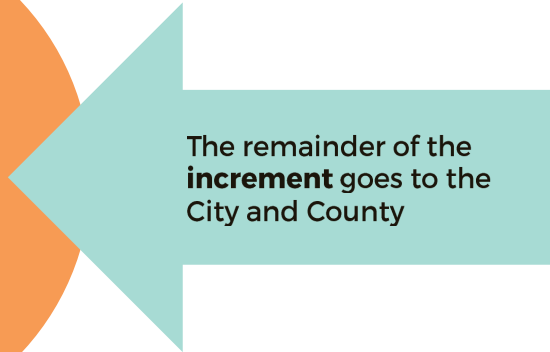




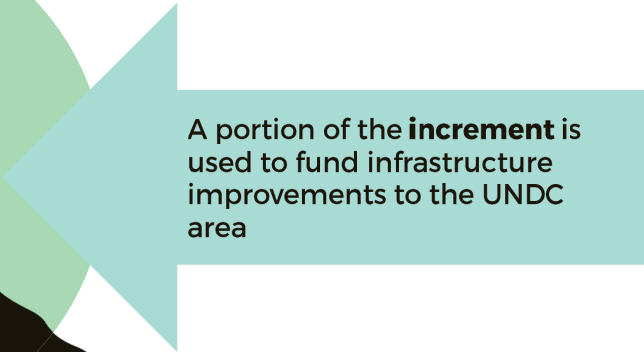
Redevelopment in the UNDC area attracts new businesses and industries



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



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



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 September 21

# 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

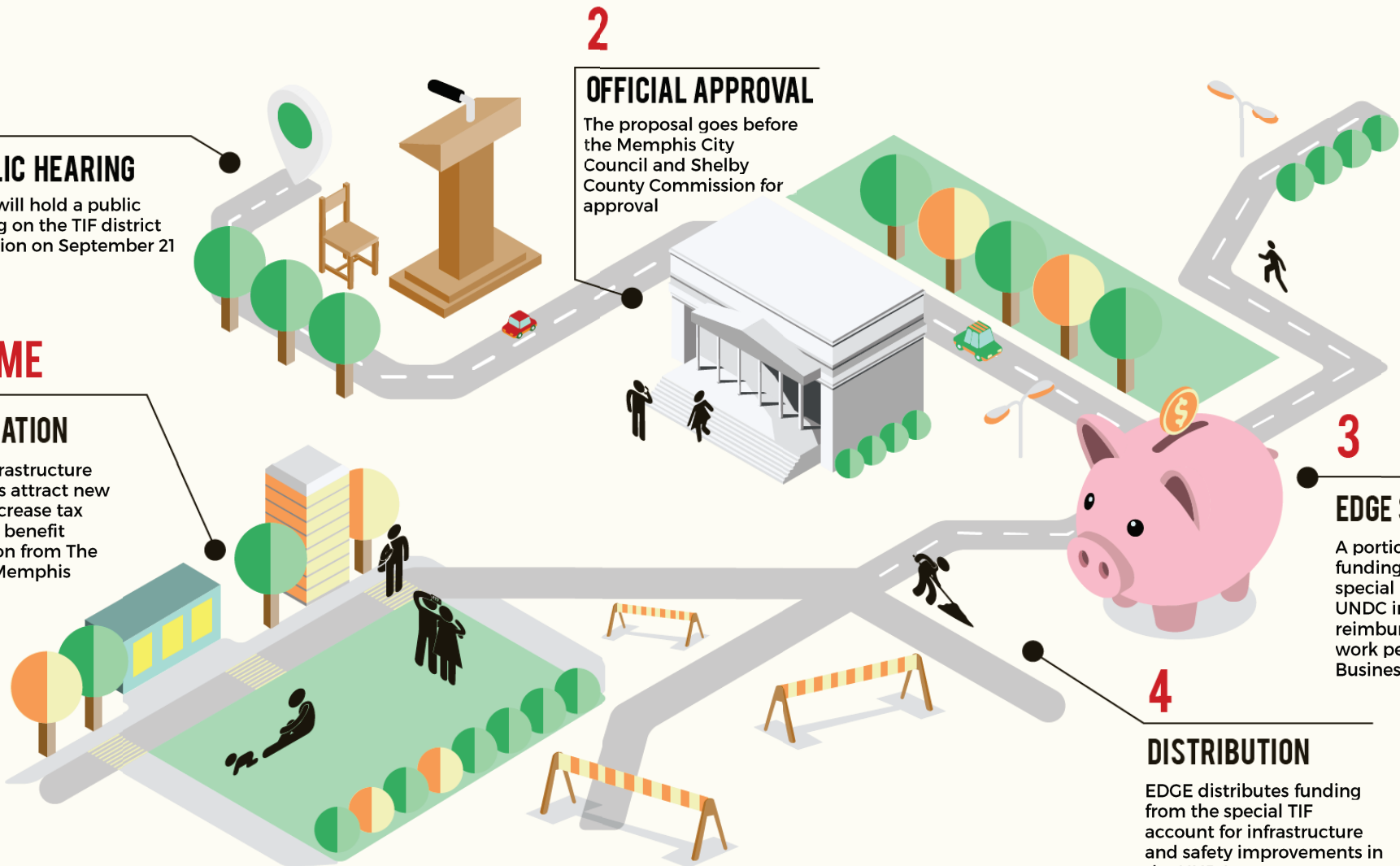
# 4 DISTRIBUTION

EDGE distributes funding from the special TIF account for infrastructure and safety improvements in the UNDC

## OUTCOME

### REVITALIZATION

Safety and infrastructure improvements attract new businesses, increase tax revenues, and benefit talent retention from The University of Memphis





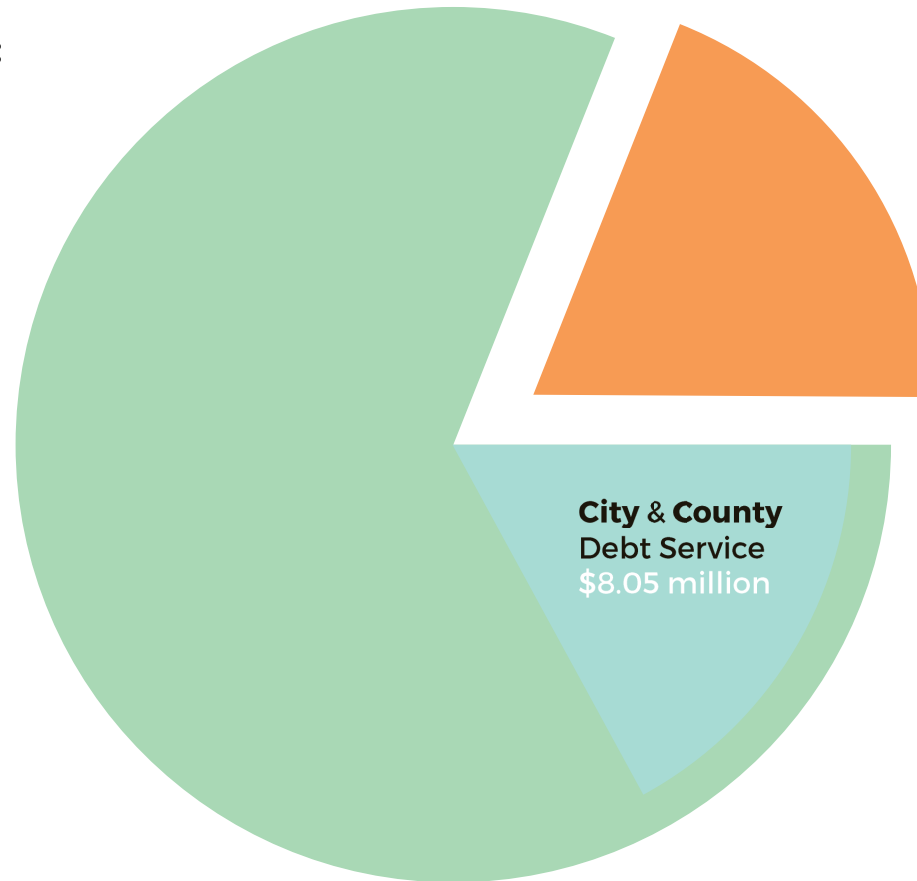
# TOTAL TAX REVENUE

**New & Existing Tax Revenue:**  
\$83.44M over 20 years

**77.2%**

New and Existing  
Tax Revenue for  
the **City & County**

\$64.44 million



**22.8%**

Taxes allocated to  
EDGE for **UNDC**  
Improvements

\$19.05 million

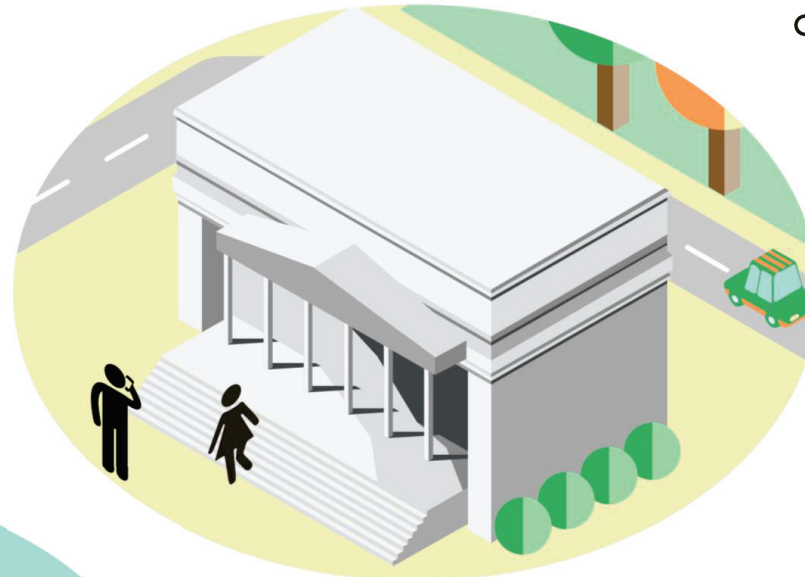
**City & County**  
Debt Service  
\$8.05 million

## 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



THE UNIVERSITY OF  
**MEMPHIS**

## 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



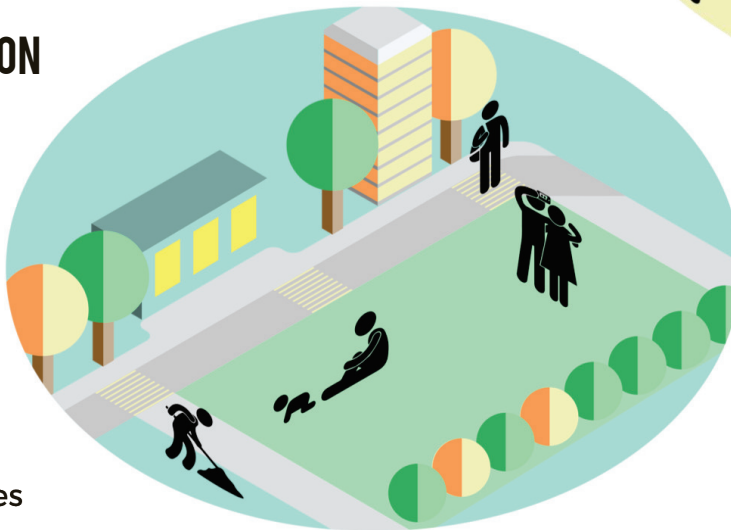
## SPUR REVITALIZATION

**Safety Improvements** & Quiet Zones

Road & Sidewalk Improvements

Public Seating & Trash Receptacles

Traffic Slowing Measures & Crosswalks



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