

THE ROLE OF THE TIF COMMISSION

Before implementing a tax increment financing, the City must create a TIF Commission of eleven members. Six members are appointed by the Mayor with the consent of the City Council. Two members are appointed by Columbia School District, two members are appointed by Boone County, and one member is appointed jointly by all other taxing districts. The members appointed by the Mayor serve a 4-year term (except those who are initially appointed, whose terms are staggered). The members appointed by the school district, the county and the other taxing districts serve until the TIF Commission makes its recommendation to the City Council regarding adoption of the redevelopment plan and the redevelopment project.

The role of the TIF Commission is an advisory one. It has a function very similar to that of a planning and zoning commission. The TIF Act reserves final approval of the redevelopment plan and the redevelopment project to the City Council. However, the TIF Act requires that the TIF Commission hold a public hearing regarding the redevelopment plan and redevelopment project that the City has under consideration. Thus, the TIF Commission is the body that initially receives input from the public, affected taxing districts, and property owners concerning the redevelopment plan and projects that are being contemplated for TIF designation by the City. The TIF Commission must, within 30 days following the public hearing, make a recommendation to the City Council whether or not to adopt the redevelopment plan or approve the redevelopment project. While the City Council may choose to ignore the TIF Commission's recommendation, the TIF Act prohibits any significant changes in a redevelopment plan or project after the public hearing is held. Thus, if the City Council were to require any significant changes in the redevelopment plan or project, the TIF Commission would have to reconsider the changes being requested.

The TIF Commission does not supplant the normal function of the planning and zoning commission. The planning and zoning commission is still the body responsible for the review and approval of site plan, traffic, parking, zoning, and all the requirements under the City's zoning and subdivision ordinances. The developer will be required to proceed through all of the City's standard review processes and obtain the necessary approvals. The TIF Commission's role is to review the project concept and issues associated with the proposed TIF redevelopment plan.

Once the redevelopment plan is adopted and any redevelopment projects provided for therein are approved by the City Council, the role of the TIF Commission becomes dormant until another TIF redevelopment project is proposed in the City or changes in an existing redevelopment project or redevelopment area are proposed.

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