
HOW THE EDA BENEFITS YOU!

A community must grow in order to retain the level of goods and services that are currently available to the existing population. In 1989, Plainview established an Economic Development Authority (EDA) to stimulate planned growth.

Economic development benefits:

- ▶ **Taxpayers** because a larger tax base slows the growth of future taxes. When orderly, planned development results in new businesses and residents locating in Plainview, more pay less for the same or improved city services.
- ▶ **Businesses** because a larger, more diverse customer base means more sales of goods and services. In addition, the EDA offers businesses a range of financial tools that can help with start-up and expansion cost. Tax Increment Financing (TIF) has been particularly useful in increasing the size of the city.
- ▶ **Parents** because increases in enrollment increase state aid to the school district. When students receive quality education in a district that maintains smaller classroom size, the likelihood that each child will receive individualized instruction increases.
- ▶ **Retirees** because the “small town” quality of life they value remains stable and cost-of-living increases are less dramatic than in larger communities.

PLAINVIEW ECONOMIC DEVELOPMENT AUTHORITY

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WHAT YOUR EDA CAN OFFER YOU!



**BENEFITS AND
SERVICES OF YOUR**

**PLAINVIEW
ECONOMIC
DEVELOPMENT
AUTHORITY**



SERVICES OF YOUR EDA

PROGRAMS & SERVICES

EDA GOALS & OBJECTIVES

- to develop and enhance the employment base and to assist businesses in cases where job loss is “imminent and demonstrable”
- to encourage strong, viable growth and development for the commercial and industrial areas of the community
- to stimulate redevelopment of underutilized, blighted or obsolete land uses
- To ensure that publicly-assisted projects meet guidelines that guarantee public benefit
- To promote and encourage high quality construction
- To provide more and improved services to the residents of the City

**From 2003 to 2008,
new residential construction
has created
55 single family homes,
20 twin-homes
and a 20-unit apartment building
valued at \$18,508,900
and Plainview businesses have spent
\$2,657,300
on new construction and remodeling**

Tax Increment Financing (TIF) — Simply stated, TIF is a funding mechanism that the city may use to subsidize residential, commercial and industrial projects when the project will benefit the community.

When TIF is used for residential projects, developers receive *new* property taxes generated by the new homes to underwrite part of the cost of development. The city, county and school forego their share of the taxes. However the school’s portion of property taxes is minimal and the school district receives additional revenue from the state when new home buyers enroll their children in the district’s schools. Plainview uses the “Pay-As-You-Go” method, which does not put the city at financial risk. In order to be eligible for TIF, home buyers must meet income limits. If they have higher incomes, property taxes go to the city, county and school immediately. All property taxes revert to the city, county and school when the district is de-certified. Commercial and industrial projects are eligible for TIF financing when they may not be financed through conventional lenders, and meet specific criteria that demonstrate that the project benefits the public.

Tax Abatement — With tax abatement, the city foregoes all property taxes for a limited period of time.

EDA Revolving Loan Fund — The EDA maintains a fund that provides below market interest loans as a “gap” financing tool for business expansions, relocations or start-ups. Loan funds may be used for building rehabilitation, working capital, machinery, equipment and real estate. They are also available for improvements that upgrade the appearance and energy efficiency of commercial and industrial properties.

Other Services provided by the EDA—

Staff from the EDA also:

- make referrals to other sources of expertise for business start-up activities and financial planning
- market Plainview to businesses and homeowners who may relocate here, tourists and other interested parties
- assist businesses locate and apply for appropriate loans and grants, that are available for a variety of business purposes
- provide information on low-interest loans and grants available to low and moderate income home buyers
- partner with other local organizations on community development projects