

# TID ANALYSIS & CREATION

**Tax Increment District (TID)** analysis is essential for communities seeking to *promote development*, *expand infrastructure*, and *protect public finances*. Whether you're considering creating a new TID or managing an existing one, Becker Professional Services can help you assess feasibility, analyze financial impact, and maintain compliance throughout a TID's lifespan.

Your Goal	How We Help	Why It Matters
 Assess Feasibility of a New TID	Conduct “but for” and gap analysis, evaluate increment projections, and vet developer data	Ensures new TIDs are financially viable and meet statutory requirements—before you commit resources
 Understand the Economic Impact	Provide modeling on tax base growth, job creation, and investment return	Gives you a realistic picture of benefits and costs to guide decision-making
 Support Public-Private Development	Review developer pro formas, test incentive scenarios, and align project with community goals	Protects public interest and promotes balanced, beneficial partnerships
 Manage & Monitor Active TIDs	Perform annual reviews, compare performance to plan, and flag risks or shortfalls	Keeps your TID on track and compliant, while avoiding financial surprises
 Plan for Long-Term TID Success	Help forecast TID closure, retirement of debt, and post-TID revenue sharing	Allows smooth transitions and ensures your TID delivers lasting community benefits
 Create or Amend a TID	Lead the TID creation or amendment process, including preparing all necessary documents	TIF is one of the primary economic development tools municipalities have at their disposal and when used correctly can have immense public benefits

Partner with us to build a *stronger*, more *sustainable* community!



Katrina Becker  
Vice President

✉ [katrina@beckerproservices.com](mailto:katrina@beckerproservices.com)

☎ (608) 279-5381

🌐 [www.beckerproservices.com](http://www.beckerproservices.com)

LinkedIn Profile:

