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**Memorandum**

To: Tax Incremental Financing Policy Ad Hoc Committee  
From: Sustainable Design and Energy Committee  
Date: November 14, 2008

On November 10, 2008 the Sustainable Design and Energy Committee discussed and voted to recommend the following to the Tax Incremental Financing Policy Ad Hoc Committee.

- Consider adding to the TIF Goals and Objectives Section:
  - Support Green Building and Sustainable Energy
    1. This could mean, but does not **exclusively** mean - green buildings such as LEED for New Construction (LEED-NC), Existing Buildings (-EB), Neighborhood Development (-ND), Homes (-H) and Energy Star (for homes and existing buildings). This goal does not require LEED certification or any other certification.
    2. Sustainable Energy includes renewable energy installations such as solar electric, solar thermal, geothermal, wind, etc.

The Sustainable Design and Energy Committee felt that this goal could either be a new goal as Goal 1.3 or added on to Goal 1.2 - Support Neighborhood Revitalization as green building promotes adaptive re-use and urban in-fill along with designing and building energy efficient, durable and healthy spaces that are good for the environment and the community.

The Sustainable Design and Energy also strongly recommends that green building elements and renewable energy installations may **exceed** the 50% of the net present value of the tax increment generated by a private development project available to that project as gap financing.