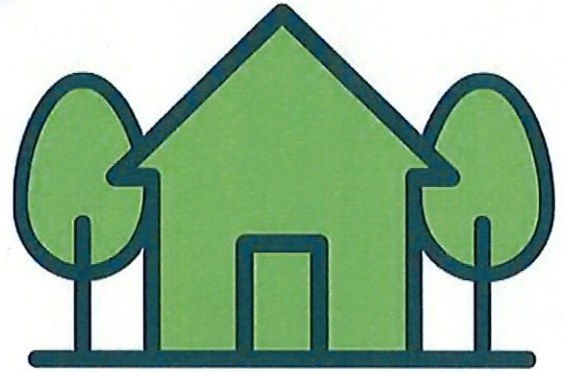


NEIGHBORHOOD IMPROVEMENT AUTHORITY

A tool that helps
a community
reinvest in itself



- ✓ Keeps money local
- ✓ Encourages investment
- ✓ Gives residents a voice

What Is a Neighborhood Improvement Authority (NIA)?

A **Neighborhood Improvement Authority** is a tool that cities can use to **reinvest money back into a specific neighborhood or district** — kind of like a savings account that’s used only for local improvements.

Think of it as a way for a neighborhood to **keep some of its own tax growth** to pay for things local like:

- Fixing streets, sidewalks, or lighting
- Improving parks or landscaping
- Enhancing safety and quality of life
- Supporting new housing or business projects
- Updating old buildings or utilities

It is created by the **City Commission**, but it operates with a **board of local representatives** (residents, business owners, etc.) who help decide what projects to prioritize.

How It Works (Simple Version)

When property **values** in that neighborhood go up, the **extra tax revenue** from that increased value (called “tax increment”) does not all go to other taxing jurisdictions such as the county right away.

Instead, a **portion of that increase stays in the neighborhood** to fund improvements right there.

It is **Not A New Tax** — it is just a way to **direct some of the natural growth** in property taxes back into the area that generated it. Funds are kept here for improvements here.

Pros (Why It Can Be a Good Thing)

- **Local control:** Residents and local leaders have a say in how money is spent.
- **Visible improvements:** Money stays in the area, so people actually see results — better roads, lighting, parks, etc.
- **Encourages investment:** Helps attract new businesses or homeowners by making the area look and feel better.
- **Leverages growth:** As property values rise, the fund grows — it is self-sustaining over time.
- **State Authorized:** powerful financial tool authorized by “State Law”.

Cons (What to Watch Out For)

- **Less of your money is sent to other taxing jurisdiction** (i.e. the county) **for their services:** Because part of the tax growth stays in the neighborhood, the county budget gets a little less.
 - **Takes time to build up funds:** It may be a few years before there's enough tax growth to pay for big projects.
 - **Needs good management:** The board has to plan and budget carefully and stay transparent so residents trust the process.
 - **Not a fix-all:** If property values don't grow much, there's limited funding to work with.
-

? What It's Not

- **It is NOT an HOA:** An NIA does not create rules and regulations and is not a group that can make policy.
- **No taxing Authority:** An NIA Board has no authority to impose or increase property taxes.
- **No City Bonding Authority:** While the NIA Board does have authority to issue bonds using only revenues pledged solely on the tax increment revenues captured by the district, it has NO Authority to issue bonds against the city or the taxpayers creating any debt.
- **No Rezoning or Planning Approval Authority:** The NIA board does not have authority to change zoning, to approve site plans for business or residential, they are just an additional funding source for growth and improvement for plans approved by current planning, zoning, and city commissions already in place.