

# WHAT DO TIF, KEVIN COSTNER & COXSWAINS HAVE IN COMMON?

white + burke  
**VERMONT**  
**DEVELOPMENT**  
CONFERENCE

# TIE



“Field of Dreams,” Phil Alden Robinson,  
Gordon Company, 1989.



peacock  Parks and Recreation

*"Kaboom," Parks and Recreation,*  
written by Aisha Muharrar, directed by  
Charles McDougall, NBC, 2009.





# WHO SHOULD CARE?



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Photo Credit: VermontLegislature.gov

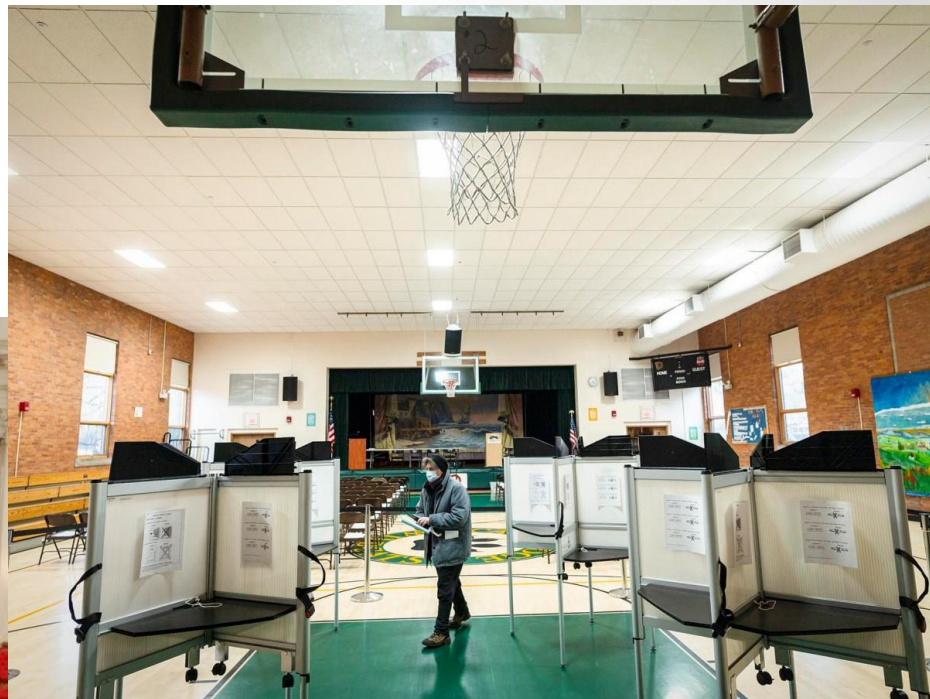


Photo Credit: Glenn Russell/VTDigger





I CARE!

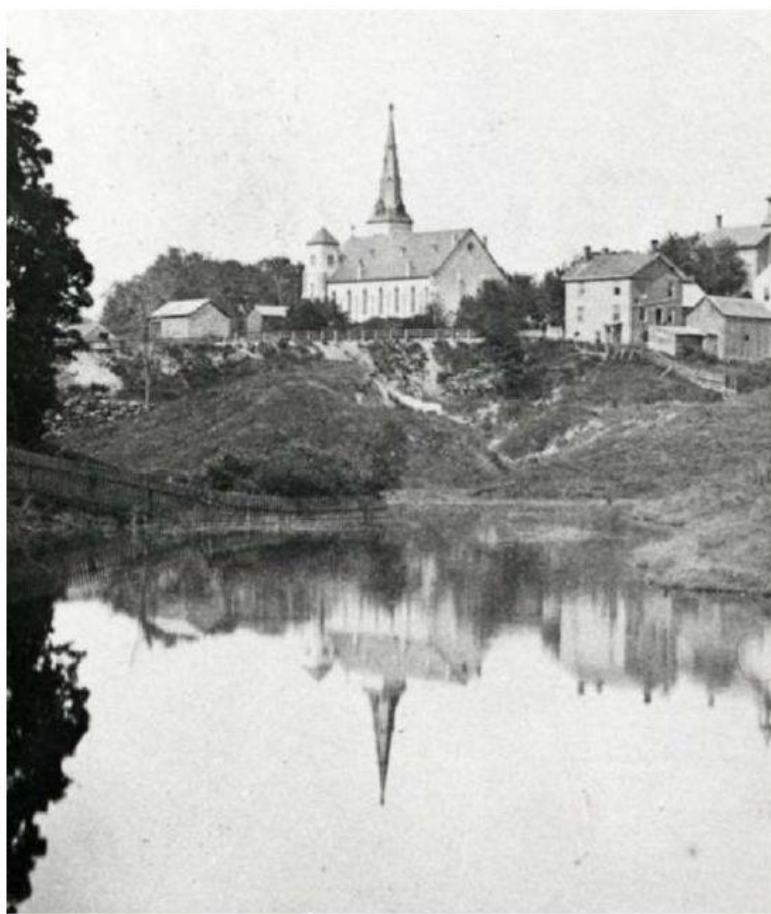


Photo Credit: Evelyn Prim



Photo by Carly Berlin/VTDigger  
and Vermont Public





Congregational Church and pond, c. 1870  
Burlington Then and Now Historical Photo Exhibit:  
<https://www.burlingtonvt.gov/Burlington150/History>



Corner of Main Street and South Winooski Street - looking  
Northeast

Google Maps streetview image 2021





*"Citizen Knope," Parks and Recreation,*  
written by Dave King, directed by  
Randall Einhorn, NBC, 2011.



**Rutland Whoopie Pie Festival**  
**September 14, 2024**

Photo Credit: Chamber & Economic  
Development of the Rutland Region (CEDRR)



**Municipal Bond**



**Build  
Infrastructure**

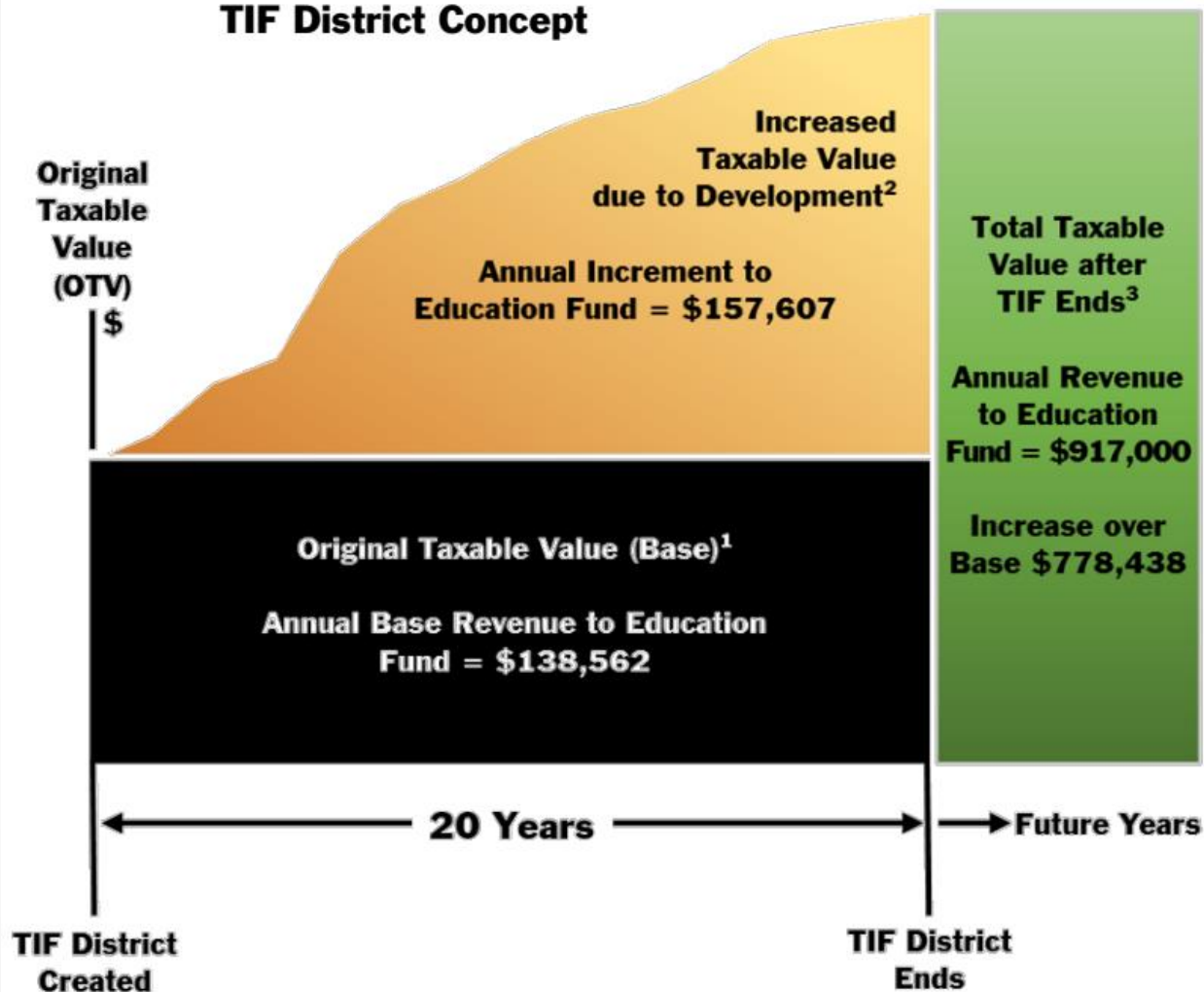


**Private Sector Development**

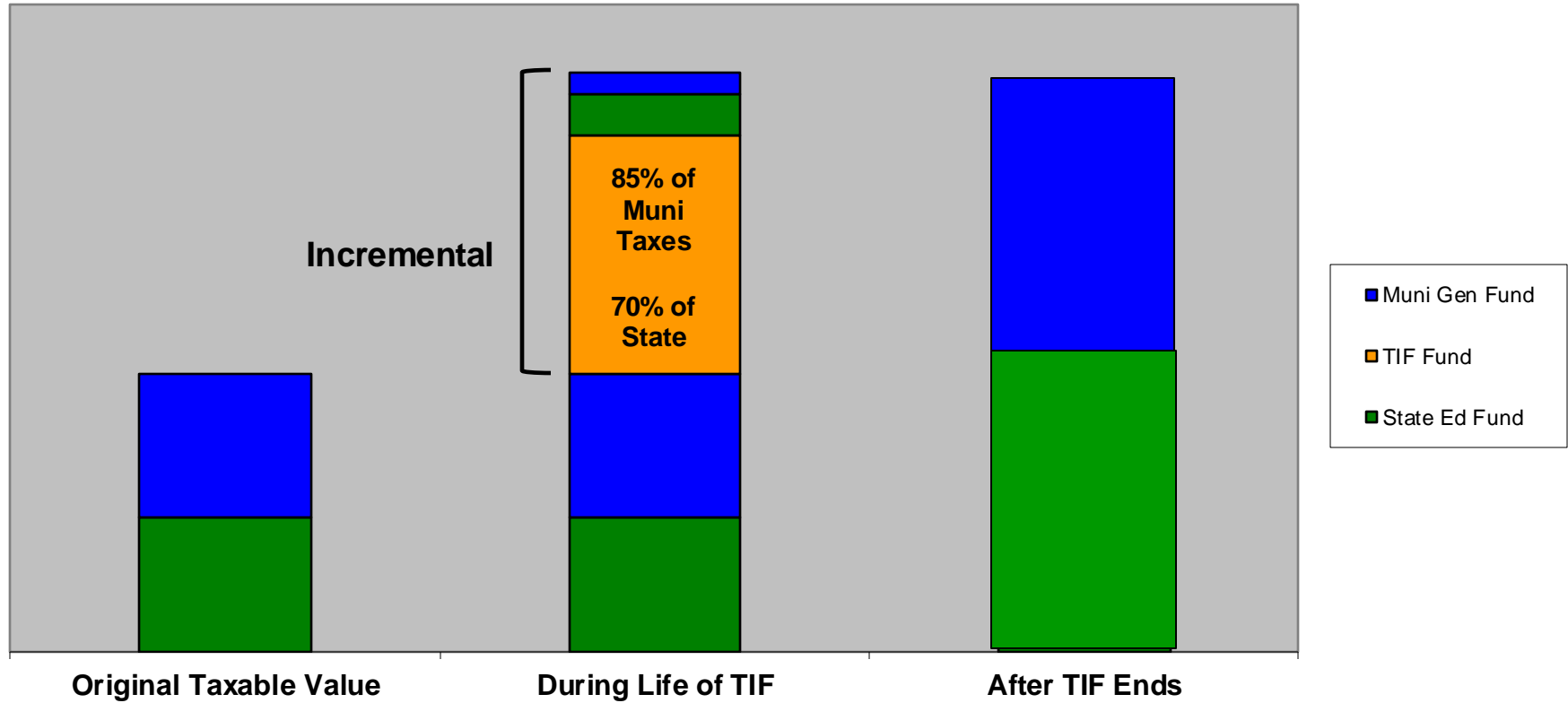
**Creation of Incremental  
Property Taxes**



## TIF District Concept



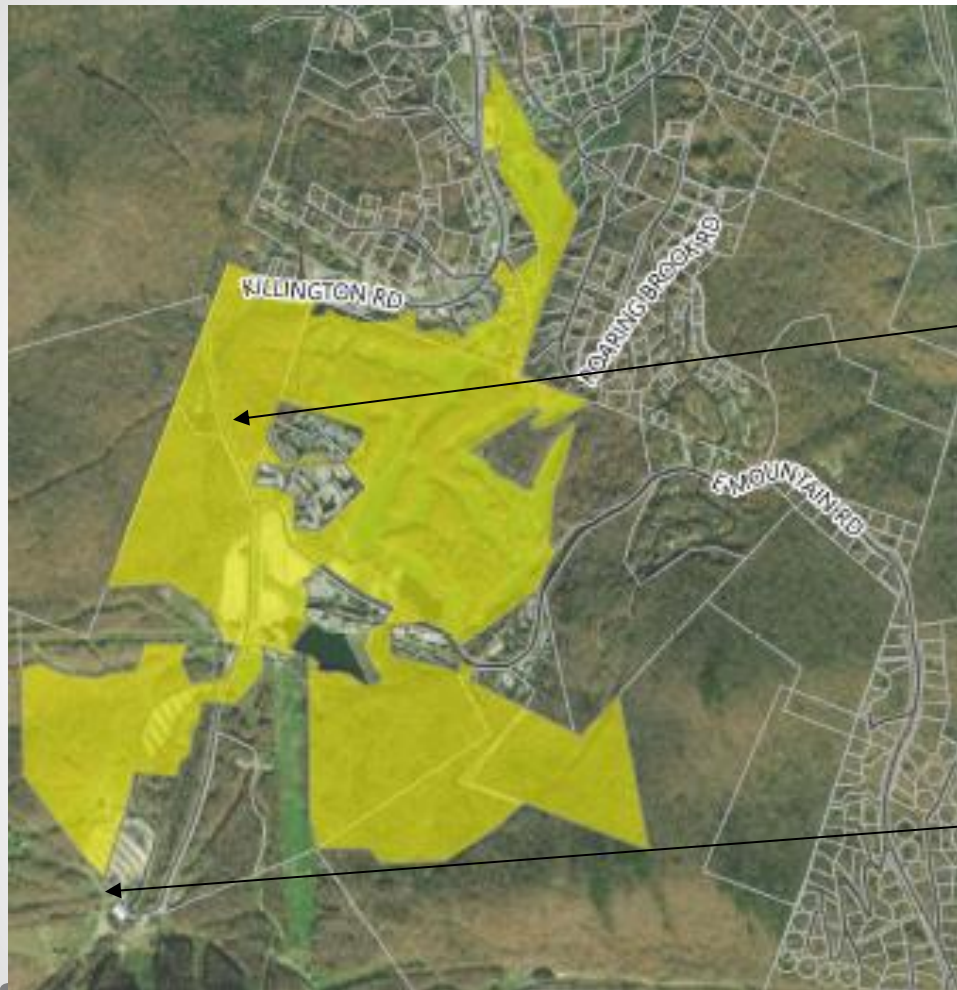




# VERMONT ECONOMIC PROGRESS COUNCIL (VEPC)







Killington  
Road

Base of  
Killington Mtn



Photo Credit: Rutland Herald





Property of Great Gulf, designed by Hart Howerton.







"Field of Dreams," Phil Alden Robinson, Gordon Company, 1989.







WHAT CAN YOU DO?

# Stephanie Clarke

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