

### Corridor Improvement Authorities

This financing tool is available for commercial districts that are more linear in form than the traditional downtown. A CIA facilitates infrastructure improvements, property assembly, and marketing efforts that spur economic development and contribute to a sustainable community. Neighboring communities may create a CIA for a shared highway corridor.



Clearzoning® assists communities with the following services related to corridor improvements:

#### CIA District Establishment

- Notice of Intent, Public Notice Requirements
- Identification of District Boundaries
- GIS Mapping Assistance
- Website development

#### Development Planning

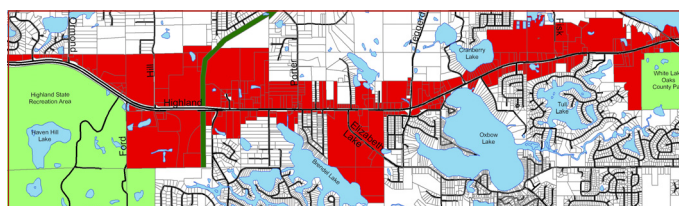
- Facilitating Preparation of Development Plan
- Identifying Projects
- Public Participation
- Prioritizing Projects

#### Tax Increment Financing Plan

- Projecting Growth in Taxable Value
- New Development Timing Estimates
- Analyzing Phase-In and Cost of Projects
- Preparing the Multi-Year TIF Plan

#### Staff Assistance to Incubate the CIA

- On-site Staffing
- Committee Assistance
- Volunteer Recruiting, Interviews and Training
- Pre-development Meetings and Facilitation



Master Plans  
Recreation Plans  
Downtown Plans



Parking Studies  
Community Visioning  
Zoning Ordinances



Place Making  
Traffic Engineering  
Transportation Plans



Access Management  
Form-Based Codes  
Expert Witness Services