

Cairo's TIF District

The City of Cairo, a community of approximately 2,800 residents located at the southern-most tip of Illinois, offers assistance through Tax Increment Financing (TIF). The TIF District encompasses an area bounded on the West by U.S. Hwy. 51, on the East by the Ohio River, the City limits to the North, and Second Street to the South.

Tax Increment Financing is a development tool designed to help finance certain eligible improvements to property in designated redevelopment areas (TIF districts) by utilizing the new, or incremental, tax revenues generated by the project after completion. It is the policy of the City to consider the judicious use of TIF for those projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will create new jobs, retain existing jobs, eliminate blight, strengthen the economic base of the City, increase property values and tax revenues, create economic stability, and stabilize and upgrade existing neighborhoods and commercial/industrial areas. Priority will be given to projects that meet these goals.

