



City of Madison

City of Madison
Madison, WI 53703
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Master

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Controlling Body: TIF REVIEW
BOARD

Lead Referral:

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File Name:

Final Action:

Title: SUBSTITUTE RESOLUTION APPROVING THE USE OF THE "1/2 MILE RULE"
FOR TID #32
(UPPER STATE STREET)

Notes:

Sponsors:

Effective Date:

Attachments: 11256 TID #32 - 1_2 Mile rule 2017 JRB rpt v2.pdf,
46587 - Version 1 - Master19-Apr-2017-01-29-07.pdf,
11256 TID #32 - 1_2 Mile rule 2017 JRB rpt.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: drolfs@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	TIF REVIEW BOARD	04/11/2017	Action Text: Gromacki provided an overview of the proposed use of the 1/2 Mile Rule in TID #32. Brasser asked if the TID would close on time with this proposal. Gromacki said it would still close on time. Mertz asked if the small cap was for retail or bars. Mikolajewski said not generally, but it was possible that future tenants could be a bar. Brasser asked if the costs could be separated. Ramakrishna said they could be, as long as it was properly noticed for the second JRB meeting.				
1	TIF REVIEW BOARD	04/25/2017					
1	TIF REVIEW BOARD	05/10/2017					

Action Text: Rolfs provided an overview of the proposed use of the ½ Mile Rule. Motion by Casper, second by Mertz, to approve the use of the ½ Mile Rule in TID #25. Brasser noted that his concerns with the use of the ½ Mile Rule were things that were not logical extensions of the original TID and the original plan. Motion carried.

TID #32 – Rolfs provided an overview of the proposed use of the ½ Mile Rule. Alder Zellers spoke on the historic study and the proposed installation of cameras. Zellers noted that the area included for the historic study would be within one to one and a half blocks away from the current TID. She noted that the downtown plan called for a local historic district to be put in place to help protect the historic nature of the downtown area. A historic study would help clarify what areas are open for redevelopment, and what areas should be preserved. She quoted a study that historic districts helped to, at a minimum, protect existing value, and often helped to increase values in the historic district. Alder Zellers referred to a study conducted Center on Wisconsin Studies (COWS) regarding the use of TIF.

Alder Zellers noted that she was convinced that the installation of cameras would help to enhance safety and the perception of safety in the downtown area. She had seen the impact that cameras had had on crime prevention and solving crimes in the downtown. She noted that seven cameras for installation were within the current TID, and the others were within approximately one block of the TID.

Captain Freedman noted that he felt that the cameras had become very useful in solving the crimes in the downtown area, especially as an investigative tool. He said that it helped MPD to find out what actually happened in an incident. He also noted that it helped MPD to do proactive work in areas where there are ongoing problems. He said that the cameras also help coordinate command and control when larger events like Freak Fest occur. He said that the camera installation proposal before the JRB was to upgrade a few cameras and to fill in the gaps that exist in the current system.

Discussion took place around how the cameras that are to be installed costs, and where they are located.

Motion by Casper, second by Hicklin, to approve.

Motion by Hicklin to amend the resolution to add:

“BE IT FURTHER RESOLVED that the Tax Increment Finance Joint Review Board for TID #32 hereby approves not to exceed \$282,950 for the installation of security cameras”

Motion carried 4-1, with Mertz voting NO.

Mertz said that the School Board had a lengthy discussion about what costs it felt were in the best interests of MMSD. He noted that MMSD felt that many of these costs should be funded through the City's operating budget, and not through TIF.

Brasser echoed Mertz's concerns.

Text of Legislative File 46587

Title

SUBSTITUTE RESOLUTION APPROVING THE USE OF THE “1/2 MILE RULE” FOR TID #32
(UPPER STATE STREET)

Body

WHEREAS, the City of Madison has planned to expend up to \$7,002,450 to reconstruct infrastructure, install security cameras, and improve the streetscape in the downtown Madison area (as described on the attached Joint Review Board report), and;

WHEREAS, the prospective expenditures would occur within ½ Mile of TID #32 (1/2 Mile expenditure area shown on the attached Joint Review Board report); and

WHEREAS, the Tax Increment Finance District Joint Review Board for TID #32 held an organizational meeting on April 11, 2017 for the purpose of receiving an overview on the proposed use of the “1/2 Mile Rule”; and

WHEREAS, the Joint Review Board met on April 25, 2017 to review the record and found that but for the proposed use of the ½ Mile Rule, the projects described therein would not occur; and

WHEREAS, the Joint Review Board found that the economic benefits were sufficient to compensate the overlying taxing jurisdictions for the cost of improvements proposed in the amendment to the project plan for TID #32; and

WHEREAS, the Joint Review found that the benefits of the proposed amendment outweigh the anticipated tax increments to be paid by the owners of property within TID #32; and

NOW, THEREFORE BE IT RESOLVED, that the Tax Increment Finance District Joint Review Board for TID #32 hereby approves the proposed expenditure of up to ~~\$7,002,450 for the reconstruction of infrastructure, installation of security cameras, and installation of streetscape improvements within ½ Mile of TID #32 as shown on the attached map.~~ \$150,000 for pavement management on Gorham, between Henry and Wisconsin, and

BE IT FURTHER RESOLVED that the Tax Increment Finance District Joint Review Board for TID #32 hereby approves the proposed expenditure of up to \$150,000 for pavement management on Gilman St between Pinckney St and Butler St, and;

BE IT FURTHER RESOLVED that the Tax Increment Finance District Joint Review Board for TID #32 hereby approves the proposed expenditure of up to \$500,000 for the reconstruction of Bassett St between Johnson St and Dayton St, and;

BE IT FURTHER RESOLVED that the Tax Increment Finance District Joint Review Board for TID #32 hereby approves the proposed expenditure of up to \$911,250 for the reconstruction of Wilson St from Hamilton St to Martin Luther King, Jr. Blvd, and;

BE IT FURTHER RESOLVED that the Tax Increment Finance District Joint Review Board for TID #32 hereby approves the proposed expenditure of up to \$37,500 for historic studies of Langdon St and Mansion Hill areas.