

Rolfs, Daniel

From: Verveer, Mike
Sent: Tuesday, January 28, 2014 2:04 AM
To: Gromacki, Joseph; Rolfs, Daniel
Subject: FW: Proposed Amendments to the Proposed TIF Policy

FYI...

Thanks,
Mike

From: Gary Peterson [<mailto:plannergary@sustainablegary.com>]
Sent: Monday, January 27, 2014 3:29 PM
To: Clear, Mark; Verveer, Mike; Schmidt, Chris; Demarb, Denise; Clausius, Joe; Palm, Larry; Subeck, Lisa; Bidar-Sielaff, Shiva; Ellingson, Susan; Olver, Aaron; Cover, Steven
Subject: Proposed Amendments to the Proposed TIF Policy

Comments on Final TIF Policy from the TIF Policy Review Committee

January 27, 2014

I really appreciate the work of the City Council TIF Review Committee. Alders Bidar-Sielaff, Clear, Ellingson, Schmidt and Vereer I thank you. Your perseverance over so many meetings was fabulous.

This proposed Policy is a great improvement with what the City has now. The Policy exceeds my expectations and needs to be adopted. I would like to offer 4 changes, which I think would further improve the draft TIF Policy.

Change #1. In the title in Section 1 please insert the word “increase” so that it reads “Madison’s goals for the increase use of TIF include.” Reason: In many of the meetings of the Policy Committee it was clear that TIF is underutilized in Madison. Although the new policy makes it possible to increase the use of TIF, nothing in the policy says we should.

Change #2. In 8(b) add the words “Blight Removal” to the list. Reason: Three types of projects are listed, but not blight removal. This is primarily what our TIFs do.

Change #3. In 9(c) replaced the word, ”required” with “permitted.” Reason: Not all activities in the TIF Plan are required to be completed. They are only permitted to be done if the Council at a future date chooses to do them.

Change #4. In 3.2 2(g) delete the last sentence. Reason: The sentence seems to establish a rule on what constitutes taxable property appreciation, thus increment. The Department of Revenue determines and calculates increment not the City.

Thank you for your attention and again thank you for the fantastic improvement to the TIF Policy.

Gary Peterson, AICP

--

Gary L. Peterson, AICP
Gary Peterson Consulting, Inc.
210 Marinette Trail
Madison, WI 53705
Phone (608)231-1199
Cell (608)334-0397