Date: 9/19/13

City of Madison
Registration Statement – TIF POLICY REVIEW AD HOC COMMITTEE

Please Print

Agenda No. TIF Ad Hoc Policy Review

Name: Sue Pastor
Address: 2502 Green Ridge Dr
MADISON WI 53704

Please check the appropriate boxes:

☐ **Support**
- ☐ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

☑ **Oppose**
- ☐ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

EDC recs overall use of TIF to address WHEDA gap - that's not generally affordable housing *

* but staff proposal improves on this

At this meeting are you representing an organization or a person other than yourself: ☐ Yes ☑ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

still hoping for conversation about community benefits.

Name, address and telephone number of each person or organization you are representing:

Are you being paid for your representation? ☐ Yes ☐ No

Are you appearing as part of your other paid duties for this person or organization? ☐ Yes ☐ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Speaking Limits:
Public Hearing......................................3 minutes
Information Hearing.............................3 minutes
Other Items...3 minutes

(See Back)

Registration Statement - Page 2

Are you an elected official who is appearing solely on behalf of your office or for your municipality or other governmental body? ☐ Yes ☐ No

(If you answered "yes" to the question, ***STOP.*** *You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, do you understand that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk? ☐ Yes ☐ No

2. Your principal is not permitted to authorize you to lobby unless the principal is registered with the City Clerk? ☐ Yes ☐ No

3. If your principal spends or will owe more than $500 for lobbying services in any reporting period (calendar quarter), the principal must file expense statements with the City Clerk for the remaining quarters of the calendar year? ☐ Yes ☐ No

(If you answered "no" to any of the last three questions, please call the City Clerk at 266-4601 or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)

Date ____________________ Signature ______________________________

Print Name ______________________________

Date: 9/19/13

City of Madison
Registration Statement – TIF POLICY REVIEW AD HOC COMMITTEE

Please Print

Agenda No. TIF Ad Hoc Review

Name: Matt Kozlowski

Address: 445 N Lake St, #207
Madison, WI 53715

Please check the appropriate boxes:

☐ **Support**
- ☐ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

☒ **Oppose**
- ☐ Wish to speak
- ☒ Do not wish to speak
- ☐ Available to answer questions

At this meeting are you representing an organization or a person other than yourself: ☒ Yes ☐ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Name, address and telephone number of each person or organization you are representing:

Progressive Dane, PO Box 1222, Madison, WI 53701

Are you being paid for your representation? ☐ Yes ☒ No

Are you appearing as part of your other paid duties for this person or organization? ☐ Yes ☒ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Speaking Limits:
- Public Hearing.....................................3 minutes
- Information Hearing.............................3 minutes
- Other Items...3 minutes

(See Back)

Registration Statement - Page 2

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2. Your principal is not permitted to authorize you to lobby unless the principal is registered with the City Clerk? ☐ Yes ☐ No

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(If you answered "no" to any of the last three questions, please call the City Clerk at 266-4601 or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)

Date 9/19/13

Signature [signature]

Print Name Matt Kozlowski

Date: 9/19/13

City of Madison
Registration Statement – TIF POLICY REVIEW AD HOC COMMITTEE

Please Print

Agenda No. 9/19/13 memo on TIF

Name DeloRa Newton

Address 615 E Washington Ave
Madison WI 53703

Please check the appropriate boxes:

☐ **Support**
- ☐ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

☐ **Oppose**
- ☒ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

At this meeting are you representing an organization or a person other than yourself: ☒ Yes ☐ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Name, address and telephone number of each person or organization you are representing:

Greater Madison Chamber of Commerce
615 E Washington Ave
Madison WI 53703

Are you being paid for your representation? ☒ Yes ☐ No

Are you appearing as part of your other paid duties for this person or organization? ☒ Yes ☐ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Speaking Limits:
Public Hearing......................................3 minutes
Information Hearing.............................3 minutes
Other Items...3 minutes

(See Back)

Registration Statement - Page 2

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3. If your principal spends or will owe more than $500 for lobbying services in any reporting period (calendar quarter), the principal must file expense statements with the City Clerk for the remaining quarters of the calendar year? ☒ Yes ☐ No

(If you answered "no" to any of the last three questions, please call the City Clerk at 266-4601 or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)

Date 9/19/13

Signature [signature]

Print Name Deloka Newton

Date: 9/17

City of Madison
Registration Statement – TIF POLICY REVIEW AD HOC COMMITTEE

Please Print

Agenda No. 5

Name: Phil Salkin
Address: 944 Autumn Woods Ln
Oregon, Wi 53575

Please check the appropriate boxes:

☑ **Support**
- ☑ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

☐ **Oppose**
- ☐ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

At this meeting are you representing an organization or a person other than yourself: ☐ Yes ☐ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Name, address and telephone number of each person or organization you are representing:

RASCW
4801 Forest Run Rd
Madison, Wis 53704

Are you being paid for your representation? ☑ Yes ☐ No

Are you appearing as part of your other paid duties for this person or organization? ☐ Yes ☑ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Speaking Limits:
- Public Hearing....................................3 minutes
- Information Hearing............................3 minutes
- Other Items...3 minutes

(See Back)

Registration Statement - Page 2

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2. Your principal is not permitted to authorize you to lobby unless the principal is registered with the City Clerk? ☑ Yes ☐ No
3. If your principal spends or will owe more than $500 for lobbying services in any reporting period (calendar quarter), the principal must file expense statements with the City Clerk for the remaining quarters of the calendar year? ☑ Yes ☐ No

(If you answered "no" to any of the last three questions, please call the City Clerk at 266-4601 or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)

Date 9/19/13

Signature Philip H. Salkin

Print Name Philip H. Salkin

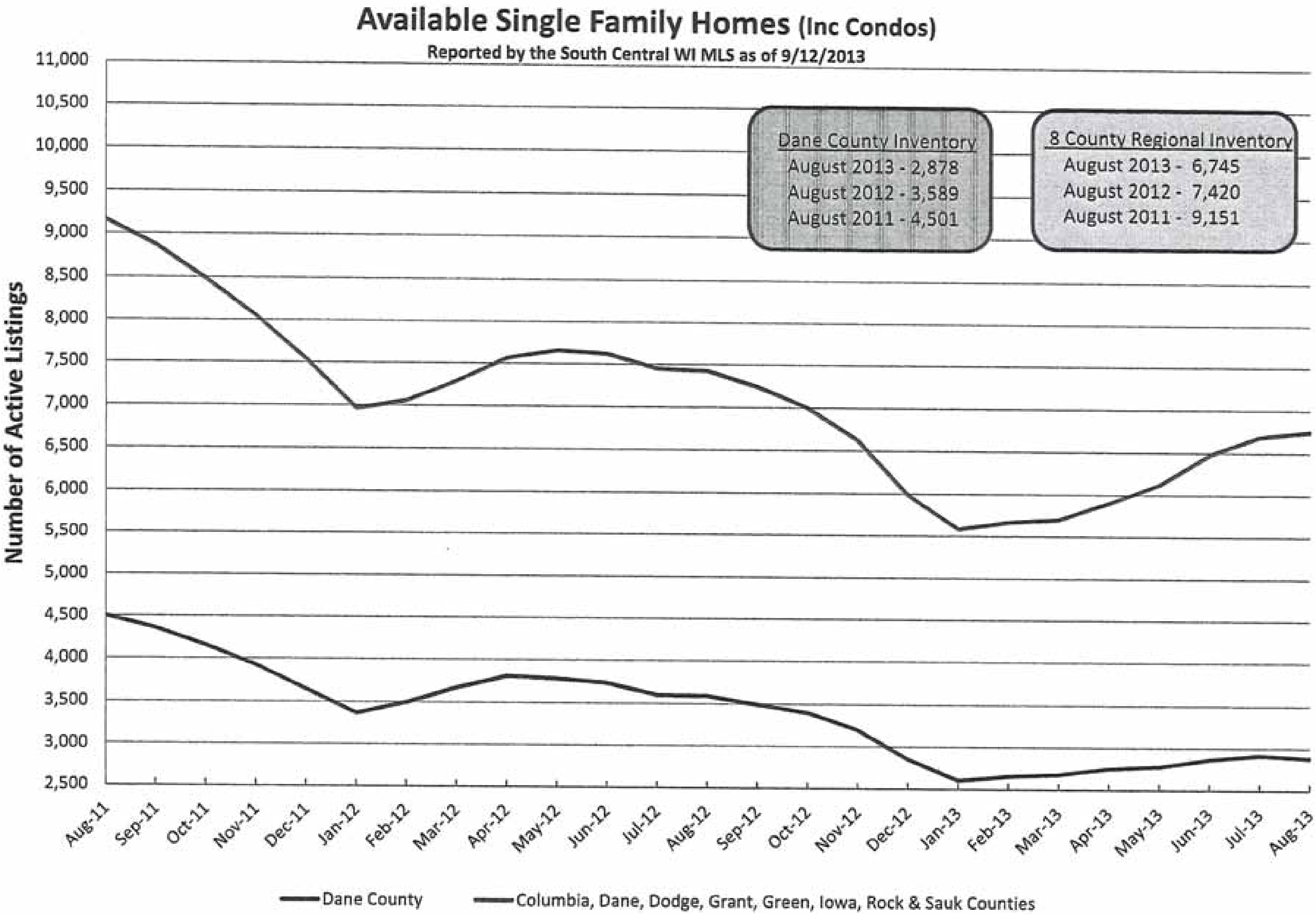
SOUTH CENTRAL WISCONSIN MLS CORPORATION

NOTE - This representation is based in whole or in part on data supplied to the South Central Wisconsin MLS Corporation by its Participants as of August 20, 2013. The MLS does not guarantee and is not responsible for its accuracy. Data maintained by the MLS does not reflect all real estate activity in the market.

City of Madison

Active listings – Single Family Homes – Aug 20, 2013	624
Sold listings – Single Family Homes - Aug 20, 2012-Aug 19, 2013	2364 (197/mo)
Supply of Active Inventory	3.17 months

Active listings – Condominium Homes – Aug 20, 2013	516
Sold listings – Condominium Homes - Aug 20, 2012-Aug 19, 2013	927 (77/mo)
Supply of Active Inventory	6.71 months


Available Single Family Homes (Inc Condos)
Reported by the South Central WI MLS as of 9/12/2013
Number of Active Listings
11,000
10,500
10,000
9,500
9,000
8,500
8,000
7,500
7,000
6,500
6,000
5,500
5,000
4,500
4,000
3,500
3,000
2,500
Dane County Inventory
August 2013 - 2,878
August 2012 - 3,589
August 2011 - 4,501
8 County Regional Inventory
August 2013 - 6,745
August 2012 - 7,420
August 2011 - 9,151
Aug-11
Sep-11
Oct-11
Nov-11
Dec-11
Jan-12
Feb-12
Mar-12
Apr-12
May-12
Jun-12
Jul-12
Aug-12
Sep-12
Oct-12
Nov-12
Dec-12
Jan-13
Feb-13
Mar-13
Apr-13
May-13
Jun-13
Jul-13
Aug-13
Dane County
Columbia, Dane, Dodge, Grant, Green, Iowa, Rock & Sauk Counties

Date: 19 Sept 2017

City of Madison
Registration Statement – TIF POLICY REVIEW AD HOC COMMITTEE

Please Print

Agenda No. 3

Name Gary Peterson
Address 440 Harmonetta T
53705

Please check the appropriate boxes:

☒ **Support**
- ☒ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

☐ **Oppose**
- ☐ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

At this meeting are you representing an organization or a person other than yourself: ☐ Yes ☒ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Name, address and telephone number of each person or organization you are representing:

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Speaking Limits:
Public Hearing......................................3 minutes
Information Hearing.............................3 minutes
Other Items...3 minutes

(See Back)

Registration Statement - Page 2

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(If you answered "no" to any of the last three questions, please call the City Clerk at 266-4601 or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)

Date ____________________ Signature ______________________________

Print Name ______________________________

MEMORANDUM

To: Joint Review Board Members and Mark Clear, Madison City Council President

From: Gary L. Peterson, AICP

Subject: Joint Review Board as part of a Tax Incremental District (TID) Approval Process

Date: August 23, 2010

We had discussed what the Joint Review Board could or could not do as part of the approval of the creation of a new or amended TID. I would like to comment on what I see is their function and authority.

First, when Wisconsin initiated the Tax Incremental Financing (TIF) Law there were no Joint Review Boards. The reason they were created was the law was abused. A couple of examples of abuse are: one, a new building is being built on one end of town and the TID boundary was drawn around the developing parcel, run down either side of a railroad right of way to the other end of town and then drawn around an area needing improvements. None of the money was spent at the generator site. There was absolutely no relationship between the two occurrences. A second example was when a new manufacturing development was announced a TID would be created in that area and the increment used to create a new industrial park on the speculation more industry could be attracted. Again no increment was used to support the original manufacturing facility.

I believe that just having a Joint Review Board stopped those abuses. I know of only one TID that has not been approved by a JRB, but there may be others. However, we do have the law and the law must be followed. I have included a copy of the State Status for TIDs at the end of this memo so you can review the law for yourself.

A TID cannot be created unless a majority of members present at the JRB meeting approve the creation resolution. The Join Review Board must exam the record and establishes its decision on the following 3 criteria:

1. Whether the development would occur without the use of tax incremental financing. This is the "but for" test. In a blight removal TID would the blight be removed without the TID? In one scenario would the development as proposed occur without financing under the TID law? In a second scenario is it so important to a City to remove blighted conditions that the increment may never pay back the TID costs, yet a TID is necessary to make changes. In either case it is an approval able TID.
2. Another criteria is whether the economic benefits of the TID to be created, as measured by increased employment, business and personal income, and property tax are sufficient to pay back TID costs. This is the desired outcome. However, it is not an absolute requirement the

increment pay back the TID cost. The TID may be so important, the blight so severe that partial recovery of the funds is better than no recovery. In either case this is an approval able TID.

3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of the property in the overlaying taxing districts. The question is, is this a TID that will be a benefit to the TID district and the region? If it improves the TID district and the region it is an approval able TID.

The following is what a JRB cannot do:

1. Cannot determine the TID boundaries.
2. Cannot determine what activities are included in the TID Plan unless the activities are outside the TID district.
3. Cannot determine if an activity is TIF eligible.
4. Cannot determine if a TID should be closed out.
5. Cannot determine if a TID should be a Blight Removal TID, Mixed Use TID or Industrial TID.
6. Cannot determine how many years a TID plan projects the TID to stay open.
7. Cannot determine if it is an appropriate time to create a TID.
8. Cannot determine if their constituents do or do not support the TID.

An item a JRB can do is hold public hearings. No matter what the testimony is at a public hearing a JRB can only vote on the 3 items listed above. Nothing else can be taken into consideration.

(4m) Joint review board.

(4m)(a)

(a) Any city that seeks to create a tax incremental district, amend a project plan, or incur project costs as described in sub. (2) (f) 1. n. for an area that is outside of a district's boundaries, shall convene a temporary joint review board under this paragraph, or a standing joint review board under sub. (3) (g), to review the proposal. Except as provided in par. (am), and subject to par. (ae), the board shall consist of one representative chosen by the school district that has power to levy taxes on the property within the tax incremental district, one representative chosen by the technical college district that has power to levy taxes on the property within the tax incremental district, one representative chosen by the county that has power to levy taxes on the property within the tax incremental district, one representative chosen by the city, and one public member. If more than one school district, more than one union high school district, more than one elementary school district, more than one technical college district or more than one county has the power to levy taxes on the property within the tax incremental district, the unit in which is located property of the tax incremental district that has the greatest value shall choose that representative to the board. The public member and the board's chairperson shall be selected by a majority of the other board members before the public hearing under sub. (4) (a) or (h) 1. is held. All board members shall be appointed and the first board meeting held within 14 days after the notice is published under sub. (4) (a) or (h) 1. Additional meetings of the board shall be held upon the call of any member. The city that seeks to create the tax incremental district, amend its project plan, or make or incur an expenditure as described in sub. (2) (f) 1. n. for an area that is outside of a district's boundaries shall provide administrative support for the board. By majority vote, the board may disband following approval or rejection of the proposal, unless the board is a standing board that is created by the city under sub. (3) (g).

(4m)(ae)

(ae)

(4m)(ae)1.

1. A representative chosen by a school district under par. (a) or (am) shall be the president of the school board, or his or her designee. If the school board president appoints a designee, he or she shall give preference to the school district's finance director or another person with knowledge of local government finances.

(4m)(ae)2.

2. The representative chosen by the county under par. (a) shall be the county executive or, if the county does not have a county executive, the chairperson of the county board, or the executive's or chairperson's designee. If the county executive or county board chairperson appoints a designee, he or she shall give preference to the county treasurer or another person with knowledge of local government finances.

(4m)(ae)3.

3. The representative chosen by the city under par. (a) shall be the mayor, or city manager, or his or her designee. If the mayor or city manager appoints a designee, he or she shall give preference to the person in charge of administering the city's economic development programs, the city treasurer, or another person with knowledge of local government finances.

(4m)(ae)4.

4. The representative chosen by the technical college district under par. (a) shall be the district's director or his or her designee. If the technical college district's director appoints a designee, he or she shall give preference to the district's chief financial officer or another person with knowledge of local government finances.

(4m)(am)

(am) If a city seeks to create a tax incremental district that is located in a union high school district, the seat that is described under par. (a) for the school district representative to the board shall be held by 2 representatives, each of whom has one-half of a vote. Subject to par. (ae), one representative shall be chosen by the union high school district that has the power to levy taxes on the property within the tax incremental district and one representative shall be chosen by the elementary school district that has the power to levy taxes on the property within the tax incremental district.

(4m)(b)

(b)

(4m)(b)1.

1. The board shall review the public record, planning documents and the resolution passed by the local legislative body or planning commission under sub. (4) (gm) or (h) 1. As part of its deliberations the board may hold additional hearings on the proposal.

(4m)(b)2.

2. Except as provided in subd. 2m., no tax incremental district may be created and no project plan may be amended unless the board approves the resolution adopted under sub. (4) (gm) or (h) 1. by a majority vote within 30 days after receiving the resolution. The board may not approve the resolution under this subdivision unless the board's approval contains a positive assertion that, in its judgment, the development described in the documents the board has reviewed under subd. 1. would not occur without the creation of a tax incremental district. The board may not approve the resolution under this subdivision unless the board finds that, with regard to a tax incremental district that is proposed to be created by a city under sub. (17) (a), such a district would be the only existing district created under that subsection by that city.

(4m)(b)2m.

2m. The requirement under subd. 2. that a vote by the board take place within 30 days after receiving a resolution does not apply to a resolution amending a project plan under sub. (4) (h) 1. if the resolution relates to a tax incremental district, the application for the redetermination of the tax incremental base of which was made in 1998, that is located in a village that was incorporated in 1912, has a population of at least 3,800 and is located in a county with a population of at least 108,000.

(4m)(b)3.

3. The board shall submit its decision to the city no later than 7 days after the board acts on and reviews the items in subd. 2., except that, if the board requests a department of revenue review under subd. 4., the board shall do one of the following:

(4m)(b)3.a.

a. Submit its decision to the city no later than 10 working days after receiving the department's written response.

(4m)(b)3.b.

b. If the city resubmits its proposal under subd. 4. no later than 10 working days after the board receives the department's written response, submit its decision to the city no later than 10 working days after receiving the city's resubmitted proposal.

(4m)(b)4.

4. Before the joint review board submits its decision under subd. 3., a majority of the members of the board may request that the department of revenue review the objective facts contained in any of the documents listed in subd. 1. to determine whether the information submitted to the board complies with this section or whether any of the information contains a factual inaccuracy. The request must be in writing and must specify which particular objective fact or item the members believe is incomplete or inaccurate. Not later than 10 working days after receiving a request that complies with the requirements of this subdivision, the department of revenue shall investigate

the issues raised in the request and shall send its written response to the board. If the department of revenue determines that the information in the proposal does not comply with this section or contains a factual inaccuracy, the department shall return the proposal to the city. The board shall request, but may not require, that the city resolve the problems in its proposal and resubmit the proposal to the board. If the city resubmits its proposal, the board shall review the resubmitted proposal and vote to approve or deny the proposal as specified in this paragraph.

(4m)(b)4m.

4m. The board shall notify prospectively the governing body of every local governmental unit that is not represented on the board, and that has power to levy taxes on the property within the tax incremental district, of meetings of the board and of the agendas of each meeting for which notification is given.

(4m)(c)

(c)

(4m)(c)1.

1. The board shall base its decision to approve or deny a proposal on the following criteria:

(4m)(c)1.a.

a. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.

(4m)(c)1.b.

b. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.

(4m)(c)1.c.

c. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

(4m)(c)2.

2. The board shall issue a written explanation describing why any proposal it rejects fails to meet one or more of the criteria specified in subd. 1.

(4m)(d)

(d) Before a city may make or incur an expenditure for project costs, as described in sub. (2) (f) 1. n., for an area that is outside of a district's boundaries, the joint review board must approve the proposed expenditure.

(5)

(5) Determination of tax increment and tax incremental base.

A. Introduction

In 1975, the state legislature passed the Tax Increment Law (§ 66.1105) that allows cities to create Tax Incremental Finance (TIF) districts to help pay for needed infrastructure. A district can be created for one or more of the following reasons: to eliminate blight, to promote rehabilitation and conservation and for industrial development. The basic premise behind the law is that no new development would have taken place if the City had not created the district and completed the specified infrastructure improvements. State law allows municipalities to amend an adopted tax incremental district four times. This Tax Incremental District (TID) #7 is a Mixed Use TID.

B. Proposed Public Works, Manufacturer's Incentives, Residential Expansion and Estimated Project Costs and Timing

This district is being created to support Manufacturing expansion, residential expansion and finance a number of public works projects as generally shown on Map 1 and as listed in Table 1. The identified projects are broken down into phases as a way to prioritize them and to ensure that the most-needed projects are funded first. It is important that the City evaluate the performance of the district prior to making expenditures in future Phases. It should be noted that financing costs for the various projects are an eligible project cost.

Table 1. Description of Project Costs

Type of Improvement	Year	Project Cost	Percent Attributable To District	Eligible Project Costs	Non-Project Costs
Development of the New STH 11 Business Park					
Phase I – Construction of an extension of Miner Way					
Sanitary Sewer Mains	2013	$90,000	100%	$90,000	$0
Watermains, Valves, Hydrants, Services and Rock Excavations	2013	$80,000	100%	$80,000	$0
Storm Sewer Construction of Mains, Catch Basins and Erosion Control	2013	$20,000	100%	$20,000	$0
Street Construction of Extended Minor Way including Excavation,, Breaker and CABC, Curb and Gutter, Hot Mix Asphalt and Landscaping	2013	$75,000	100%	$75,000	$0
Subtotal Phase I		$265,000		$265,000	
Phase II – Activities to expand the Business Park					
Storm Water Detention	2014	$40,000	100%	$40,000	$0
Sewage Pretreatment	2016	$75,000	100%	$75,000	$0
Sewer Plant Expansion	2020	$500,000	10%	$50,000	$450,000
Water Tower	2018	$400,000	20%	$80,000	$120,000
Electric Utility Extensions or Renewable Power Generation	2015-2030	$100,000	100%	$100,000	$0
Developer Incentive and Land Acquisition	2015-2030	$100,000	100%	$100,000	$0
Manufacturing Building Expansion	2015-2030	$400,000	100%	$400,000	$0
Contingencies and Professional Services	2010-2025	$50,000	100%	$50,000	$0
Subtotal for Phase II		$1,665,000		$895,000	$0
Phase III – Activities to Improve the TID District					
Residential Unit Expansion	2014-2025	$500,000	100%	$500,000	$0
Entrance Sign and Street Lights	2014-2025	$9,000	100%	$9,000	$0

Water Main Construction	2014-2025	$50,000	100%	$50,000	$0
Sewer Main Construction	2014 to 2025	$50,000	100%	$50,000	$0
Street Construction	2014 to 2025	$30,000	100%	$30,000	$0
Land Acquisition/Relocation/Demolition	2014 to 2025	$60,000	100%	$60,000	$0
Storm Sewer Construction	2014 to 2025	$50,000	100%	$50,000	$0
Relocate or Replace Antenna Tower	2014 to 2025	$50,000	100%	$50.000	$0
Subtotal	--	$799,000	--	$799,000	$0
Total Phase I, II and III	--	$4,199,000	--	$3,759,000	$0

Note: The costs do not include financing costs which are an eligible project cost

Map 1. District Boundaries

In 2011 Swiss Valley Farms Cooperative will construct a new walkway/indoor product movement structure connecting an existing refrigerated warehouse with an existing Cheese Factory Structure on Miners Way on the west edge of the City. The city also visualizes expanding the residential facility within the TID District and expansion of the Manufacturing facilities and infrastructure within the TID. The proposed Mixed Use TID #7 is 19.63 acres. Of the total 19.63 acres, 2.92 acres or 15% is residential. This is well within the maximum allowable of 35% for residential land use. Revenue will come from real estate tax increment, the developer, the City and possibly grants. The City's share for Phase 1 could total $265,000. It will be financed through utility revenue bonds from the water and sewer utilities, the City's general fund, financing generated by this district, from state and federal grants and other sources.

The District is located between STH 11 and CTH O on the west edge of the City. Access to the site is principally off of CTH 11 on to Miners Way. The multi Family Residential use will access off of CTH O or Estey Road. The District will consist of existing parcels 281.518.3, 281.518.5, 281.518.0, and 281.0518.0000. The boundaries are shown on Map 1. Parcel 281.0518.0100 is not part of the TID district.

There are a number of activities that could occur in the district that are not listed in Table 1. These include: additional land acquisition, more site improvement activities, additional municipal infrastructure improvements, sidewalks, street lights, economic development revolving loan fund program, administration and promotional costs; additional consulting services, relocation and demolition costs, additional financing costs, water, sewer and electrical system improvements necessary to accommodate additional business development and other eligible activities. These additional costs are expected to come out of TID cash flow.

C. Economic Feasibility

Equalized Value From 2006 to 2009, the equalized valuation of the City grew by $7,099,600 which represents an increase of 15.7 percent (Table 2). The City has shown a healthy assessed value growth over the last 4 years in spite of a decline in value from 2008 to 2009. Although this TID does not require Assessed Value Growth the City can reasonably expect a growing tax base.

Table 2. Equalized Value: 2006 TO 2009

Levy Year	Equalized Valuation	Change From Previous Year	Percent Change From Previous Year
2006	$45,158,200	n/a	n/a
2007	$48,005,200	$2,847,000	6.8%
2008	$53,934,700	$5,929,500	12.3%
2009	$52,257,800	($1,676,900)	(3.2%)

Source: Wisconsin Bureau of Local Financial Assistance

Borrowing Capacity In terms of issuing general obligation bonds, the state constitution allows municipalities to borrow money up to 5 percent of the equalized value of the unit of government. There is no such limit on financing using revenue bonds. Table 3 shows historical and projected equalized values and debt characteristics. As of 2010, the City has 86 percent of its debt capacity remaining. Based on the anticipated growth in the City's equalized value and the estimated cost of the improvements listed in Table 1, the City has sufficient remaining debt capacity to stay

Date: 29 Sep 15

City of Madison
Registration Statement – TIF POLICY REVIEW AD HOC COMMITTEE

Please Print

Agenda No. Making TIF ~~[illegible]~~ language more competitive

Name: Dave Carrig
Address: 645 Skyview Pl. #10
Madison, WI 53713

Please check the appropriate boxes:

☐ **Support**
- ☐ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

☑ **Oppose**
- ☑ Wish to speak
- ☐ Do not wish to speak
- ☐ Available to answer questions

At this meeting are you representing an organization or a person other than yourself: ☐ Yes ☑ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Name, address and telephone number of each person or organization you are representing:

Are you being paid for your representation? ☐ Yes ☐ No

Are you appearing as part of your other paid duties for this person or organization? ☐ Yes ☐ No
*(If you answered "no," **STOP;** you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Speaking Limits:
Public Hearing....................................3 minutes
Information Hearing............................3 minutes
Other Items..3 minutes

(See Back)

Registration Statement - Page 2

Are you an elected official who is appearing solely on behalf of your office or for your municipality or other governmental body? ☐ Yes ☐ No

*(If you answered "yes" to the question, **STOP.** You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, do you understand that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk? ☐ Yes ☐ No

2. Your principal is not permitted to authorize you to lobby unless the principal is registered with the City Clerk? ☐ Yes ☐ No

3. If your principal spends or will owe more than $500 for lobbying services in any reporting period (calendar quarter), the principal must file expense statements with the City Clerk for the remaining quarters of the calendar year? ☐ Yes ☐ No

(If you answered "no" to any of the last three questions, please call the City Clerk at 266-4601 or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)

Date ____________________ Signature ____

Print Name ____

PLAIN TALK

By **DAVE ZWEIFEL** « Editor emeritus of The Capital Times « dzweifel@madison.com

Corporate blackmail is bleeding us all dry

The New York Times carried an extraordinary investigative series earlier this month, showing just how much U.S. taxpayers — at the federal, state and local levels — have been doling out to American big businesses in recent years.

The largesse that corporate America has received makes one wonder how CEOs can with a straight face complain about government spending for "welfare" programs when their own "welfare" is being substantially subsidized with American taxpayer dollars. The hypocrisy, especially during election campaigns like the one just ended, is rampant.

It shouldn't come as a surprise that much of the money lavished on corporations has been in response to what I call blackmail — give us some financial help or we'll pack up and move someplace else where taxpayers will appreciate us.

This is the game that Wisconsin is foolishly engaged in with a package of gimmicks and tax breaks for businesses that have little oversight or transparency. It's a game, as The New York Times story revealed, that taxpayers seldom win.

The newspaper's investigation found that states, counties and cities are giving more than $80 billion each year to companies that include virtually every piece of the corporate world — oil and coal conglomerates, tech and entertainment companies, banks and big-box retail chains.

Yet, despite the considerable money involved, a full accounting is not possible because many of the grants and incentives involve thousands of government agencies and officials and many do not know the value of all their awards. Worse, they don't know if the grants were worth it because they rarely track how many, if any, jobs were created.

A lack of accounting was one of the criticisms aimed at the Wisconsin Economic Development Corp. — Scott Walker's reincarnated Commerce Department — earlier this year. While grants and loans were made, no one had been checking if they worked or even if loans were repaid.

Speaking of Wisconsin, the Times reported that our state spends at least $1.53 billion a year on business incentive programs. That boils down to $268 for every man, woman and child in the state and represents a significant portion of the state budget.

This largesse exists principally because corporate America has discovered that there's easy money to be had by playing states and cities or even countries against each other. Political officeholders fear that companies will move jobs elsewhere or even overseas if they don't get subsidies here.

"Over the years, corporations have increasingly exploited that fear, creating a high-stakes bazaar where they pit local officials against one another to get the most lucrative packages," one of the stories reported. "States compete with other states, cities compete with surrounding suburbs, and even small towns have entered the race with the goal of defeating their neighbors."

Some states don't play the subsidy game, the paper reported, but instead just either lower or do away with any taxes on business.

What's even more remarkable, the investigation revealed, is that it isn't uncommon that a corporation will receive a big grant to remodel or expand a factory, but then turn around and close it, leaving the state or local government out the money and workers without a job.

A corporate executive in Kansas City, Mo., told the newspaper that the business subsidies are hurting his hometown because they divert money from public education.

"It's really not creating new jobs," Donald Hall told the Times. "It's motivated by politicians who want to claim they have brought new jobs into their state."

Sound familiar?

That's exactly what Gov. Scott Walker and his GOP majority in the Legislature have done the past two years — cut support of public education and ramped up grants and subsidies to businesses that know how to play the game.

And exactly how many jobs has that strategy created? At the most, a handful.

But let's make sure we get a handle on spending too much on health insurance for the poor. ■

Attachment #6 - Analysis of Impact on Overlying Jurisdictions
Over Maximum Life of TID
City of Monona
TID No. 8 (West Broadway)
8/16/2012

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Total Taxes Captured by TID Not Distributed to Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	58.0%	$5,524	$6,224,602	$287,175	$281,651
Tech. College	6.6%	$629	$709,286	$32,723	$32,094
County	12.4%	$1,183	$1,332,563	$61,478	$60,296
Local	23.0%	$2,192	$2,470,024	$113,956	$111,764
Total	**100.0%**	**$9,628**	**$10,736,476**	**$496,333**	**$486,804**

March 7-13-2012 Cap Times

OPINION & COMMENTARY

Don't divert more property taxes to TIF

Louise Klopp

Louise Klopp, of the town of Cross Plains, was instrumental in passing the Cross Plains ordinance requiring a referendum to approve TIF districts. She is also president of the Black Earth Creek Conservation Organization.

The Middleton-Cross Plains School District is about to lose more taxpayer funding, just as it is pondering how to finance a badly needed middle school. There are bills on a fast track in the state Assembly and Senate to modify tax incremental financing district No. 3 to extend the payback to 37 years. These bills would also allow the Middleton Plan Commission to modify the TIF district from four to seven times over its life.

Middleton has 16 percent of its assessed value in TIF districts. The state cap is 12 percent. When the original TIF legislation was created, it was 5 percent, but each new round of modification creates broader limitations that favor the takeover of our property taxes. This legislation would set a precedent for other communities to alter their original TIF district plans and extend them for many years. Every company building in TIF district No. 3 would no doubt ask for funding over the years.

The city of Middleton will likely authorize $3.5 million for the relocation of Spectrum Brands. It is not known what other corporations will ask for. Spectrum Brands has already received a grant of $4 million from the Wisconsin Economic Development Corp. When Spectrum Brands was known as Rayovac, it received $3 million TIF funding from Madison that never had to be repaid. Recently it has been reported their CEO and three other officials have a one-year pay package of over $10 million. Does this sound like a company that needs to divert our school property taxes to pay for its expansion?

Corporations go from one community to the next and threaten to pull out if we don't hand over our property taxes. We need to stop this extortion.

Our property taxes are the backbone of our tax structure and already carry the weight of too many expectations. They must finance county government, vocational schools, local public schools plus local government. Property taxes are not a revenue source that we should be dispersing to corporations.

Those who tout the benefits of TIF districts point to the added tax base in a community. Yes, growth and added tax base are great, but only if you actually benefit from the taxes. If the taxes are withheld to pay for the developer's expenses for many years, it i[s] then a burden to the community.

Corporations go from one community to the next and threaten to pull out if we don't hand over our property taxes. We need to stop this extortion. Our property taxes need to go back to their original purpose, to run our government and schools. Giving ou[r] property taxes to corporations is giving our resourc[es] to the rich and taking from our poor and middle cla[ss].

I have attended many local meetings and legislati[ve] hearings, and it is always the business community that is pushing TIF districts — never the mechanic who works on your car or the clerk who checks out your groceries.

TIF legislation is hard to understand and never explained in detail. There are few people who even know when TIF districts are being changed or proposed. I think Cross Plains is the only community i[n] the state with an ordinance that requires the village to hold a referendum before a TIF district can be created. If more communities would adopt such an ordinance, we could get back our hard-earned, precious property tax dollars. We cannot depend on th[e] Legislature to do it for us. ■

Soglin going in wrong direction on TIF districts

Louise Klopp

Louise Klopp lives in the town of Cross Plains.

It appears that Mayor Paul Soglin is acceding to the scheme that purports giving away property taxes to big business for 15 to 30 years is good public policy.

What has happened to the Soglin who said NO to tax incremental financing for the Edgewater project? What has happened to the Soglin who said NO to including more than 1.8 percent of assessed value in TIF districts in Madison? He has apparently moved to the "gotta compete" game. It seems that some people cannot segue from the Monday night football game to the political arena the next day. Who cares if Middleton or Verona is bigger than Madison?

Let's hope that Soglin does not want to compete with Middleton putting 14.7 percent of its property into TIF districts.

Simple math should tell the mayor that it's a bad idea to give away the tax base to developers. To make up for the loss of taxes from the new growth, the tax rate will be raised on every property owner.

Dave Worzala, Dane County treasurer, recently told me he has been on approximately 40 joint review boards in his four-year tenure as treasurer. Review boards make the final call in the creation of TIF districts and they rarely turn them down. So the 40 TIF districts, along with all those created previously and still in effect, are all sucking funds from the county, technical school, local governments and school districts. Is it any wonder our property taxes are so high and still inadequate to take care of needed services?

So why do village boards and city councils want to give away their tax base? Developers and engineers are brought into the TIF planning early on. They promise millions of dollars in new tax base. The competitive spirit takes over. This soon creates a frenzied atmosphere and board members worry someone else will get that tax base. They completely forget what they are giving up, and that TIF districts were first created to reclaim blighted areas.

Peter Fisher, research director of the Iowa Policy Project and one of the country's foremost experts on subsidies, says, "What we know is that the vast majority of this investment would have happened even without a subsidy."

Arthur Rolnick, a senior fellow at the Humphrey School of Public Affairs at the University of Minnesota, has been urging states to stop participating in bidding wars for decades. "It's at best a zero-sum game," he said. "The evidence is pretty clear that these incentives don't actually create jobs; they just move them from one part of the country to another."

These quotes were taken from "Dirty Money: Cities and States Addicted to Soliciting for Corporate Favors" by Mike Alberti.

In western Dane County we are trying to slow down the creation of TIF districts. Cross Plains has had an ordinance on the books for several years that requires TIF districts to be put to referendum before a new one can be created. This summer Mazomanie residents turned out to fight a $4 million TIF district and won. Middleton-Cross Plains School District residents opposed the legislative extension of time for a Middleton TIF district. We now plan to broaden our base and get more people involved.

We are hoping that Soglin will retreat from his views and help us stop corporate welfare. ■

Oct 17-23 Cap Times

THE ISSUE of TIFS

August, 2012

If you pay property taxes on a home or business or rent real estate you should be aware and concerned about the Tax Incremental Finance[TIF] laws. They were created by the legislature in 1975 and modified many times since. The composite of the TIF laws is 39 pages long and available from the Department of Revenue. The problem is that rarely do the Board or Council members who make decisions on TIF Districts ever read the TIF laws. They also never read the local Project Plan or the developers agreement. They vote yes without any understanding of the consequences.

Most states have similar TIF laws referred to as Tax Abatement. TIF Districts are part of the corporate welfare that is described in the New York Times articles, "The United States of Subsidies" published in early December, 2012.

What these laws do is allow a village or city to create an area called a Tax Incremental Finance District [TIFD]with definite boundaries. The taxes from any new development in this district can be diverted from their original purpose to pay for the PROJECT COSTS in this district. These are costs that are ordinarily paid for by a developer to construct roads, sewer and water, demolition of buildings, remodeling, acquisition of equipment, restoration of soil or groundwater, and more in their development.

In a TIFD a huge debt is incurred by the village or city to pay the project costs for the developer. The new tax base created by the improvements is called the INCREMENT and is used to pay off this debt. So the municipal tax to fund services for the community, local school taxes, area vocational school taxes and the county taxes are diverted and sent off to the bank to pay the debt. This means there is no tax from new growth for up to 27 years and in some cases 42 years. In addition to the big debt for infrastructure, companies locating in a TIFD are favored by the State Commerce Dept, [WEDC] and given low cost loans, grants, and tax credits.

There can be extensions of time and amendments to the original project plan at both the local and state legislative level. Up to 12% of a communities tax assessment can be in a TIFD. When it reaches 12%, new districts cannot be created. However present districts can continue to build out so the 12% might be much greater. In Middleton it is 16%. Since there can be several TIF Districts in a community this can put a great burden on the tax payer to support schools and government services.

Presently there are 1100 TIFD in Wisconsin in 400 communities. Many others have reached the end of their life and been closed. Some have had INSUFFICIENT growth and created no increment and therefore the debt had to be paid for by present taxpayers without any help from added increment.

HOW DID WE GET INTO THIS MESS?

In 1975 TIFD were sold to the Legislature as a way to help a community restore a blighted area that was often relinquished by its owner for back taxes. That reasoning later morphed into an economic development tool to create jobs. From there it has mushroomed into a TIFD for every development. A developer wants funds to cover the cost of utilities and new companies in a TIFD wants funds for site preparations and buildings. A bidding war ensues where companies now hold a community hostage and threaten to take their jobs with them if the community won't give them the financial incentives they want. Communities are pitted against each other to see who will give the biggest handouts.

An example is Spectrum Brands. The company is being given 4 million dollars in TIF funds to move to the city of Middleton. Even though they got 3 million dollars in TIF funds from Madison several years ago. Governor Walker's Wisconsin Economic Development Committee is giving them 4 million dollars also to make the move. Middleton is also giving Meriter hospital 9 million in TIF funds. Little Mazomanie, population 1600 is being asked by a developer to create a TIFD in a corn field that will cost the taxpayers almost 4 million dollars. That will be their 6th TIFD. There are no jobs and no blight, only developer welfare and urban sprawl.

The TIF legislation is constantly being modified. Each time it creates broader possibilities for extensions and amendments to favor the developers and corporations to take our property taxes. The Review Boards set up to question and monitor the creation of TIF Districts almost never turn them down. It is comprised of 5 people There is a representative from the county, local school board, vocational school and local municipality and one member at large. They are the last to give their stamp of approval. The member from the municipality and the member at large have been steeped in the message that growth and TIFD are good and will bring their taxes down. The school board member will vote yes as schools have learned that if they don't support the TIFD, the business community will not support the school referendums for new schools.

There are people that win with TIF funding and there are people who lose. Proposals for TIFD are often brought up by land owners that see a way to make a lot more money if they get public funds to finance their development. Some times it is a developer, sometimes a village board who wants a commerce park. The people who immedietly support it are those that will benefit financially such as the the local bankers, financial planers, the village land use planners, local engineers, architects, builders, Chamber of Commerce and local business people. The Review board and Village Boards and Councils are inundated with the spin of all the glory surrounding a TIFD.

The people you don't hear from are the mechanics, the waitress's, the check out girls, maintenance and janitorial employes and the low income sector that will be expected to share their property taxes with the high rollers.

TIF regulations are complicated. City and Village officials rarely understand them, yet these people are making decisions on how to carve up our property taxes and give them to corporations. It could take a 5 credit course to understand all the political nuances that surround the taking of property taxes from the poor and middle class, and giving it to the wealthy educated business men that know how to work the system and play the game. For many poor and middle class people , a home is their only investment and when you tax them out of their home, it is cruel and heartless. Some times low income people are literally booted out of their homes by big developers as happened to the Monona trailer court when it was bought by the Metcalf brothers for development. Now new developers of that property have asked for TIF funds to build a high end apartment complex for the wealthy.

Many public officials who sit on village boards, city councils, school boards and state legislators are in the 30 to 50 year age group. They grew up reading about TIF Districts and except them as a use of our property taxes. Those of us that have lived longer realize there was a time when business paid there own way. Years ago you would have lost your arm if you had reached out to a city council or village board to make claims for economic development on the property taxes. Public officials were known then as trustees as they were trusted to be wise and frugal.

Our property taxes are the backbone of our tax structure and already carry the weight of too many expectations. They must finance county government, vocational schools, local schools and local government. We need to stop this drain on our property taxes and return them to there original purpose.

What can be done?

Communities could pass an ordinance to make all TIF Districts go to referendum before passing a final resolution. This was done in Cross Plains about 7 years ago. This could be an interm fix until a new legislature is elected that would undo the laws that created them. This would require a different legislature than is in power now. An attempt to undo the TIF laws will be a big fight and will require a huge effort. I hope the Democrats and the Progressives are ready to lead that fight. It can be done.

California recently shut down all their TIF Districts and Economic Development Committees. Governor Jerry Brown led that fight.

Louise Klopp, Town of Cross Plains

TIFs: the tax bill you have to pay but never see

The program intended to help the poorest of the poor largely benefits the well to do

By Ben Joravsky – Chicago Reader, December 12, 2012

http://www.chicagoreader.com/chicago/rahm-emanuel-keeps-control-of-tif-money/Content?oid=8175391

In his previous crusade, north-side activist Tom Tresser went up against the political, cultural, media, and civic elite of Chicago as he fought against bringing the 2016 Olympic games to town.

Against all odds, Tresser won!

And decisively so. Not only did the International Olympic Committee award the games to another city (thank you, Rio de Janeiro), but they also exposed just how deficient Chicago's application was by bouncing it before the other finalists'.

Thank you, IOC. And thank you, Tom Tresser and No Games Chicago, for exposing that budget-busting land-grab fiasco.

For an encore, Tresser is trying to get city officials to tell the truth about how they spend your property taxes.

Good luck with this one, Tom, though it's definitely worth fighting for.

"We believe the public should know how its public dollars are spent," says Tresser. "It's just fundamental to democracy."

He is, of course, talking about the city's tax increment financing scam. That's the program intended to eliminate blight in the poorest neighborhoods. Instead, the city jacks up your property taxes and funnels the money into a slush fund available for virtually anything the mayor wants, generally in neighborhoods that are neither poor nor blighted. Such as—to pick just one of my favorite TIF deals—the recent $30 million handout to the developers of River Point, an upscale office complex on the banks of the Chicago River downtown, in the hottest real estate market in the city.

Meanwhile, the mayor's closing schools because we're broke. Good thing for him that hardly anyone's paying attention.

That's where Tresser comes in. Along with assorted academics, computer geeks, and other troublemakers, Tresser has started the CivicLab, which is breaking down the city's TIF game to see who really wins and loses. They're setting up a website (civiclab.us/the-tif-report) that reveals what Mayor Rahm Emanuel most wants to conceal, just like Mayor Richard Daley before him: that the program intended to help the poorest of the poor largely benefits the well to do.

In addition, the CivicLab is organizing an online petition to force lawmakers to address the best part of the scam—the fact that your tax bill lies to you about it. "Getting the correct information on the tax bill is a big start," says Tresser. "If you have property in TIF districts, the property tax must reveal the impact of what you pay. It's so fundamental."

Before you fall asleep, let me explain. You too can be a TIF geek!

If you're a renter, your landlord passes you the property tax tab in your rent. But if you're an owner, each year the county sends you a property tax bill that you probably don't pay attention to, other than paying it.

That bill itemizes down to the penny how much of your taxes are being sent to schools, parks, the city, etc—things you're more or less OK with spending your money on. In truth, lots of it is going into the TIF slush fund to finance things you probably don't want your money spent on, like the aforementioned office building in River North.

Don't believe me? Well, look at your tax bill. If you live in a TIF district, it will tell you that you pay zero dollars to the TIF, as in no money at all. When, of course, that is not the case. Think, people—if no one paid money into the TIF district, there would be no money to subsidize River Point.

When I first reported this—approximately ten billion light years ago—the city blamed it on the county and the county blamed it on the city. And off the record everyone told me that it's better to let the tax bills lie, because if they told the truth about where tax dollars go, the peasants might revolt.

Let's face it: Chicago's peasants are just too sleepy to revolt.

Still, give Cook County clerk David Orr some credit. He set up a system on his website that enables you to see how tax dollars in TIF districts are actually allocated. As opposed to how the "official" tax bill says they're allocated.

For example, let's look at the property tax bill for the South Loop townhouse once owned by Mayor Daley, who pretty much invented Chicago's TIF program. According to the bill, that property—now owned by Mayor Daley's daughter—was responsible for $12,889 in taxes this year. Of that, $6,804 went to the Chicago Public Schools.

But if you plug the address into Orr's converter, you'll discover that in fact only $506 went to the schools. Instead, about $11,922, or 92 percent of the total, went to something called the Near South TIF. Which, interestingly enough, helped finance the development of the very townhouse community where the property's located.

To compensate for the $6,298 it's not getting out of the Daleys' bill, CPS increases the amount the rest of us pay, even if we don't live in that TIF. Because the money's got to come from somewhere.

It's that way for all of the roughly 150 TIFs in Chicago. And you wonder why you pay so much in taxes while the schools stay broke.

As always when I write about this, I have a feeling that many readers, lost in the swirl of numbers, have long since turned the page, so to speak. And that's the central reason city officials get away with this: it's confusing and hard to follow. Like all great scams.

You may recall that Mayor Emanuel came to office vowing to reform the TIF program.

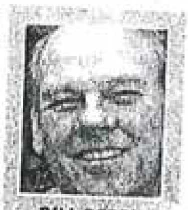
But don't expect him to join Tresser's crusade anytime soon. As any politician will tell you, money is power. And the TIF program gives Mayor Emanuel control of another $500 million a year in property taxes on top of the billions in the regular city budget.

That's a lot of power. He'd be a fool to give it up. And the mayor's a lot of things—most of which are unprintable in a family newspaper—but a fool he's not.

Cap Times 2008 50

Loopholes in TIF law lead to dumb growth

STEVENS POINT — A tall sign that seems to lean out over Highway 39 south of here announces the Crossroads Commons shopping complex. The development has familiar box stores like Wal-Mart, Best Buy and Loew's, along with the requisite fast-food and buffet diners.



BILL BERRY

There is no practical way to walk or bicycle to the development. You must drive a car or take occasional public transit. It is a shining new testament to sprawl, and it is enabled by tax incremental financing.

TIF and sprawl — that's a nasty combination. There are examples all over Wisconsin and across the country. TIF was created primarily to help communities revive blighted or depressed areas. But there's enough wiggle room in the TIF law for an elephant, and communities are running whole herds through the hole. The site of Crossroads Commons in Plover was once a potato field. The only blight ever detected on that property was early potato blight, a fungus that can devastate a potato crop but has nothing to do with where to locate a box store.

These days, the city of Stevens Point and village of Plover are using TIF to hustle AIG-Travel Guard, an insurance company that used to be locally owned but is now based in New York. AIG and its 800 employees have outgrown offices in downtown Stevens Point. The company has been a good corporate citizen, but AIG is part of a huge insurance outfit now and can afford to pay its own way. Plover's plan would locate a new building just south of the potato field development, jeopardizing a planned highway interchange of importance to the whole region.

No one around here wants to lose 800 AIG jobs, but right now it looks like New York is playing a couple of little communities in Wisconsin for whatever it can get.

This is nothing new. The same story unfolds time and again. Just change the names of the communities and a few other details. Madison has its own little TIF tales. Janesville has something like 25 active TIF districts. The fact is, a TIF district can be located almost anywhere these days. Does everyone feel better?

TIF has been around Wisconsin for more than 30 years. It allows cities and villages to pay for infrastructure improvements and other costs associated with new development and then recoup those expenses with tax proceeds from the new development. Other units of government reap none of the benefits during the life of the TIF district, because their tax revenues are frozen at the rate established when the district was created.

Even if the TIF district generates increased tax revenues, the long-term costs of providing public services for sprawled development are likely to exceed the new money. Any number of studies show that.

A fair assessment would conclude that TIF has done its share of good, especially in helping communities revitalize their central business districts. But over the years, it has promoted dumb growth, often onto prime farmland and open space.

In a 1999 study, the group 1,000 Friends of Wisconsin found that 302 of the 661 active state TIF districts at that time were created using some portion of open space land. The group estimated that 30,000 acres of open space had been developed using TIF. Those numbers have done nothing but increase since 1999.

Groups like 1,000 Friends have long called for reforms to close those elephant loopholes and prevent communities from violating state limits on the value of TIF districts as a percentage of total property values. But lawmakers aren't exactly jumping at the prospect of being labeled anti-growth, even if the growth is the community equivalent of potato blight.

Don't TIF districts promote job growth along with economic development? Author Greg LeRoy punctures that argument with his book, "The Great American Jobs Scam: Corporate Tax Dodging and the Myth of Job Creation." Public spending for TIF developments is likely to rise to cover the costs of roads, sewers, schools and public safety services, he argues. The burden of paying for those services is also shifted to other taxpayers, including small businesses forced to compete with the very corporations that TIF subsidizes. In many cases, the development would occur anyway.

TIF districts aren't going away. Communities need some tools to encourage development. But we're overdue for a careful look at more than 30 years of TIF in Wisconsin. At the very minimum, TIF shouldn't be used to encourage dumb growth.

Bill Berry of Stevens Point writes a semimonthly column for The Capital Times. billnick@charter.net

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As Companies Seek Tax Deals, Governments Pay High Price

By LOUISE STORY

In the end, the money that towns across America gave General Motors did not matter.

When the automaker released a list of factories it was closing during bankruptcy three years ago, communities that had considered themselves G.M.'s business partners were among the targets.

For years, mayors and governors anxious about local jobs had agreed to G.M.'s demands for cash rewards, free buildings, worker training and lucrative tax breaks. As late as 2007, the company was telling local officials that these sorts of incentives would "further G.M.'s strong relationship" with them and be a "win/win situation," according to town council notes from one Michigan community.

Yet at least 50 properties on the 2009 liquidation list were in towns and states that had awarded incentives, adding up to billions in taxpayer dollars, according to data compiled by The New York Times.

Some officials, desperate to keep G.M., offered more. Ohio was proposing a $56 million deal to save its Moraine plant, and Wisconsin, fighting for its Janesville factory, offered $153 million.

But their overtures were to no avail. G.M. walked away and, thanks to a federal bailout, is once again profitable. The towns have not been so fortunate, having spent scarce funds in exchange for thousands of jobs that no longer exist.

One township, Ypsilanti, Mich., is suing over the automaker's departure. "You can't just make these promises and throw them around like they're spare change in the drawer," said Doug Winters, the township's attorney.

Yet across the country, companies have been doing just that. And the giveaways are adding up to a gigantic bill for taxpayers.

A Times investigation has examined and tallied thousands of local incentives granted nationwide and has found that states, counties and cities are giving up more than $80 billion

each year to companies. The beneficiaries come from virtually every corner of the corporate world, encompassing oil and coal conglomerates, technology and entertainment companies, banks and big-box retail chains.

The cost of the awards is certainly far higher. A full accounting, The Times discovered, is not possible because the incentives are granted by thousands of government agencies and officials, and many do not know the value of all their awards. Nor do they know if the money was worth it because they rarely track how many jobs are created. Even where officials do track incentives, they acknowledge that it is impossible to know whether the jobs would have been created without the aid.

"How can you even talk about rationalizing what you're doing when you don't even know what you're doing?" said Timothy J. Bartik, a senior economist at the W.E. Upjohn Institute for Employment Research in Kalamazoo, Mich.

The Times analyzed more than 150,000 awards and created a searchable database of incentive spending. The survey was supplemented by interviews with more than 100 officials in government and business organizations as well as corporate executives and consultants.

A portrait arises of mayors and governors who are desperate to create jobs, outmatched by multinational corporations and short on tools to fact-check what companies tell them. Many of the officials said they feared that companies would move jobs overseas if they did not get subsidies in the United States.

Over the years, corporations have increasingly exploited that fear, creating a high-stakes bazaar where they pit local officials against one another to get the most lucrative packages. States compete with other states, cities compete with surrounding suburbs, and even small towns have entered the race with the goal of defeating their neighbors.

While some jobs have certainly migrated overseas, many companies receiving incentives were not considering leaving the country, according to interviews and incentive data.

Despite their scale, state and local incentives have barely been part of the national debate on the economic crisis. The budget negotiations under way in Washington have not addressed whether the incentives are worth the cost, even though 20 percent of state and local budgets come from federal spending. Lawmakers in Washington are battling over possible increases in personal taxes, while both parties have said that lower federal taxes on corporations are needed for the country to compete globally.

The Times analysis shows that Texas awards more incentives, over $19 billion a year, than any

million debt to assist Boeing's expansion there and offered the company tax breaks for 10 years.

Mr. Hitt, like most political officials, has a short-term mandate. It will take years to see whether the state's bet on Boeing bears fruit.

In Michigan, Gov. Rick Snyder, a Republican in his first term, has been working to eliminate most business tax credits but is bound by past awards. The state gave General Motors $779 million in credits in 2009, just a month after the company received a $50 billion federal bailout and decided to close seven plants in Michigan.

G.M. can use the credits to offset its state tax bill for up to 20 years. "You don't know who will take a credit or when," said Doug Smith, a senior official at the state's economic development agency. "We may give a credit to G.M., and they might not take it for three years or 10 years or more."

One corporate executive, Donald J. Hall Jr. of Hallmark, thinks business subsidies are hurting his hometown, Kansas City, Mo., by diverting money from public education. "It's really not creating new jobs," Mr. Hall said. "It's motivated by politicians who want to claim they have brought new jobs into their state."

For Mr. Hall and others in Kansas City, the futility of free-flowing incentives has been underscored by a border war between Kansas and Missouri.

Soon after Kansas recruited AMC Entertainment with a $36 million award last year, the state cut its education budget by $104 million. AMC was moving only a few miles, across the border from Missouri. Workers saw little change other than in commuting times and office décor. A few months later, Missouri lured Applebee's headquarters from Kansas.

"I just shake my head every time it happens, it just gives me a sick feeling in the pit of my stomach," said Sean O'Byrne, the vice president of the Downtown Council of Kansas City. "It sounds like I'm talking myself out of a job, but there ought to be a law against what I'm doing."

Outgunned by Companies

For local governments, incentives have become the cost of doing business with almost every business. The Times found that the awards go to companies big and small, those gushing in profits and those sinking in losses, American companies and foreign companies, and every industry imaginable.

Workers are a vital ingredient in any business, yet companies and government officials

other state. Alaska, West Virginia and Nebraska give up the most per resident.

For many communities, the payouts add up to a substantial chunk of their overall spending, the analysis found. Oklahoma and West Virginia give up amounts equal to about one-third of their budgets, and Maine allocates nearly a fifth.

In a few states, the cost of incentives is not significant. But several of them have low business taxes — or none at all — which can save companies even more money than tax credits.

Far and away the most incentive money is spent on manufacturing, about $25.5 billion a year, followed by agriculture. The oil, gas and mining industries come in third, and the film business fourth. Technology is not far behind, as companies like Twitter and Facebook increasingly seek tax breaks and many localities bet on the industry's long-term viability.

Those hopes were once more focused on automakers, which for decades have pushed cities and states to set up incentive programs, blazing a trail that companies of all sorts followed. Even today, G.M. is the top beneficiary, public records indicate. It received at least $1.7 billion in local incentives in the last five years, followed closely by Ford and Chrysler.

A spokesman for General Motors said that almost every major employer applied for incentives because they help keep companies competitive and retain or create jobs.

"There are many reasons why so many Ford, Chrysler and G.M. plants closed over the last few decades," said the G.M. spokesman, James Cain. "But these factors don't mean that the companies and communities didn't benefit while the plants were open, which was often for generations."

Mr. Cain cited research showing that the company received less money per job than foreign automakers operating in the United States.

Questioned about incentives, officials at dozens of other large corporations said they owed it to shareholders to maximize profits. Many emphasized that they employ thousands of Americans who pay taxes and spend money in the local economy.

For government officials like Bobby Hitt of South Carolina, the incentives are a good investment that will raise tax revenues in the long run.

"I don't see it as giving up anything," said Mr. Hitt, who worked at BMW in the 1990s and helped it win $130 million from South Carolina.

Today, Mr. Hitt is the state's secretary of commerce. South Carolina recently took on a $218

"They dictate their terms, and we're not really in a position to question their deal terms," Sarah Eckhardt, a commissioner in Travis County, Tex., said of companies she has dealt with recently, including Apple and Hewlett-Packard. "We don't have the sophistication or the resources to negotiate with a company that has the wherewithal the size of a country. We are just no match in negotiating with that."

Local officials can find themselves across the table from conglomerates like Shell Oil and Caterpillar, the world's largest maker of construction equipment.

Shell has been offered a tax credit worth as much as $1.6 billion over 25 years from Pennsylvania, which competed with West Virginia and Ohio for an energy production facility. Royal Dutch Shell, the parent company, made $31 billion in profits in 2011 — about $3.5 million every hour. The company's chief executive made $13.1 million last year, according to Equilar, an executive compensation firm. Pennsylvania predicts that the plant will create thousands of long-term jobs, but it did not require them in exchange for the tax credit.

Caterpillar has received more than $196 million in local aid nationwide since 2007, though it has chastised states, particularly its home base, Illinois, for not being business-friendly. This year, Caterpillar announced a new plant in Georgia, which offered $44 million in incentives. Local counties chipped in free land and other aid, including $15 million in tax breaks and $8.2 million in road, water and sewer repairs.

The company, whose profits are soaring, recently froze workers' pay for six years at several locations, arguing that it needed to remain competitive. A spokesman for the company, Jim Dugan, said it employed more than 50,000 people and invested billions of dollars nationwide.

Local officials typically have scant information about the track record of corporations, like whether they lived up to job assurances elsewhere. And some officials acknowledged that they did not know to what extent incentives were a deciding factor for companies.

"I don't know that there's a way to know other than talking to the businesses, and the businesses telling us that that was a factor in creating jobs," said Ken Striplin, the city manager of Santa Clarita, Calif., which gives tax breaks in a designated enterprise zone. "There's no box that says 'I would have created this job without the enterprise zone.' "

California is one of the few states that have been cutting back on incentives. But that does not mean its cities are following suit. When Twitter threatened to leave San Francisco last year, officials scrambled to assuage the company.

Twitter was not short on money — it soon received a $300 million investment from a Saudi

increasingly view the creation of jobs as an expense that should be subsidized by taxpayers, private consultants and local officials said.

Even big retailers and hotels, whose business depends on being in specific locations, bargain for incentives as if they can move anywhere. The same can be said for many movie productions, which almost never come to town without local subsidies.

When Oliver Stone made the 2010 sequel to "Wall Street," in his mind there was only one place to shoot it: New York City. Nonetheless, the film, a scathing look at bankers' greed, received $10 million in tax credits, according to 20th Century Fox.

In an interview, Mr. Stone criticized subsidies for industries like banking and agriculture but defended them for Hollywood, saying that many movies can be shot anywhere and that their actors and crew members pay state income taxes. "It's good," Mr. Stone said of the film subsidies. "Or like basically the way business is done. I don't understand what the moral qualm is."

The practical consequences can be easily seen. The Manhattan Institute for Policy Research, a conservative group, found that the amount New York spends on film credits every year equals the cost of hiring 5,000 public-school teachers.

Nationwide, billions of dollars in incentives are being awarded as state governments face steep deficits. Last year alone, states cut public services and raised taxes by a collective $156 billion, according to the Center on Budget and Policy Priorities, a liberal-leaning advocacy group.

Incentives come in many forms: cash grants and loans; sales tax breaks; income tax credits and exemptions; free services; and property tax abatements. The income tax breaks add up to $18 billion and sales tax relief around $52 billion of the overall $80 billion in incentives.

TIF Districts

Collecting data on property tax abatements is the most difficult because only a handful of states track the amounts given by cities and counties. Among them is New York, where businesses save an estimated $1.1 billion a year in property taxes. The American International Group, the insurance company at the center of the 2008 financial crisis, continued to benefit from a $23.8 million abatement from New York City at the same time it was being bailed out with $180 billion in federal money.

Since 2000, The New York Times Company has received more than $24 million from the city and state.

In some places, local officials have little choice but to answer the demands of corporations.

package; the next year, Alabama got Mercedes-Benz at a price tag that topped $300 million.

"What the auto incentives did back then was really raise the profile of economic incentives both within companies, in government and in the public's eye," said Mark Sweeney, who worked for the South Carolina Commerce Department in the 1990s and now advises companies on obtaining government grants.

By 1993, governors were regaling one another at a national conference with stories of deals beyond the auto industry, including a recent bidding war for United Airlines that drew more than 90 cities. The airline had set up negotiations in a hotel, and its representatives ran floor to floor comparing bids, said Jim Edgar, then the governor of Illinois.

Mr. Edgar said he had called for a truce, concerned that the practice was unfair to companies that did not receive incentives. But many states would not sign on, he said, particularly those in the South, where businesses were moving.

"If you've got some states doing it, it's hard for the others not to do it," Mr. Edgar said. "It's like unilaterally disarming."

Soon after, economists at Federal Reserve branches were questioning the use of incentives. One, in Minnesota, used mathematical proofs and game theory to show that competition between states did not increase overall economic value. Several other economists have since called the practice a zero-sum game.

A group of taxpayers in Michigan and Ohio went as far as suing DaimlerChrysler after Ohio and the City of Toledo awarded the automaker $280 million in the late 1990s. The suit argued that it was unfair for one taxpayer to be given a break at the expense of all others.

The suit made its way to the Supreme Court, and G.M. and Ford signed on to briefs supporting Daimler, as did local governments. The National Governors Association warned the court that prohibiting incentives could lead to jobs moving overseas. "This is the economic reality," the association said in a brief.

The governors offered no hard evidence of the effectiveness of tax credits, but the Supreme Court did not consider whether they worked anyway. In 2006, the court concluded that the taxpayers did not have the legal standing to challenge Ohio's tax actions in federal court.

The tab for auto incentives has grown to $13.9 billion since 1985, according to the Center for Automotive Research, a nonprofit group in Ann Arbor, Mich. G.M., the top recipient, was awarded $3.3 billion of the aid. Since 1979, automakers also closed more than 267 plants in the

prince and $800 million from a private consortium. The two received Twitter equity, but San Francisco got a different sort of deal.

The city exempted Twitter from what could total $22 million in payroll taxes, and the company agreed to stay put. The city estimates that Twitter's work force could grow to 2,600 employees, although the company made no such promise.

A Twitter spokeswoman said the company was "very happy to have been able to stay in San Francisco." City officials did not respond to inquiries.

Like many places, San Francisco has been cutting its budget. Public parks have lost about $12 million in recent years, though workers at Twitter will not lack for greenery. The company's plush new office has a rooftop garden with great views and amenities. Enjoying the perks, one employee sent out a tweet: "Tanned on Twitter's new roof deck this morning as some dude served me smoothie shots. This is real life?"

A Zero-Sum Game

It was the company every state had to have. In 1985, General Motors was looking for a spot to manufacture its Saturn, a new compact car that would compete with Japanese imports and create thousands of American jobs.

Incentives were not in wide use, and several states had only recently begun to allow more of them.

In fact, when G.M. announced the search, its chairman, Roger Smith, said the perks would not be a predominant factor. "Tax breaks can't make a silk purse out of a sow's ear," Mr. Smith told The Detroit Free Press. He said G.M. planned to avoid states that had large debts or lackluster schools.

Undeterred, some 30 states stepped forward in what became a full-out competition. One official, Bill Clinton, then the governor of Arkansas, traveled to Detroit offering income tax credits and sales tax exemptions worth nearly $200 million.

Mr. Smith essentially kept his word and chose Tennessee, which had put together a relatively small package. Reid Rundell, a retired G.M. executive, said in a recent interview that it had come down to geography. "The primary factor was distribution for incoming parts, as well as outgoing vehicles," Mr. Rundell said.

But the gates had been opened. In 1992, South Carolina lured BMW with a $130 million

you've got people that are willing to better the deals, the management owes it to their stockholders to try to get the best economic deal that they can."

For towns, it became a game of survival, even if the competition turned out to be a mirage.

Moraine, Ohio, was already home to a G.M. plant in 1997 when the company pushed hard for additional incentives. G.M. said it was looking for a place to accommodate more manufacturing.

Wayne Barfels, the city manager at the time, said a G.M. representative had told officials that Moraine was competing with Shreveport, La., and Linden, N.J. After the local school board approved property tax breaks, The Dayton Daily News reported that the other towns had not been in discussions with G.M.

The school board considered rescinding the deal, but allowed G.M. to keep it after a company official apologized. In 2008, G.M. shut the Moraine facility.

In towns where General Motors remains, local officials praised the company. "I can say they have been a great partner to us," said Virg Bernero, the mayor of Lansing, Mich. "It would do something to the psyche of this community if they were not here. I mean, I just praise God every day."

Looking to lure businesses beyond automakers, states have routinely bolstered their incentive tool kits. In 2010 alone, states created or expanded about 40 tax credits and exemptions, according to the National Conference of State Legislatures.

The nature of the credits has also changed. New ones are geared toward attracting technology and green energy companies, but it is hard to know whether 15 years down the road they will thrive or wind up stumbling like the automakers. And many modern companies, like those in digital technology, can easily pack up and leave.

"I don't see anything that suggests that Twitter and Facebook are better bets in the long run," said Laura A. Reese, the director of the Global Urban Studies Program at Michigan State University. Ms. Reese advises local governments to invest in residents through education and training rather than in companies where "it's hard to pick winners."

Yet states try to do it all the time. In 2010, Rhode Island, which has the nation's second-highest unemployment rate, recruited Curt Schilling, a former Red Sox pitcher, to move his video game company from Massachusetts. The company, 38 Studios, had never released a game and was not making money, but the governor at the time had the state guarantee $75 million in loans.

United States, about half of which still sit empty, according to the center.

The auto industry and some local officials have long argued that auto companies create so many jobs and draw in so many supporting suppliers that all taxpayers benefit. Even if companies shut down years later, as Saturn did in Tennessee for a few years, the trade-off is worth it, they said.

"I do believe that if a state ever is going to create incentives," said Lamar Alexander, who was Tennessee's governor in 1985 when Saturn selected the state, "the auto industry would be by far the No. 1 target, because an auto assembly plant is a money target."

Still, Mr. Alexander, now a United States senator, said that recruiting a large factory today would be more expensive. "It has changed a lot," he said. "It's almost become a sweepstakes."

G.M. Gets Into the Act

G.M. may have initially minimized the role of local dollars, but as the company's financial problems grew, incentives became a big part of its math.

The actions of the company were described in more than two dozen in-depth interviews with former company officials, tax consultants and governors and mayors who have dealt with G.M.

The automaker's real estate division, Argonaut Realty, oversaw the hunt for the most lucrative deals. Up and down the corporate ladder, employees were encouraged to push governments for more, according to transcripts of public meetings and interviews. Even G.M. plant managers knew that the future of their facilities depended in part on their ability to send word of big discounts back to Detroit.

Union representatives were enlisted to attend local hearings, putting a human face on the jobs at stake. G.M.'s regional tax managers often showed up, armed with tax abatement wish lists and highlighting the company's gifts to local charities.

"We knew what our investment of X amount meant to the community, and we knew we needed to partner with the community to be successful," said Marilyn P. Nix, who worked as a real estate executive at G.M. for 31 years until retiring in 2005.

At the top of G.M., executives reviewed the proposals from various locations and went where the numbers added up.

"I know people like to blame the industry for taking advantage of the incentives, but you go back to what your fiduciary responsibility is to the stockholders," Ms. Nix said. "As long as

Mr. Winters loves the history of Willow Run but hates what he views as corporate hypocrisy: G.M. asked for government help on the one hand and then appealed to free-market rationales for closing shop.

Over the years, Ypsilanti granted G.M. more than $200 million in incentives for two factories at Willow Run, Mr. Winters said. "They had put basically a stranglehold on the entire state of Michigan and other places across the country by just grabbing these tax abatements by the billions," he said. "They were doing it with a very thinly disguised threat that if you don't give us these tax abatements, then we'll have to go somewhere else."

Ypsilanti first sued G.M. in the 1990s to prevent the company from closing the factory at Willow Run that made the Chevrolet Caprice.

The town had granted the company tax incentives after the factory manager argued that G.M.'s ability to compete with other carmakers was at stake, documents in the lawsuit show. The tax break and "favorable market demand," said the plant manager, Harvey Williams, would allow the automaker to "maintain continuous employment."

Nevertheless, G.M. shut the factory. A lower court found in favor of Ypsilanti, but the ruling was reversed on appeal. The judge said that a company's job assurances "cannot be evidence of a promise."

In 2010, when the company closed the remaining factory at Willow Run, Mr. Winters sued again. This time, Ypsilanti argued that the automaker should have been forced to close overseas factories instead, especially since American taxpayers had bailed out G.M. In addition, Ypsilanti sought to recover money from G.M., saying the company had agreed to reimburse the town for some incentives if it left.

So far, Ypsilanti's claims have not been addressed. They were complicated by G.M.'s bankruptcy, which allowed the carmaker to emerge as a new company and leave some of its liabilities and contractual obligations behind.

When asked whether the new G.M. has civic responsibilities to its former factory towns, Mr. Cain, the company spokesman, said: "Our obligation to the communities where we do business is to run a successful business. And when we prosper, it allows us to do more than just turn the lights on and make cars."

He also said that since the bailout, "G.M. has invested more than $7.3 billion in its U.S. facilities, and we've created or retained almost 19,000 jobs in communities all over the country."

Matthew P. Cullen, who oversaw real estate and economic development for G.M. until he left the company in 2008, said the automaker was aware of its impact on communities. He said that what happened with G.M. was the result of an entire industry changing and that there had been no bad intentions.

"If you go forward in good faith doing everything you can and make the investment, then you're partners," Mr. Cullen said. "Sometimes partnerships in business work, and they work for 60 years. And in some cases, they don't, and it doesn't make you a bad partner."

Some towns that are still dealing with the fallout of plant closings might disagree. In Pontiac, Mich., tax revenues have fallen 40 percent since 2009 after the old G.M. knocked down buildings on its property, resulting in lower tax assessments, according to the city's emergency manager.

In Ypsilanti, an entity set up to sell off G.M. property is marketing the plant as valuable. At the same time, it has been arguing for lower property taxes on the grounds that its plant is not worth much.

Ypsilanti's supervisor, Brenda Stumbo, said the township would be stung hard by further revenue cuts. Ypsilanti has already slimmed down its Fire Department, and city workers are juggling multiple jobs. There are seven to 10 home foreclosures a week, giving the township the highest foreclosure rate in the county, Ms. Stumbo said.

"Can all of it be traced back to General Motors?" she said, listing auto suppliers that closed after G.M. did. "No, but a great deal of it can."

Nonetheless, Ms. Stumbo said that if G.M. would bring jobs back to town, she would be willing to grant the company more incentives.

But Mr. Winters is not so sure. He said he would never support more incentives without stronger protections for Ypsilanti. "They've done a lot of damage to a lot of people and a lot of communities, and they've basically been given a clean slate," he said. "It's a 'get out of jail free' card."

Lisa Schwartz and Ramsey Merritt contributed research.

louise@nytimes.com, @louisestory

The company failed and dismissed all of its roughly 400 workers this May. Rhode Island taxpayers are now on the hook for the loans.

Officials said part of the difficulty was that communities do not get much say in a company's business strategy.

"We, as communities, stake our futures with these people who are supposed to know what they're doing, and sometimes they don't," said Arthur Walker, a businessman in Shreveport and former chairman of the city's chamber of commerce.

Mr. Walker and other officials in Shreveport know firsthand. In 2000, they were worried that G.M. would close a plant in their area and responded with a generous proposal: the city would cut the company's gas bill and provide work force training grants. In addition, G.M. would benefit by a recent increase in one of the state's income tax credits.

Eager to encourage innovation, Shreveport officials suggested ways the city could assist G.M. in building electric cars. "We wanted to be part of the future," said Mr. Walker, whose brother worked at the plant.

G.M. took the city's incentives but not its business advice and began building the giant Hummer there.

"We knew they needed to build green cars — I mean, who builds a Hummer for the 21st century?" Mr. Walker said. "It was a losing proposition that we found ourselves in. We couldn't win because those people weren't making the correct business decisions, in my view. When it didn't work, we're the ones left holding the bag."

The Hummer was discontinued in 2010, and the Shreveport factory closed this August, the final victim of G.M.'s bankruptcy.

Ypsilanti's Losing Battle

For much of the last 20 years, Doug Winters has been agitating for General Motors to be held accountable.

Mr. Winters, the attorney for Ypsilanti Township and several other places around Ann Arbor, has lived in Ypsilanti all his life. His grandmother labored at the local plant, Willow Run, during World War II, when it made bomber planes. People in town still proudly point out that a woman known as Rosie the Riveter worked there as well. After the war, when G.M. moved into the plant to manufacture its automatic transmission system, his father got a job.

DOES MAZO NEED ANOTHER TAX INCREMENTAL FINANCE(TIF)DISTRICT?

The Mazomanie Village Board is in the process of creating TIFD #6, on the east side of Mazomanie, near Hwy 14 & Hwy 78.

TIFDs create a mechanism to divert property taxes for 20 – 27 years to corporations & developers for their infrastructure costs (road, sewer & water). That means new taxes in the TIFD district will not go to the Village, Wisconsin Heights School District, Dane County or the Vocational School District for 20-27 years. Because Mazomanie has had 5 TIFDs over the years, almost all of the taxes from new growth have ended up in the pockets of developers and corporations

According to the TIFD #6 plan, the loss of tax revenue over the next 20 years will be $3.7 million dollars. That is $1.8 million that won't go to Wisconsin Heights Schools; $253,000 that won't go to the Vocational Schools; $466,000 that won't go to Dane County; and $1.2 million that will not go to the Village of Mazomanie. Since these entities must still be supported, the taxpayers will have to make up the difference.

TIFDs are usually created for a large corporation that will offer jobs in the area, or to redevelop a blighted area. The only purpose TIFD #6 appears to have is to pay the expenses of the developer. And REMEMBER: there are over 60 empty lots in Mazomanie that are ready to build on: infrastructure is already in! If these lots were built on they would immediately create new tax base in the village..
Cardinal Glass, Hwy. 14 TIF District, has been laying off employees, and has received a reduction in their property taxes. Sunny Industries (TIF funded) is bankrupt. Downtown Mazo has many empty buildings after being in a TIF District for the second time. Is this a community that needs another taxpayer-funded TIF?

CALL THE MEMBERS OF THE VILLAGE BOARD. TELL THEM TO VOTE "NO" TO THIS TIFD. Attend the meetings. Write letters to the Editor of the News-Sickle-Arrow. **PROTECT YOUR PROPERTY TAXES!**

For more info, call: Louise Klopp 798-4249 * Grant Kniedler 795-9863

Vierbecker Engr.