

## **Executive Summary to the City of Madison Joint Review Board**

### **Tax Incremental District (TID) No. 52 (East Washington & Stoughton Rd) 2023 Project Plan Creation and Half Mile Rule City of Madison**

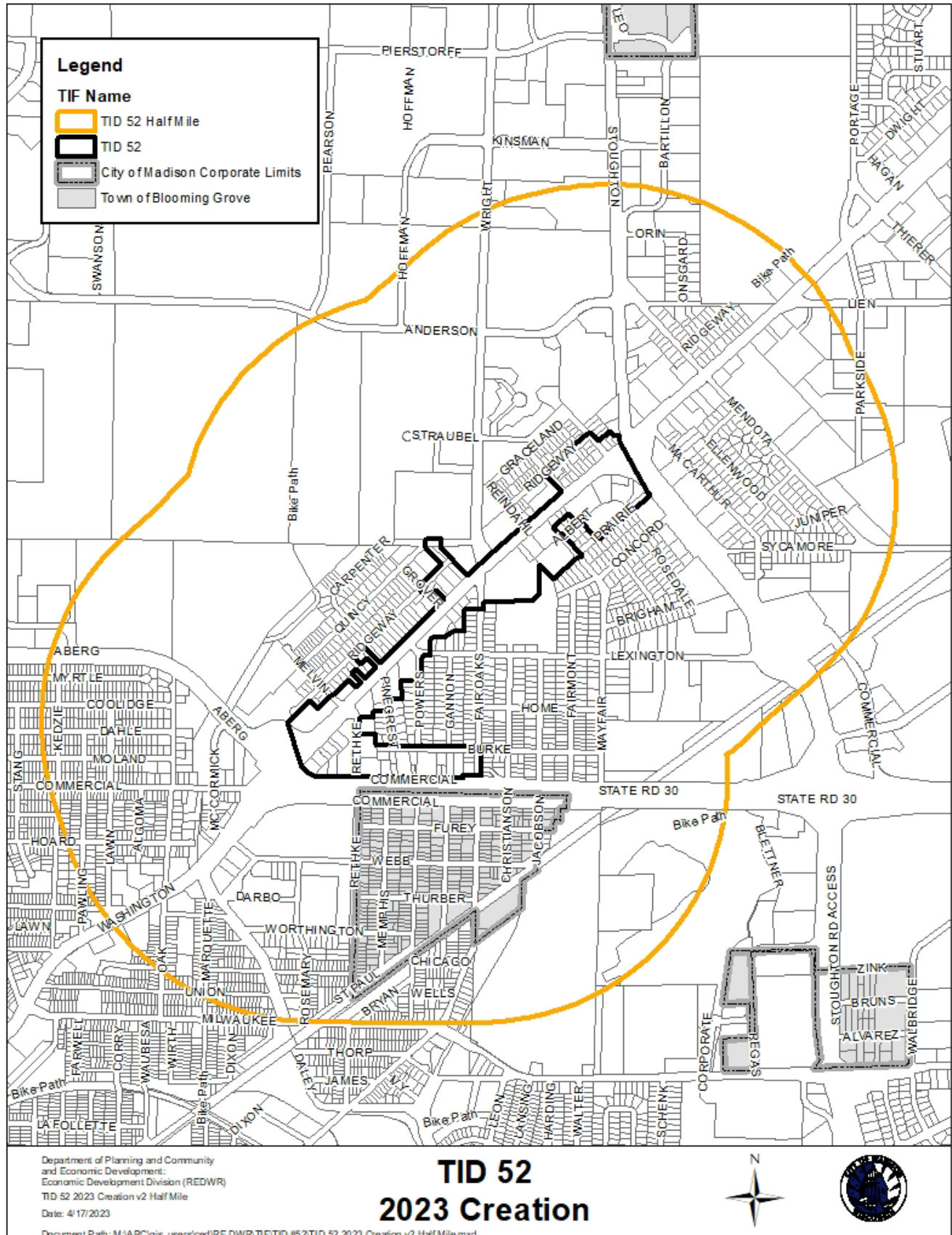
June 7, 2023

#### **Background**

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve the proposed project plan and boundary and use of the so called “Half Mile Rule” for a Tax Incremental District (TID). The Joint Review Board will meet at a future date to take action upon the proposed creation of the project plan, boundary, and use of the Half Mile Rule for TID 52 (East Washington & Stoughton Rd).

#### **Summary of the TID #52 Project Plan**

The map on the next page depicts the boundaries of TID 52 along area of East Washington Avenue between Stoughton Road and US Highway 30 in the City of Madison, along with the Half Mile boundary of TID 52:



## TIF Law Required Information for TID Amendment Approval

### 1) Estimates of project costs and tax increments, including:

#### a) Specific items that constitute project costs; (See Chart Below)

| Type TID / Major Project | Project/Program Name                                              | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total              |
|--------------------------|-------------------------------------------------------------------|-------------------|------------------------------------------|------------------------------------|--------------------|
| City Engineering         | Sanitary Sewer upgrades (Commercial Ave / Hawthorne Neighborhood) | 2023-2050         | \$1,000,000                              | \$0                                | \$1,000,000        |
| CDA                      | CDA Truax Park Apartments (Recreational Facilities)               | 2023-2050         | \$500,000                                | \$0                                | \$500,000          |
| Economic Development     | Small Business Improvement Grants                                 | 2023-2050         | \$400,000                                | \$0                                | \$400,000          |
| Economic Development     | Commercial Ownership Assistance Program                           | 2023-2050         | \$200,000                                | \$0                                | \$200,000          |
| Economic Development     | Small Cap TIF                                                     | 2023-2050         | \$200,000                                | \$0                                | \$200,000          |
| Economic Development     | Development Loans (Gardner Bakery)                                | 2023-2050         | \$2,350,000                              | \$0                                | \$2,350,000        |
| Economic Development     | Development Loan (Potential 3000 Block of E. Washington)          | 2023-24           | \$1,700,000                              | \$                                 | \$1,700,000        |
| Admin                    | Professional / Admin Services                                     | 2023-2050         | \$532,000                                | \$0                                | \$500,000          |
| <b>TOTAL</b>             |                                                                   |                   | <b>\$6,882,000</b>                       | <b>\$0</b>                         | <b>\$6,882,000</b> |
| <b>Financing Costs</b>   |                                                                   |                   | <b>\$1,892,000</b>                       | <b>\$0</b>                         | <b>\$1,892,000</b> |

#### b) The total dollar amount of these project costs to be paid with tax increments;

Per the above chart, tax increments will pay for a total of **\$6,882,000** of project costs.

**c) The amount of tax increments to be generated over the life of the tax incremental district.**

The City of Madison estimates that TID 52 will generate approximately \$22,000,000 of incremental revenues by 2050, when the TID reaches the end of its 27 year statutory life. Based upon the City's TIF run, the net present value of these incremental revenues is approximately \$8,100,000.

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

Based upon the estimates of value of the development projects proposed in TID 52, along with the increase in value of existing property, the anticipated incremental value within TID 52 at the end of its 27-year life is estimated to be \$88,000,000. This value will be returned to the overlying tax jurisdictions for general tax levy purposes upon closure of the TID at the end of its statutory life. Based upon conservative estimates, the TID will generate sufficient incremental revenues to repay all anticipated project costs by 2035. The City estimates that the incremental value in 2035 will be approximately \$55 million.

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at \$6,882,000.

The total amount of assessable costs not to be paid for with TIF funds is \$0.

The total amount of costs to be paid for with TIF funds is \$6,882,000.

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The base value of TID 52 is estimated to be **\$37,418,600**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2023 mill rate.

| <u>Tax Jurisdiction</u> | <u>2023 Mill Rate</u> | <u>Share of Tax Levy</u> |
|-------------------------|-----------------------|--------------------------|
| City                    | 7.69                  | 36%                      |
| County                  | 2.58                  | 12%                      |
| MMSD                    | 10.42                 | 49%                      |
| MATC                    | 0.75                  | 4%                       |
| State of WI             | <u>0.0</u>            | <u>0%</u>                |
| Totals*                 | 21.46**               | 100%*                    |

Source: City of Madison 2023 Adopted Operating Budget  
 \*NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.  
 \*\*NOTE: Total may not add due to rounding

**5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be \$88 million. The benefits of these potential projects are: sharing new equalized value growth, affordable housing development, blight elimination, and infrastructure improvements benefit those in the district and throughout the City of Madison.

TID 52's estimated base value of \$37,418,600 is anticipated to grow by \$88 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the \$6,882,000 of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 52 may close in 2035. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2035 when the TID is forecasted to be closed is estimated to be \$55 million (*Note: variations are due to rounding*).

TID 52 is a "blighted area" TID, as defined by State Statute 66.1105.

## Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

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

None (\$0) of the proposed \$6,882,000 of project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

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

If the District closes in 2035 as projected, it is estimated that approximately \$55 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately \$88 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 52 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 52.

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

Property and infrastructure improvements, affordable housing development, blight elimination, and tax base growth are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

Without TIF, overlying tax jurisdictions would share approximately \$800,000 of tax revenues for the tax parcels included in TID 52, based on the base value of \$37,418,600. As stated earlier, the incremental value in 2035 at the end of the projected life of the TID is estimated at \$55 million. Theoretically, if the City invested all \$6,882,000 of project costs in the district, which investment would leverage over \$55 million; or \$1 of TIF leverages approximately \$7.99 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately \$1.9 million, or a net gain of approximately \$1.1 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support \$6,882,000 of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help develop additional units of affordable housing.