



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes TIF REVIEW BOARD

Monday, November 30, 2009

11:30 AM

215 Martin Luther King, Jr. Blvd.
(Madison Municipal Building)
Room 313

1. CALL TO ORDER / ROLL CALL

Staff: Gromacki, Rolfs

Meeting was called to order at 11:30 by Gary Poulson. Introductions took place.

Present: 5 -

Dean Brasser; Gary L. Poulson; Roger Price; Dave Worzala and Lucy Mathiak

2. APPROVAL OF MINUTES

A motion was made by Worzala, seconded by Ms. Mathiak, to Approve the Minutes. The motion passed by voice vote/other.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

4a. [16433](#)

SUBSTITUTE RESOLUTION Approving a Project Plan Amendment for Tax Incremental District (TIF) #23 (Capitol Square Revitalization) City of Madison and authorizing the use of the "Half-Mile Rule" as provided for in State of Wisconsin TIF Law.

Attachments: [9281 TID #23 - AMENDED Project Plan.pdf](#)
[9281 TID #23 AMENDMENT - JRB Org Mtg Memo.pdf](#)
[16433_version1.pdf](#)
[TID #23 Amended Project Plan 11-30-09 SUBSTITUTE.pdf](#)

Gromacki reviewed the project plan amendment to TID #23. He noted that the project plan amendment included the use of the so called "1/2 mile rule". He noted that TID #23 would have excess increments in 2010 that the City was proposing to spend on improvements to the Capitol Square. Gromacki said that, when the City first created TID #23, the estimated amount of new value was lower than what actually occurred. The original plan anticipated \$45 million in new value was actually \$64 million in new value. This value was also

created faster than originally anticipated. Worzala and Price noted that they were both members of Downtown Rotary. Staff was asked to check with the City attorney's office as to whether or not this was a conflict of interest. Price asked if the \$5.7 million of additional Capitol Costs were not included in the Plan Amendment, would the District close in 2012. Gromacki noted that based on existing data, this was accurate. Mathiak asked why the ½ mile rule was being used. Gromacki said that TID #23 had an excess amount of increment and that an extension of the district would be difficult given the changes that had taken place over time and the elimination of blighting influences that had occurred as a result of the investments from TID #23 and other surrounding districts. Worzala asked, if the City was going to expend funds from the outstanding \$5.7 million of excess increment, could the JRB include this requirement in the final approval resolution. Gromacki said that this could be included in the final resolution approving the Project Plan Amendment. Mathiak asked if nothing was done, would the District close in 2010. Gromacki said that this if the Project Plan Amendment did not occur, the City would most likely close in 2010. Worzala asked if the Council resolution had to mirror the JRB resolution, indicating that the expenditure of the \$5.7 million of funds had to be approved by the JRB. Gromacki said that the JRB resolution could be different, but that the resolution would be reflect the JRB's wishes regarding that issue.

6. ADJOURNMENT

This was Adjourn. Meeting adjourned at 12:10 PM.