

Executive Summary to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 56 (Grand Canyon) 2026 Project Plan Creation City of Madison

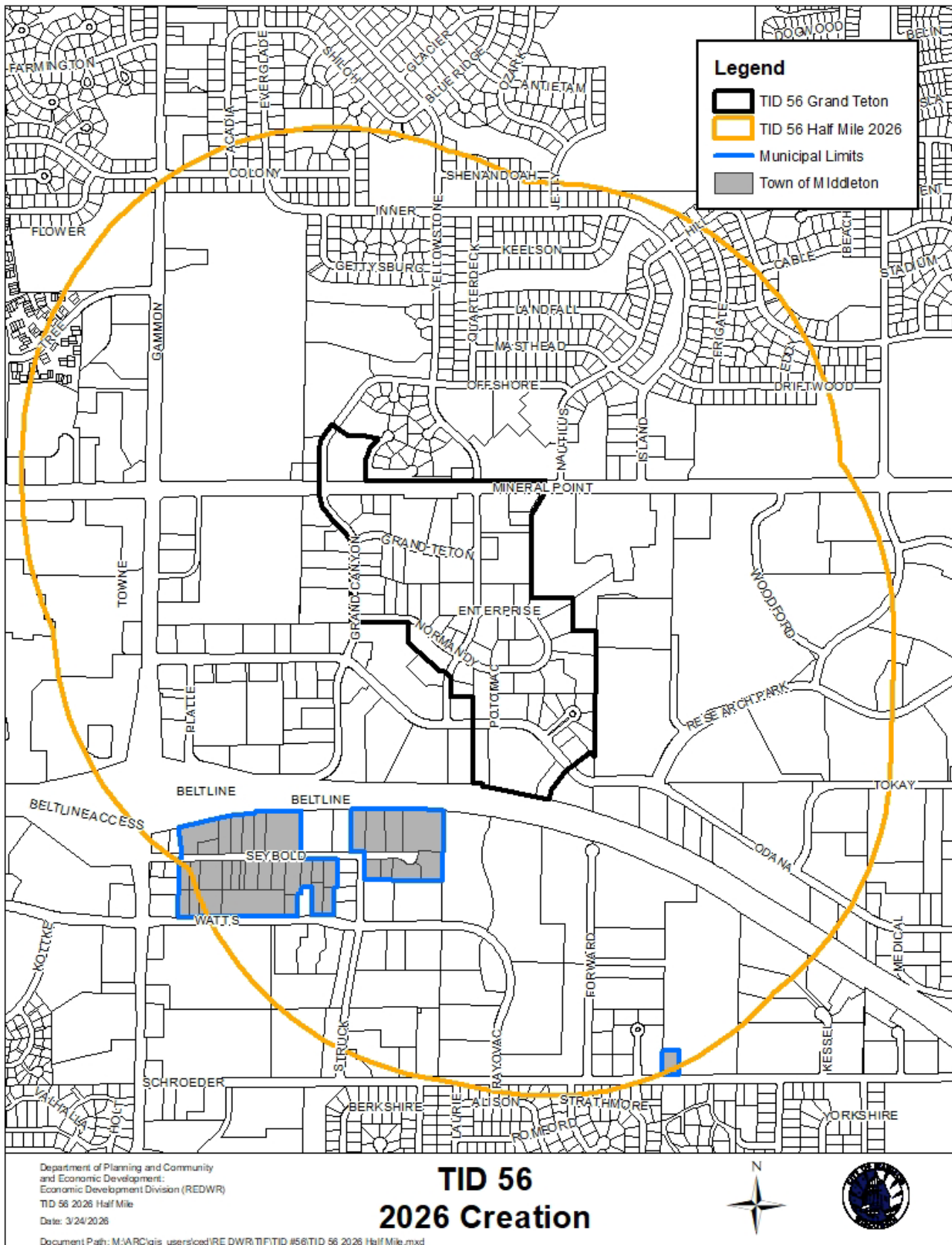
May 22, 2026

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 creation of a Tax Incremental District (TID) Project Plan and boundary. The Joint Review Board will meet at a future date to take action upon the proposed creation of the project plan and boundary for TID 56 (Grand Canyon).

Summary of the TID #56 Project Plan

The map on the next page depicts the boundaries of TID 56 in the Grand Canyon Drive, Mineral Point Road, Odana Road area of the City of Madison, along with the Half Mile boundary of TID 56:



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)

TID #56	Proposed TIF Funded Non- Assessable Cost	Assessable/ Non-TIF Project Costs	Total	Time Frame (Year – Year)
Public Works: (Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, Odana Road area)	\$10,100,000	\$24,685,000	\$34,785,000	2026 - 2045
Park Improvements	\$1,500,000	\$0	\$1,500,000	2026 - 2045
Total Public Works	\$11,600,000	\$24,685,000	\$36,285,000	2026 - 2045
Other Eligible Cost				
CDA Redevelopment	\$0	\$0	\$0	2026 - 2045
Affordable Housing	\$0	\$0	\$0	2026 - 2045
Development Loans	\$2,900,000	\$0	\$2,900,000	2026 - 2045
Land Acquisition	\$0	\$0	\$0	2026 - 2045
Small Business Grants	\$2,000,000	\$0	\$2,000,000	2026 - 2045
Administrative and Professional Costs	\$500,000	\$0	\$500,000	2026 - 2045
Subtotal – Other Eligible Cost	\$5,400,000	\$0	\$5,400,000	
TOTAL PROJECT COSTS	\$17,000,000	\$24,685,000	\$41,685,000	2026 - 2045
Finance Costs (financing costs for entire project plan)	\$4,700,000	\$0	\$4,700,000	2026 - 2045

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

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 **\$10,100,000** of project costs.

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

TID 55 is estimated to generate approximately \$17,000,000 of incremental revenue through the end of its life in 2045. The net present value of these incremental revenues is \$7,800,000, as shown in the TIF run attached to the project plan.

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

Based upon development projects that are projected to occur, the anticipated incremental value of property within the district at the end of its 20-year life is estimated at **\$104,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2045.

Without any additional projects generating new incremental value, the estimated incremental value in 2045 is \$104 million. However, the City may propose future amendments to the TID 56 project plan to fund additional development or infrastructure projects.

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 \$41,685,000.

The total amount of assessable or non-TIF costs to be paid for with non-TIF funds is \$24,685,000.

The total amount of costs to be paid for with TIF funds is \$17,000,000.

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 estimated base value of TID 56 is **\$110,331,200**. 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 2026 mill rate.

<u>Tax Jurisdiction</u>	<u>2026 Mill Rate</u>	<u>Share of Tax Levy</u>
City	7.00	35%
County	2.36	12%
MMSD	10.41	51%
MATC	0.64	3%
State of WI	<u>0.0</u>	0%
Totals*	20.38**	100%**

Source: City of Madison 2026 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 \$104 million. The benefits of these potential projects are: sharing new equalized value growth, creation of new housing, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 56's estimated base value of \$110,331,200 is anticipated to grow by \$104 million at the end of the 20-year life of the TID. Assuming that the City incurs all \$17 million 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 56 may close in 2045. The average life of a TID in the City of Madison is 12 years. The TID may recover these costs sooner, or the City may choose not to incur all the project costs identified in the project plan. The incremental value of the TID in 2045 when the TID is forecasted to be closed is estimated to be \$104 million (*Note: variations are due to rounding*).

TID 56 is a "Mixed-Use" 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.

Only \$24,685,000 of the proposed \$41,685,000 in 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 2045 as projected, it is estimated that approximately \$104 million of incremental value would return to the overlying taxing jurisdictions. At 20 years, the District would return approximately \$104 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 56 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 56.

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, blight elimination, tax base growth and job creation / retention 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 \$2 million of tax revenues for the tax parcels included in TID 56, based on the estimated base value of \$110,331,200. As stated earlier, the incremental value in 2045 at the end of the projected life of the TID is estimated at \$104 million. Theoretically, if the City invested all \$17 million of project costs in the district, which investment would leverage over \$104 million; or \$1 of TIF leverages approximately \$6.11 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 \$3.9 million, or a net gain of approximately \$1.9 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support \$17 million of public investment. This investment will further enhance the area, increase values in and around the District, build new housing, and help create new, family supporting jobs.