

Summary Report to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 43 (Park / Drake), City of Madison - Use of ½ Mile Rule (Greenbush Small Cap TIF Expansion) -

The City of Madison is proposing to add two blocks of territory to the already approved Expenditure Area for the ½ Mile Rule in TID #43. TID #43 currently funds a Small Cap TIF program both within TID #43 and within the identified ½ Mile Rule Expenditure Area shown on the attached map.

The 2016 Capital Budget of the City of Madison includes the funding of a Small Cap TIF program funded by TID #43. The Small Cap TIF program was created as a part of the original TID #43 project plan, and then extended to an area adjacent to TID #43 shown on the attached map. The program seeks to increase the number of single-family homes in the Greenbush neighborhood and halt the deterioration of housing stock.

The TID #43 budget included \$1.5 million of expenditures for a Small Cap TIF Program and \$1.5 million of expenditures for land acquisition. At the end of 2015, TID #43 had generated more than \$21 million in value increment. This is sufficient to recover the \$3 million in costs that were approved when the TID was created.



