



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes TAX INCREMENTAL FINANCING POLICY AD HOC COMMITTEE

Monday, February 4, 2008

4:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:06 PM. A quorum was present and the meeting was properly noticed.

Present: 6 -

Marsha A. Rummel; David M. Gawenda; Thomas E. Hirsch; Theodore C. Widder, III; Christopher J. Laurent and Brenda K. Konkel

Absent: 2 -

Jed Sanborn and Zachariah Brandon

2. APPROVAL OF MINUTES

A motion was made by Laurent, seconded by Konkel, to Approve the Minutes. The motion passed by the following vote:

Absent: 2 -

Jed Sanborn and Zachariah Brandon

Ayes: 5 -

Marsha A. Rummel; David M. Gawenda; Theodore C. Widder, III; Christopher J. Laurent and Brenda K. Konkel

Abstentions: 1 -

Thomas E. Hirsch

3. PUBLIC COMMENT

None.

4. UNFINISHED BUSINESS

Brandon arrived at 4:46 PM.

Present: 7 -

Marsha A. Rummel; David M. Gawenda; Zachariah Brandon; Thomas E. Hirsch; Theodore C. Widder, III; Christopher J. Laurent and Brenda K. Konkel

Absent: 1 -
Jed Sanborn

- a. [01933](#) Repealing the 10% set-aside committees and changing the policy so that the Board of Estimates and the Alder in the TID act on each 10% neighborhood set-aside project request.

Hurie presented a table the described the current process for designating where 10% set aside TIF funds would be spent.

Hirsch asked what the Board of Estimates' recommendations were. Widder noted that this proposal was meant to streamline the process. Konkel noted that the one concern was that the new process took decision-making authority away from the neighborhood and alder, and gives it to the Board of Estimates.

Gawenda asked what the harm was in having the delays in the process, to date. Hurie said that the current process had enough steps, complexity and length that it contributed to projects not moving ahead. It was noted that some committees never got off the ground, which led to no action being taken. Konkel noted that unless the funds were budgeted by the City Council, there would be no money available. Discussion took place on the existing and proposed process.

Brasser provided a historic view of the 10% set-aside process and development. He noted that the City has not had a project come to fruition, with a few exceptions. Widder asked if the City budget had a figure plugged in to cover some spending of this nature. Brasser said that these funds were budgeted, but were "unidentified", as a project had not yet been developed when the budget was created. He also said that the funds can be transferred between different TIDs by a simple majority vote at the City Council level.

Konkel noted that this program had been around approximately 10 years, but had yet to create a large amount of affordable housing. Rummel suggested having a standing Committee that might have more institutional memory and the ability to act more quickly on requests.

Motion by Laurent, second by Gawenda to approve the proposal as submitted that the alder and Board of Estimates make up the Committee.

Brandon arrived at 4:46 PM.

Motion carried, 4-3.

Absent: 1 -
Jed Sanborn

Ayes: 4 -
David M. Gawenda; Zachariah Brandon; Theodore C. Widder, III and
Christopher J. Laurent

Noes: 3 -
Thomas E. Hirsch; Brenda K. Konkel and Marsha A. Rummel

- b. **GOALS AND OBJECTIVES DISCUSSION**

Konkel handed out a revised TIF Objectives that she had drafted. Konkel then discussed her proposed revised TIF Objectives. Widder said he would hesitate to eliminate a kind of use, in this case owner occupied housing, might not meet the long-term changes in the City.

Widder discussed a handout that he developed that laid out his version of TIF Objectives. Laurent indicated that he felt that a simple version of TIF Objectives, as shown in Widder's handout, would be much less proscriptive than more lengthy versions of Objectives.

Gromacki noted that, with the exception of the City's industrial district(s), all TIDs were created with a project in mind. Discussion took place around the specifics of the TIF Objectives that Widder proposed. The annual review of TIF Priorities was discussed, with Laurent indicating that this, coupled with increased communication between developers and City staff, might help advance the priorities of the City.

Konkel said that the proposal that Widder put forth was a simplification of the existing TIF Policy. Laurent said that the version put forth by Widder spoke of simplification, while the existing process was very bureaucratic. Brandon said that he did not feel the existing policy was bureaucratic, specifically because it helped address legislative intent.

Rummel indicated that she wanted to see specific recommendations about locations and projects in the TIF Objectives to ensure that these things are accomplished on a year-to-year basis.

Gawenda noted that if the City ensured that an area was blighted before it put it into a TID and acted, that might help to improve the public's perception of TIF. He also noted that industrial TID's could be utilized specifically to address large job creation opportunities.

Hirsch indicated that he wanted staff to revise the proposals from Widder and Konkel and combine them. Staff was also asked to propose a draft annual review process for developing TIF Objectives on a yearly basis. Staff was also asked to develop a draft list of priorities and geographical locations.

09099

Attachments: [Widder_Konkel TIF Objectives - 2008 0204](#)

08315

Attachments: [2007 1126 Clawback Report](#)
[WI Community TIF Policies 2007 1129](#)

09009

Attachments: [TID Performance Memo 12-04-07](#)

5. ADJOURNMENT

A motion was made by Laurent, seconded by Hirsch, to Adjourn. The motion passed by voice vote/other at 5:32 PM.