



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes TIF REVIEW BOARD

Thursday, October 11, 2018

12:00 PM

210 Martin Luther King, Jr. Blvd.
Room GR 27 (Police Dept Community Room, City County
Building)

CALL TO ORDER / ROLL CALL

Meeting was called to order at Noon.

Present – Gawenda, Mertz, Brassler, Casper, Hicklin

Absent –

Staff – Rolfs, Gromacki, Wachter, Mikolajewski

Present: 5 - David M. Gawenda; Dean Brassler; Tim Casper; T.J. Mertz and Charles Hicklin

Excused: 5 - Lori Ames; Laurie Grigg; Aaron Burkes; Brian K. Nowicki and Sylvia Ramirez

APPROVAL OF MINUTES

This was Approve the Minutes

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

[53371](#)

RESOLUTION APPROVING THE AMENDMENT OF OF THE PROJECT PLAN FOR TID #46 (RESEARCH PARK)

WHEREAS, the Tax Increment Finance District Joint Review Board for TID #46 held an organizational meeting on October 11, 2018 for the purpose of receiving an overview on the proposed amendment to the Project Plan for TID #46; and

WHEREAS, the City of Madison Plan Commission held a public hearing regarding the amendment to the Project Plan for TID #46 on October 15, 2018 for the purpose of hearing public comment on the proposed amendment to the Project Plan; and

WHEREAS, the Plan Commission of the City of Madison recommended adoption of a resolution amending said Project Plan on October 15, 2018; and

WHEREAS, the Common Council of the City of Madison adopted Resolution No. 18-00772, I.D. No. 53284 on October 30, 2018 approving said amendment to the Project Plan for said district; and

WHEREAS, the Joint Review Board met on December 5, 2018 to review the record and found that but for the amendment to the project plan of TID #46, the projects described therein would not occur; and

WHEREAS, the Joint Review Board for TID #46 has considered the amendment of the Project Plan in light of the requirements of Sec 66.1105(4m) Wis. Stats., specifically including the criteria identified under Sec 66.1105(4m)(c)(1), Wis. Stats., and

WHEREAS, the Joint Review Board has determined that the economic benefits of the proposed amendment to the tax incremental district, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the proposed improvements; and

WHEREAS, the Joint Review Board has determined that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions, and

WHEREAS, the Joint Review Board examined the Common Council resolution that approved the amendment to the project plan and boundary for said district.

NOW, THEREFORE BE IT RESOLVED, that the Tax Increment Finance District Joint Review Board for TID #46 hereby approves the Common Council action regarding the amendment to the Project Plan for TID #46 based upon the foregoing recitals which are adopted as findings of the Joint Review Board.

Attachments: [11681 TID #46 - 2018 Project Plan Amendment - JRB Report.pdf](#)
[11681 TID #46 Project Plan Amendment 2018.pdf](#)

Rolfs provided an overview of the TID #46 proposed project plan amendment. Hicklin asked Staff to highlight the item in the report that was specifically being asked for as a part of the Project Plan Amendment. Mertz asked about the Jobs Guaranty requirements for the different TID loans. Gromacki offered an overview of the Jobs TIF requirements and guaranties. Mertz asked for a list of the job creation guaranties for the final JRB meeting. Mertz asked for Staff to provide newly added financing costs to the final report as well.

DISCUSSION OF JOINT REVIEW BOARD LEADERSHIP ELECTION

Gawenda noted that prior to Brasser's appointment, Gary Poulson had chaired the JRB for quite some time. He noted that he was retiring mid-year in 2019 and the JRB would need a new chair for the body after his retirement. Brasser said that he would be willing to chair the JRB if it was the will of the body.

ADJOURNMENT

Motion by Casper, second by Brasser to adjourn. Motion carried at 12:18 PM.