

City of Madison
Special Meeting of Joint Review Board for
2nd Amendment to TID #32
August 12, 2010

TIF Statute Requirements

Required Information from City to Joint Review Board at Regular Meeting (to be held mid-September, 2010)

Wis. Stats. 66.1105 (4) (i)

- “1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.
2. The amount of the value increment when the project costs in subd. 1 are paid in full and the tax incremental district is terminated.
3. The reasons why the project costs in subd. 1 may not or should not be paid by the owners of property that benefit by improvements within the tax incremental district.
4. The share of the projected tax increments in subd.1 to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.
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 increments in subd. 4.”

Statutory Basis for Joint Review Board Decision

Wis. Stats. 66.1105 (4m) (c)

“The board shall base its decision to approve or deny a proposal on the following criteria:

- a. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
- b. Whether the economic benefits of the tax incremental district as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
- c. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.”