



SMART GROWTH GREATER MADISON

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To: Tif Ad Hoc Committee Members
From: Carole Schaeffer, Executive Director
Smart Growth Greater Madison
CC: Joe Gromacki, Peggy Yessa
Date: January 8, 2009
Re: TIF policy language

The Economic Development Commission (EDC) recommended various changes to TIF policy to be considered by the Common Council after review by the TIF Ad Hoc Committee. Smart Growth Greater Madison supports the recommendations of the EDC as well as comments submitted by Downtown Madison Inc. and the Greater Madison Chamber of Commerce. Below is a summary of additional language (based on the “The Perfect World” document) per our testimony.

Section 1:

Goal 1: Support Economic Development

- (1) Remove “significant and substantial.” If a site meets a combination of the criteria in sections a – d it qualifies.
- (3) Remove “that are located near existing housing or planned housing developments.” It may not be practical to locate an industrial TIF project near a housing development. “Near” is an arbitrary descriptor. Creating housing that is accessible to jobs and transportation is a policy the City should delineate in a broader context, and not as part of TIF policy.

Goal 2: Support Neighborhood Revitalization

- (1) High Need TIDS
 - (c) Remove “high density or overcrowding”

Section 2:

2.1 Eligible TIF development

- (1) Housing (remove “Affordable or Workforce”)

- (a) Remove reference to Affordable or Workforce
- (c) 80 and 100 percent median income restrictions may not be feasible – consider more flexibility in this percentage.

2.2 Ineligible TIF Development

- (1) Allow for 100 percent market rate (and possibly luxury – why preclude any type of project entirely? Luxury housing is not on the priority list, but do not hamstring policy makers without knowing what situations may be brought before staff and the Council)
- (3) Office development that consists solely of moving...(add solely...there may be a situation where it makes sense to move within an area)

Section 4.2:

(2) Change to read: Although TIF law allows blighted area and industrial TIDs to make expenditures for up to 22 years and 15 years respectively, the City of Madison shall make TIF-eligible expenditures within newly-created TIDs for a period not to exceed twelve (12) years, excepting staff recommendations indicating a need to extend the expenditure period within the parameters of state law.