



# City of Madison

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

## Agenda - Approved TIF POLICY REVIEW AD HOC COMMITTEE

Monday, December 9, 2013

1:00 PM

215 Martin Luther King, Jr. Blvd  
Madison Municipal Building  
Room 260

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

Dan Rolfs (608) 267-8722

**1. CALL TO ORDER / ROLL CALL**

**2. APPROVAL OF MINUTES**

November 15, 2013

[https://madison.legistar.com/View.ashx?  
M=M&ID=274612&GUID=3E41D1DC-D339-402B-95A0-EE2187D42E95](https://madison.legistar.com/View.ashx?M=M&ID=274612&GUID=3E41D1DC-D339-402B-95A0-EE2187D42E95)

November 25, 2013

[https://madison.legistar.com/View.ashx?  
M=M&ID=275002&GUID=B5705BFD-BCC4-45B8-8B29-02DCC5375F47](https://madison.legistar.com/View.ashx?M=M&ID=275002&GUID=B5705BFD-BCC4-45B8-8B29-02DCC5375F47)

**3. PUBLIC COMMENT**

**4. DISCLOSURES AND RECUSALS**

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

**5. NEW BUSINESS**

- a) [32405](#) Reminder that all members of City of Madison committees, commissions, or boards must file a Statement of Interests form with the City Clerk's Office by January 7, 2014.

[Legislative History](#)

11/25/13 Clerk's Office Refer to the TIF POLICY REVIEW AD HOC COMMITTEE

**6. OLD BUSINESS**

**a) DISCUSSION OF PILOT PAYMENT'S IMPACT UPON LEVY LIMITS**

**b) REVIEW OF DRAFT TIF SCORING MECHANISM, DRAFT TIF GOALS OBJECTIVES AND PROCESS, AND DRAFT TIF UNDERWRITING POLICY**

c) [29485](#) Accepting the revised TIF Policy approved by the Economic Development Committee on February 20, 2013 for Common Council consideration and adoption.

**Attachments:** [TIF Policy by EDC Feb 20 2013.pdf](#)  
[Comparison Matrix of Existing TIF Policy to EDC Proposal](#)

**Legislative History**

3/13/13	Economic Development Division	Referred for Introduction
3/19/13	COMMON COUNCIL	Refer to the TIF POLICY REVIEW AD HOC COMMITTEE
3/20/13	TIF POLICY REVIEW AD HOC COMMITTEE	Refer to the ECONOMIC DEVELOPMENT COMMITTEE
3/20/13	TIF POLICY REVIEW AD HOC COMMITTEE	Refer to the BOARD OF ESTIMATES
4/8/13	BOARD OF ESTIMATES	Refer to the TIF POLICY REVIEW AD HOC COMMITTEE
4/29/13	TIF POLICY REVIEW AD HOC COMMITTEE	Refer to the TIF POLICY REVIEW AD HOC COMMITTEE
7/9/13	TIF POLICY REVIEW AD HOC COMMITTEE	Refer to the TIF POLICY REVIEW AD HOC COMMITTEE
8/1/13	TIF POLICY REVIEW AD HOC COMMITTEE	Re-refer to the TIF POLICY REVIEW AD HOC COMMITTEE
8/29/13	TIF POLICY REVIEW AD HOC COMMITTEE	Re-refer to the TIF POLICY REVIEW AD HOC COMMITTEE
9/19/13	TIF POLICY REVIEW AD HOC COMMITTEE	Re-refer to the TIF POLICY REVIEW AD HOC COMMITTEE
11/4/13	TIF POLICY REVIEW AD HOC COMMITTEE	Referred to the TIF POLICY REVIEW AD HOC COMMITTEE
11/8/13	TIF POLICY REVIEW AD HOC COMMITTEE	Re-refer to the TIF POLICY REVIEW AD HOC COMMITTEE
11/15/13	TIF POLICY REVIEW AD HOC COMMITTEE	Referred to the TIF POLICY REVIEW AD HOC COMMITTEE

**7. REPORTS**

a) [30913](#) Communications and Reports of the 2013 TIF Policy Review Ad Hoc Committee

**Attachments:** [2013 TIF Ad Hoc Com presentation - 07-09.pdf](#)  
[Legistar File #29153 - EDC Recommended Policy](#)  
[Legistar File #30799 - Comparison Matrix of Existing TIF Policy to EDC Propose](#)  
[Mertz ltr - 2013 07-10.pdf](#)  
[Mertz ltr - 2013 07-31 Members of the TIF Revision Committee.pdf](#)  
[Pastor e-mail\\_ltr 2013 08-01.pdf](#)  
[Olver TIF Ad Hoc Com presentation - 2013 08-01.pdf](#)  
[JRB TIF Presentation - OLVER 2013 08-26.pdf](#)  
[Pastor e-mail comments 2013 08-29.pdf](#)  
[Pastor e-mail\(2\) 2013 08-29.pdf](#)  
[Kozlovsky email 2013 08-29.pdf](#)  
[Mertz email - 2013 08-29.pdf](#)  
[Creation vs Capture Exvaluating the True Costs of TIF - Carig Handout 2013 08](#)  
[2013 08-29 TIF Policy Review Ad Hoc Com - Registrations .pdf](#)  
[TIF Policy IV But for Rewrite - 9-12-13.pdf](#)  
[Alternatives to 50 Percent Rule Slide.pdf](#)  
[Memo on Business Incentive Programs.pdf](#)  
[2013 09-19 TIF Policy Review Ad Hoc Com - Registrations.pdf](#)  
[TIF Policy IV But for Rewrite - matrix.pdf](#)  
[Pastor e-mail 2013 10-03.pdf](#)  
[2013 10-03 TIF Policy Review Ad Ho Com - Registrations.pdf](#)  
[Sample TIF Report - Facility Gateway 4-24-13.pdf](#)  
[Sample TIF Report - 309 W Johnson 5-29-13.pdf](#)  
[Sample TIF Report - Gebhardt 3-6-12.pdf](#)  
[Sample TIF Report - University Crossing Phase II 6-21-12.pdf](#)  
[Sample TIF Report - Wingra Clinic 12-13-11.pdf](#)  
[DRAFT TIF Goals and Objectives - 2013 10-28.pdf](#)  
[DRAFT TIF Underwriting Policy - 2013 10-28.pdf](#)  
[Pastor e-mail 2013 11-04.pdf](#)  
[2013 11-25 TIF Policy Review Ad Hoc Com - Registrations.pdf](#)  
[TIF Goals, Objectives and Process - 2013 12-06.pdf](#)  
[TIF Underwriting Policy - 2013 12-06.pdf](#)  
[TIF\\_scoring\\_concept - 12-06.pdf](#)

**8. ADJOURNMENT**