

Executive Summary to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 48 (Regent St) 2021 Project Plan Creation City of Madison

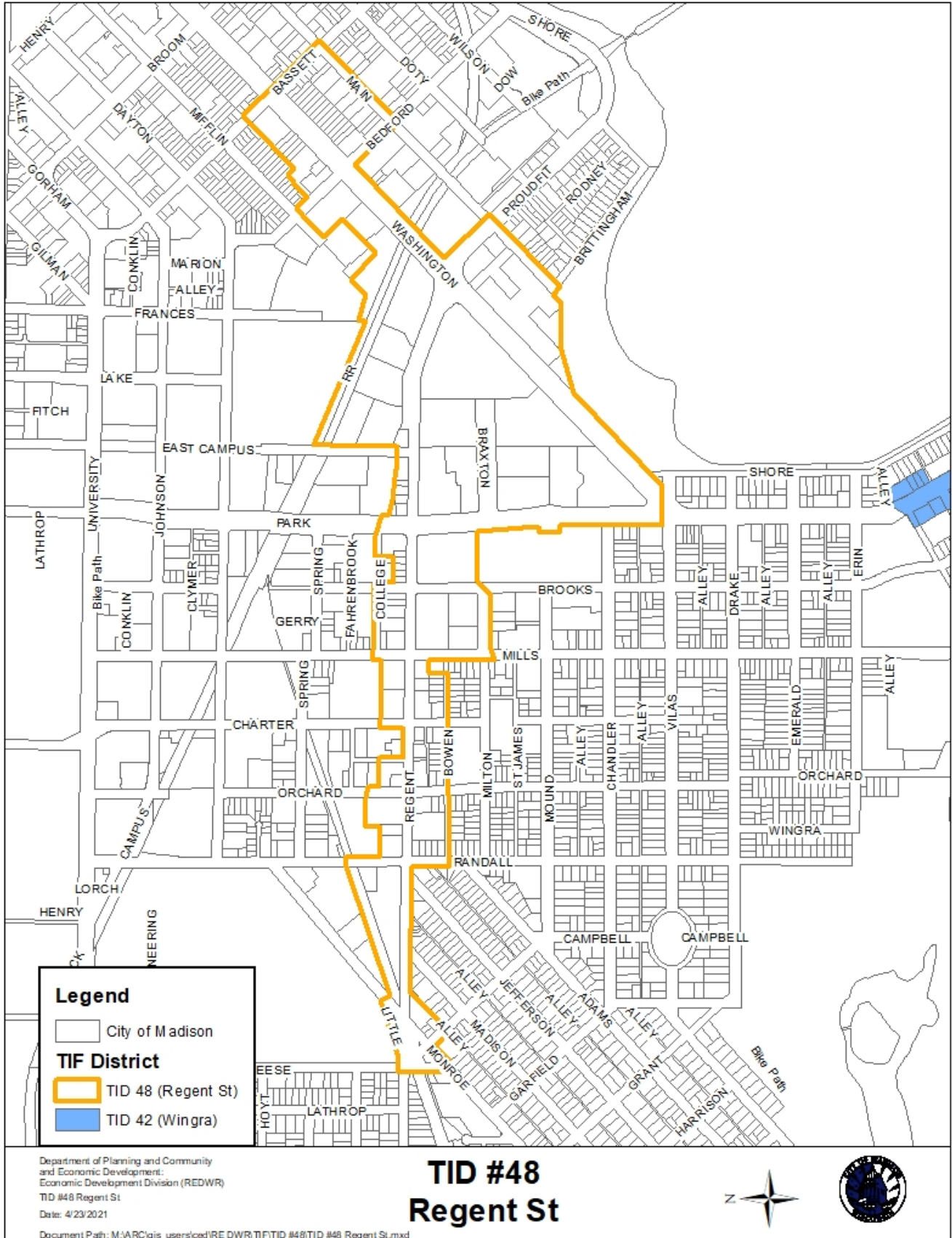
June 8, 2021

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve the proposed creation of a Tax Incremental District (TID). The Joint Review Board will meet at a future date to take action upon the proposed creation of TID 48 (Regent St).

Summary of the TID 48 Project Plan

The map on the next page depicts the boundaries of TID 48 in the Regent St, South Park St, and West Washington Ave area of the City of Madison:



TIF Law Required Information for TID Creation Approval

1) Estimates of project costs and tax increments, including:

a) Specific items that constitute project costs; (See Chart Below)

TID #48	Proposed TIF Funded Non-Assessable Cost	Assessable/ Non-Project Costs	Total	Time Frame
Total Public Improvements				
E Campus Mall	\$495,000	\$55,000	\$550,000	2021 - 2036
W. Main Bike Blvd	\$115,000	\$13,000	\$128,000	2021 - 2036
Regent (Breese to West Washington Ave)	\$6,612,000	\$735,000	\$7,347,000	2021 - 2036
Park (College to Vilas)	\$3,321,000	\$369,000	\$3,690,000	2021 - 2036
West Washington (Regent to Park)	\$3,712,000	\$412,000	\$4,124,000	2021 - 2036
TOTAL PUBLIC IMPROVEMENTS	\$14,255,000	\$1,584,000	\$15,839,000	2021 - 2036
Administrative and Professional Costs	\$500,000		\$500,000	2021 - 2036
TOTAL PROJECT COSTS	\$14,755,000	\$1,584,000	\$16,339,000	2021 - 2036
Finance Costs (Financing costs for entire project plan)	\$4,057,000	\$0	\$4,057,000	2021 - 2036

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

b) The total dollar amount of these project costs to be paid with tax increments;

Per the above chart, tax increments will pay for a total of **\$14,755,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Through the end of its potential 20 year life, based upon the City's TIF run, TID 48 is estimated to generate \$36,000,000 of incremental revenue. The net present value of these incremental revenues is \$15.8M.

2. The amount of value increment when the project costs are paid in full and the district is closed.

Based upon development projects that are anticipated to occur within the district, the anticipated incremental value of property within the district at the end of its 20-year life is estimated to be \$192,000,000. This value will be returned to the overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life.

Based upon conservative estimates, the district will generate sufficient revenues to pay all anticipated project costs by 2033.

3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.

The budget for the proposed project plan is estimated at \$15,839,000. The total amount of assessable costs not to be paid for with TIF funds is \$1,584,000. This leaves a balance of \$14,755,000 of costs to be paid for with TIF funds.

4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.

The estimated base value of TID 48 is **\$229,136,900**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2021 mill rate.

<u>Tax Jurisdiction</u>	<u>2021 Mill Rate</u>	<u>Share of Tax Levy</u>
City	8.65	36%
County	2.84	12%
MMSD	11.92	49%
MATC	0.92	4%
State of WI	<u>0.0</u>	<u>0%</u>
Totals*	24.33**	100%*

Source: City of Madison 2021 Adopted Operating Budget
 *NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.
 **NOTE: Total may not add due to rounding

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 tax increments.

A conservative estimated of the total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be \$192 million. The benefits of these potential projects are: infrastructure improvements and sharing new equalized value growth in the district and throughout the City of Madison.

TID 48’s estimated base value of \$229,136,900 is anticipated to grow by \$192 million at the end of the 20-year life of the TID. Assuming that the City incurs all of the \$14.7 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 48 may close in 2033. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2033 when the TID is forecasted to be closed is estimated to be \$130 million (*Note: variations are due to rounding*).

TID 48 is a “mixed-use” TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.

Only \$1,584,000 of the proposed \$15,839,000 of project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs. The balance of these costs, \$14,755,000, can be funded through tax increments, as described in this report and the TID 48 project plan.

2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.

If the District closes in 2033 as projected, it is estimated that approximately \$130 million of incremental value would return to the overlying taxing jurisdictions. At 20 years, the District would return approximately \$192 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure investments described in the project plan document in and adjacent to TID 48 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 48.

3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.

Property and infrastructure improvements and tax base growth are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

Without TIF, overlying tax jurisdictions would share approximately \$5.6 million of tax revenues for the tax parcels included in TID 48, based on the estimated base value of \$229,136,900. As stated earlier, the incremental value in 2033 at the end of the projected life of the TID is estimated at \$130 million. Theoretically, if the City invested all \$14.7 million of project costs in the district, which investment would leverage over \$130 million; or \$1 of TIF leverages approximately \$8.84 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately \$8.7 million, or a net gain of approximately \$3.1 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support \$14.7 million of public investment. This investment will further enhance the

area and increase values in and around the District, and help create new, family supporting jobs.