



### Legislation Details (With Text)

**File #:** 80813      **Version:** 1      **Name:** Golden Produce Small Cap TIF  
**Type:** Resolution      **Status:** Passed  
**File created:** 11/13/2023      **In control:** Economic Development Division  
**On agenda:** 12/5/2023      **Final action:** 12/5/2023  
**Enactment date:** 12/13/2023      **Enactment #:** RES-23-00776

**Title:** Authorizing a loan to R.E. Golden Produce Company, Inc or its assigns in the amount of \$250,000 for real estate improvements to the commercial property at 2001 Fish Hatchery Road through the TID 51 Small Cap TIF loan program using TID #51 incremental revenue as authorized in an amendment to the TID #51 Project Plan (RES 23-00208 adopted by the Common Council on March 7, 2023). (District 14)

**Sponsors:** Satya V. Rhodes-Conway, Isadore Knox Jr.

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/5/2023	1	COMMON COUNCIL	Adopt	Pass
11/27/2023	1	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
11/21/2023	1	COMMON COUNCIL	Refer	Pass
11/13/2023	1	Economic Development Division	Referred for Introduction	

**Fiscal Note**

The proposed resolution authorizes a Small Cap TIF Loan in the amount of \$250,000 to R.E. Golden Produce Company, Inc. to assist the business with real estate improvements to the commercial property at 2001 Fish Hatchery Rd. within TID 51.

The TID 51 Project Plan includes \$1.5 million for Small Cap TIF Loans. The Common Council approved the TID 51 Project Plan in 2023 (RES-23-00208, Leg file 75809). Council further authorized Madison Development Corporation (MDC) to administer the program in TID 51 (RES-23-00470, Leg file 78323). One other Small Cap TIF loan in TID 51 has been approved by Council for \$212,500 (RES-23-00651, Leg file 80079). At loan closing, the City shall disburse an amount equal to 15% of the principal amount of loan to MDC from Program funds for servicing, and 15% of the principal amount of the loan to MDC from Program funds for servicing and closing fees. The aggregate (30%) of all such loan fees for this loan will be \$75,000.

The 2023 Adopted Capital Budget includes \$3.0 million in tax increment revenues transferred from TID 26 to TID 51. No additional City appropriation is required.

**Title**

Authorizing a loan to R.E. Golden Produce Company, Inc or its assigns in the amount of \$250,000 for real estate improvements to the commercial property at 2001 Fish Hatchery Road through the TID 51 Small Cap TIF loan program using TID #51 incremental revenue as authorized in an amendment to the TID #51 Project Plan (RES 23-00208 adopted by the Common Council on March 7, 2023). (District 14)

**Body**

WHEREAS, the City of Madison has created the boundary and Project Plan for Tax Incremental District (TID) #51 on March 7, 2023 RES-23-00208 (File ID Number 75809); and

WHEREAS, the intent and purpose of the Project Plan, among other things, is to attract and retain business and employment in the South Madison area generally bounded by Fish Hatchery Road, the Beltline Highway, John Nolen Drive, and Murphy Creek; and

WHEREAS, R.E. Golden Produce Company, Inc will operate its businesses out of this location and the improvements will help install approximately 22,000 sq. ft. of refrigerated coolers to store fresh produce, dairy and other refrigerated items for sale. R.E. Golden Produce, a family founded and employee owned wholesale supplier of fresh produce, dairy, and dry goods and has been in operation since 1978; and

WHEREAS, R.E. Golden Produce Company, Inc would utilize Small Cap TIF program funds to assist with the real estate improvements for the property located at 2001 Fish Hatchery Road, hereby meeting the requirements of the Small Cap TIF program; and

WHEREAS, the program guidelines stipulate through these funds borrowers may receive zero-percent (0%) loans, not to exceed \$250,000, for the purpose of purchasing real estate, financing real estate improvements or not to exceed \$150,000 for purchasing capital machinery and equipment and for each anniversary year of the Common Council authorization of the Loan, 20% of the original principle of the Loan is forgiven until the entire balance is forgiven at the end of five (5) years; and

WHEREAS, the City of Madison has a service contract with Madison Development Corporation (MDC) to market the Program to eligible small businesses and MDC shall qualify all Borrowers for eligibility and credit-worthiness; and

WHEREAS, MDC created a loan summary report and the MDC Loan Committee has recommended an investment of \$250,000 of TID 51 Small Cap TIF loan program funds using TID #51 incremental revenue to this project.

NOW, THEREFORE BE IT RESOLVED, that the Common Council authorizes a \$250,000 TID 51 Small Cap TIF loan program using TID #51 incremental revenue to R.E. Golden Produce Company, Inc and/or its assigns for real estate improvements to the property at 2001 Fish Hatchery Road; and

BE IT FINALLY RESOLVED that the Mayor and City Clerk are hereby authorized to execute a loan agreement and/or any other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.