

1999 DRAFTING REQUEST

Bill

Received: **01/21/99**

Received By: **shoveme**

Wanted: **As time permits**

Identical to LRB:

For: **Phil Montgomery (608) 266-5840**

By/Representing: **John Flynn**

This file may be shown to any legislator: NO

Drafter: **shoveme**

May Contact: **Village of Ashwaubenon
officials**

Alt. Drafters:

Subject: **Munis - tax incrmntal financing**

Extra Copies:

Pre Topic:

No specific pre topic given

Topic:

Tax incremental district in Village of Ashwaubenon

Instructions:

See Attached. Expand the expenditure period 2 years for a TID in Ashwaubenon

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/1	shoveme 02/8/99	chanaman 02/11/99	ismith 02/11/99	_____	lrb_docadmin 02/11/99	lrb_docadminLocal 03/15/99	

FE Sent For:

03-22-99

<END>

1999 DRAFTING REQUEST

Bill

Received: **01/21/99**

Received By: **shoveme**

Wanted: **As time permits**

Identical to LRB:

For: **Phil Montgomery (608) 266-5840**

By/Representing: **John Flynn**

This file may be shown to any legislator: NO

Drafter: **shoveme**

May Contact: **Village of Ashwaubenon officials**

Ah. Drafters:

Subject: **Munis - tax incrmntal financing**

Extra Copies:

Pre Topic:

No specific pre topic given

Topic:

Tax incremental district in Village of Ashwaubenon

Instructions:

See Attached. Expand the expenditure period 2 years for a TID in Ashwaubenon

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/1	shoveme 02/8/99	chanaman 02/11/99	ismith 02/11/99	_____	lrb_docadmin 02/11/99		Local

FE Sent For:

<END>

1999 DRAFTING REQUEST

Bill

Received: 01/21/99

Received By: shoveme

Wanted: As time permits

Identical to LRB:

For: Phil Montgomery (608) 266-5840

By/Representing: John Flynn

This file may be shown to any legislator: NO

Drafter: shoveme

May Contact: Village of Ashwaubenon
offkials

Alt. Drafters:

Subject: Munis - tax incrmntal financing

Extra Copies:

Topic:

Tax incremental district in Village of Ashwaubenon

Instructions:

See Attached. Expand the expenditure period 2 years for a TID in Ashwaubenon

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Reauired</u>
1?	shoveme	cm4 2/9	25 2/11/99	25/HH 2/11/99			

11 MES 2/8/99 1

FE Sent For:

<END>

LEGISLATIVE REFERENCE BUREAU

BILL REQUEST FORM

Legal Section, 5th Floor, 100 N. Hamilton St.

(608) 266-3561

Use of this form is optional. It is often helpful to talk directly with the LRB attorney who will draft the bill. Use this form only for BILL drafts. Attach more pages if necessary.

Date of request: 1/15/99	Legislator or agency requesting this draft: Rep. Montgomery on behalf of Village of Ashwaubenon
Name/phone number of person submitting request: 266-5840	
Persons to contact for questions about this draft (names and phone numbers please): 1. Steve Kubacki - Village Administrator (920) 492-2327 2. Ted Pamperin - Village President (920) 492-2301 3. John Flynn 266-5840	
Describe the problem, including any helpful examples. How do you want to solve the problem? - Please see area circled in red. - Request that the expenditure period for the Arena Area Redevelopment project be extended two more years from July 30, 1999 to July 30, 2001.	
If you know of any statute sections that might be affected, please list them or provide a marked (not re-typed) copy.	

Please attach a copy of any correspondence or material that may help us. You may also attach a marked (not re-typed) copy of any LRB draft, or provide its number (e.g., 1997 LRB-2345/I or 1995 AB-67):

Requests are confidential unless stated otherwise.

May we tell others that we are working on this for you? YES NO

If yes, anyone who asks? YES NO

Any legislator? YES NO ONLY the following persons:

Do you consider this urgent? YES NO If yes, please indicate why:

Is this request of higher priority than other pending request(s) you have made?

YES NO If yes, please sign your name here:

VILLAGE OF ASHWAUBENON

Information on TIF #2

A. TIF #2 Project Plan Adopted - September, 1981

B. TIF #2 Project Plan Amended - July 30, 1996

- 1. Boundaries Amended
- 2. Plan Amended

Projects within boundaries amended - 3 years to complete
See **Attachment #1**

C. TIF #2 Project Plan Amended - September, 1998

- 1. Plan Amended

See **Attachment #2**

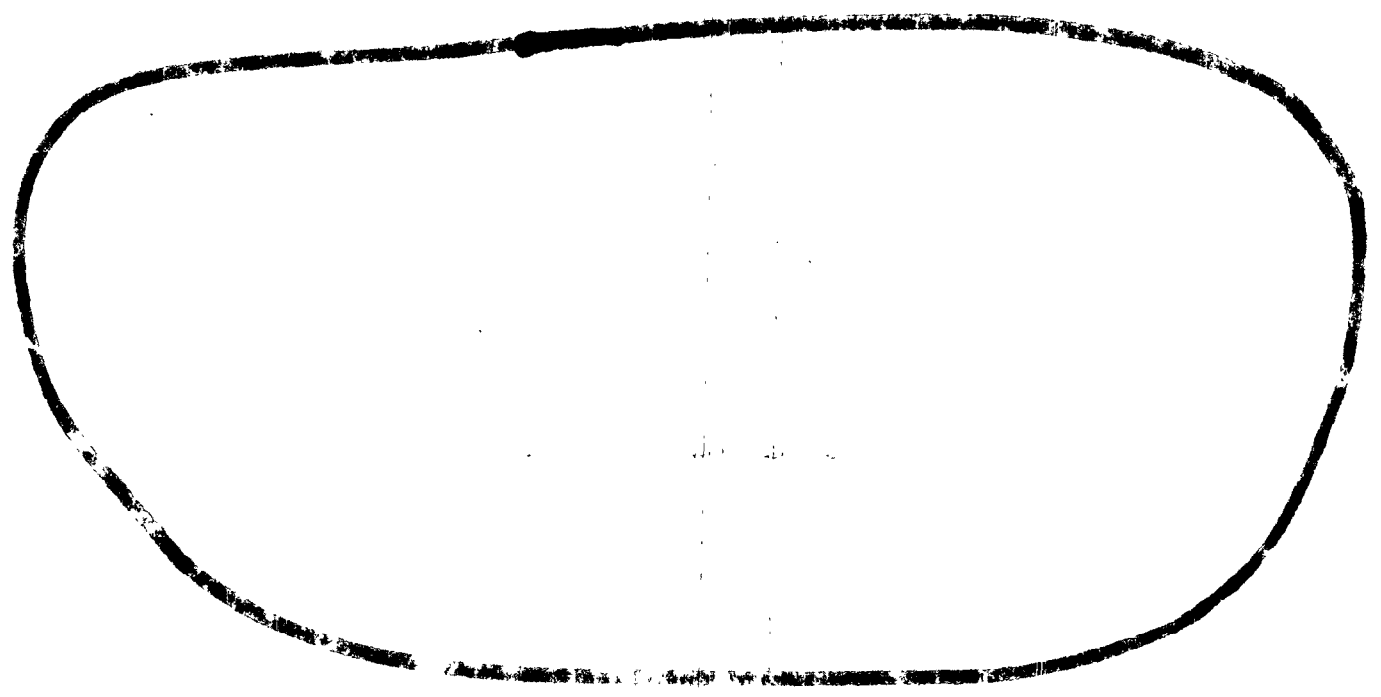
Village of Ashwaubenon requests that the expenditure period for the Arena Area Redevelopment project be extended two more years from July 30, 1999 to July 30, 2001.

Current Expenditure Period	1996-1 999
Proposed (<i>or</i> Requested) Expenditure Period	1996-2001

Source: Village of Ash waubenon's Director of Administrative Services Office

1

1



Attachment #1

**VILLAGE OF ASHWAUBENON
PROJECT PLAN AMENDMENT
TAX INCREMENTAL DISTRICT NUMBER TWO**

July 30, 1996

b. PROJECT ADDITIONS

**1. PROJECTS WITHIN AMENDED BOUNDARIES
(Expenditure period July 30, 1996 to July 30, 1999)**

EXISTING INDUSTRIAL AREA REHABILITATION

The Area South and East of **Arena**. The area south and east of the Brown County Expo Centre Complex was largely developed in a period prior to the incorporation of the Village of Ashwaubenon and has suffered ever since from the original lack of adequate planning standards. The area is **specifically** found in whole or in part, to be characterized by:

- ▷ Inadequate water and storm sewer facilities;
- ▷ Inadequate off-street parking;
- ▷ Scattered building deterioration;
- ▷ Unsightly overhead **wires**;
- ▷ Poor screening of some outdoor storage areas; and
- ▷ Low investment in some buildings relative to the value of the land.

These conditions have an **adverse** impact on business investment in the area, although the area has development potential by virtue of the fact that it is proximate to the Packer Stadium and the Brown County **Arena**, which is proposed to be expanded.

To implement a plan of rehabilitation or conservation work within the meaning of Wis. Stats **66.435(3)**, it is proposed to spend up to \$1 million for utilities to **serve** the new Arena and up to \$1 million on **reh**ilitation improvements for the remainder of the area.

Attachment #2

**VILLAGE OF ASHWAUBENON
PROJECT PLAN AMENDMENT NUMBER TWO
~~TAX INCREMENTAL DISTRICT NUMBER TWO~~**

**DETAILS OF PROJECT COSTS
PROJECTS IN AMENDED BOUNDARIES
(EXPENDITURE PERIOD 1996-1999)**

PROJECT COST ADDITIONS

The Arena Area Redevelopment

This area is located south and east of the Brown County Expo Centre Complex and is bounded by Morris, Lombardi, Ashland and Oneida. This area was largely developed in a period prior to the incorporation of the Village of Ashwaubenon and has suffered ever since from the original lack of adequate planning standards. The area is specifically found in whole or in part, to be characterized by:

- ▼ Inadequate water and storm sewer facilities;
- ▼ Inadequate off-street parking;
- b Scattered building deterioration;
- ▼ Unsightly overhead wires;
- ▼ Poor screening of some outdoor storage areas; and
- b **Low** investment in some buildings relative to the value of the land.

These conditions have an adverse impact on business investment in the area, although the area has development potential by virtue of the fact that it is proximate to the Packer Stadium and the Brown County Arena, which is proposed to be expanded.

To implement a plan of redevelopment within the meaning of Wis. Stats 66.431, it was proposed as a part of the first amendment to spend up to \$1 million for utilities to serve the new Arena and up to \$1 million on rehabilitation improvements for the remainder of the area.

Following up on the first amendment, dated July 30, 1996, a detailed redevelopment plan was prepared for the area (*Redevelopment Plan, Brown County Expo Centre Complex Project Area*, January 15, 1997). Also, more specific plans have since been prepared for the area immediately adjacent to the Arena. Both of these more detailed plans indicate the need for more extensive improvements in the infrastructure of the area than **was** determined at the time of the first amendment. Consequently, this second amendment provides for an increased allocation to provide for a greater portion of the need, from an initial allocation of \$2 million to a total of \$4 million, as follows:

1. Road Construction/Reconstruction
2. Utilities
3. **Traffic** Signals
4. Street Lighting
5. Sidewalks
6. Landscaping
7. Streetscape Improvements
8. Property Acquisition
9. Parking Lot Construction/Reconstruction
10. Pedestrian Crosswalk Improvement

Previous Project Cost

Existing Industrial Area Rehabilitation	
Utilities for New Arena	\$1,000,000
Area Bounded by Morris,	
Lombardi, Ashland, Oneida	<u>\$1,000,000</u>
TOTAL:	\$2,000,000

Cost Increase

TID Share	\$2,000,000
-----------	-------------

Total Amended Project Cost

TID Share	\$4,000,000
-----------	-------------

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

1
2
3

**VILLAGE OF ASHWAUBENON
2155 HOLMGREN WAY
GREEN BAY, WI 54304**

FAX COVER SHEET

DATE: *January 14, 1999*

TO: *Phil Montgomery*

FAX NC?: (608) ^{*289-3621*} ~~261-9479~~

FROM: *Steve Kubacki*

PHONE NO.: (920) 492-2327

FM NO.: (920) 492-2328

*Number of Pages
Including Cover Sheet:*

John - Rep. Montgomery
TIF 6-5-840

AM; project plan -- had 3 yrs to complete project w/ in boundaries. They want to to AM; proj plan again to get 1-2 more years to finish the project

AM; P. 66.46 (4)(h)!

of CR; (h) 4., based

on (h) 2. + 3.

village of Ashwaubenon

TIF #2



cmj

1999 BILL

D-note

gen

1 AN ACT ...; relating to: expanding the time period for expenditures that may be
2 made by a tax incremental district created by the ~~V~~illage of Ashwaubenon.

Analysis by the Legislative Reference Bureau

Under the current tax incremental financing (TIF) program, a city or village may create a tax incremental district (TID) in part of its territory to foster development if at least 50% of the area to be included in the TID is blighted, in need of rehabilitation or suitable for industrial sites. Before a city or village may create a TID, several steps and plans are required. These steps and plans include public hearings on the proposed TID, preparation and adoption by the local planning commission of a proposed project plan for the TID, approval of the proposed project plan by the common council or village board and creation by the city or village of a joint review board to review the proposal. The joint review board, which is made up of representatives of the overlying taxing jurisdictions of the proposed TID, must approve the project plan or the TID may not be created. If an existing TID project plan is amended by a planning commission, these steps are also required.

Also under current law, once a TID has been created, the department of revenue (DOR) calculates the "tax increment base value" of the TID, which is the equalized value of all taxable property within the TID at the time of its creation. If the development in the TID increases the value of the property in the TID above the base value, a "value increment" is created. That portion of taxes collected on the value increment in excess of the base value is called a "tax increment". The tax increment is placed in a special fund that may only be used to pay back the costs of the TID. The costs of a TID, which are initially incurred by the creating city or village, include

BILL

public works such as sewers, streets and lighting systems; financing costs; site preparation costs; and professional service costs. DOR authorizes the allocation of the tax increments until the TID terminates or 23 years, or 27 years in certain cases, after the TID is created, whichever is sooner. TIDs are required to terminate, under current law and with one exception, once these costs are paid back, 16 years, or 20 years in certain cases, after the last expenditure identified in the project plan is made or when the creating city or village dissolves the TID, whichever occurs first.

Current law also provides that in general, unless the project plan is amended, no expenditure of tax increments may be made later than 7 years, or 10 years in certain cases, after the TID is created. Generally, a project plan may be amended at any time, except that only once during the 7 years after the TID is created may the plan be amended to add territory to the district. If the project plan is amended to add territory to the TID, expenditures for project costs that are incurred because of the amendment may be made for not more than 3 years after the date on which the common council or village board adopts a resolution amending the project plan. In no event, however, may the total number of years during which expenditures are made plus the total, number of years during which tax increments are allocated exceed 27 years.

The bill authorizes expenditures for project costs that are incurred in TID number 2 in the Village of Ashwaubenon to be made for not more than 5 years after the date on which the village board adopted a resolution amending the project plan in a way that added territory to the district. Under the bill, such expenditures may be made through July 30, 2001.

For further information see the *local* fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. Nonstatutory provisions.

(1) VILLAGE OF ASHWAUBENON TAX INCREMENTAL DISTRICT #20 Notwithstanding section 66.46(4) (h) 1. and 2. of the statues, expenditures for project costs for tax incremental district number 2 in the Village of Ashwaubenon may be made for not more than 5 years after the date on which the village board adopted a resolution amending the project plan in a way that modified the district's boundaries by adding

seven

ten

seven

three

five

CS

NUMBER TWO

2

4

two

1
2
3
4

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

1

BILL

SECTION 1

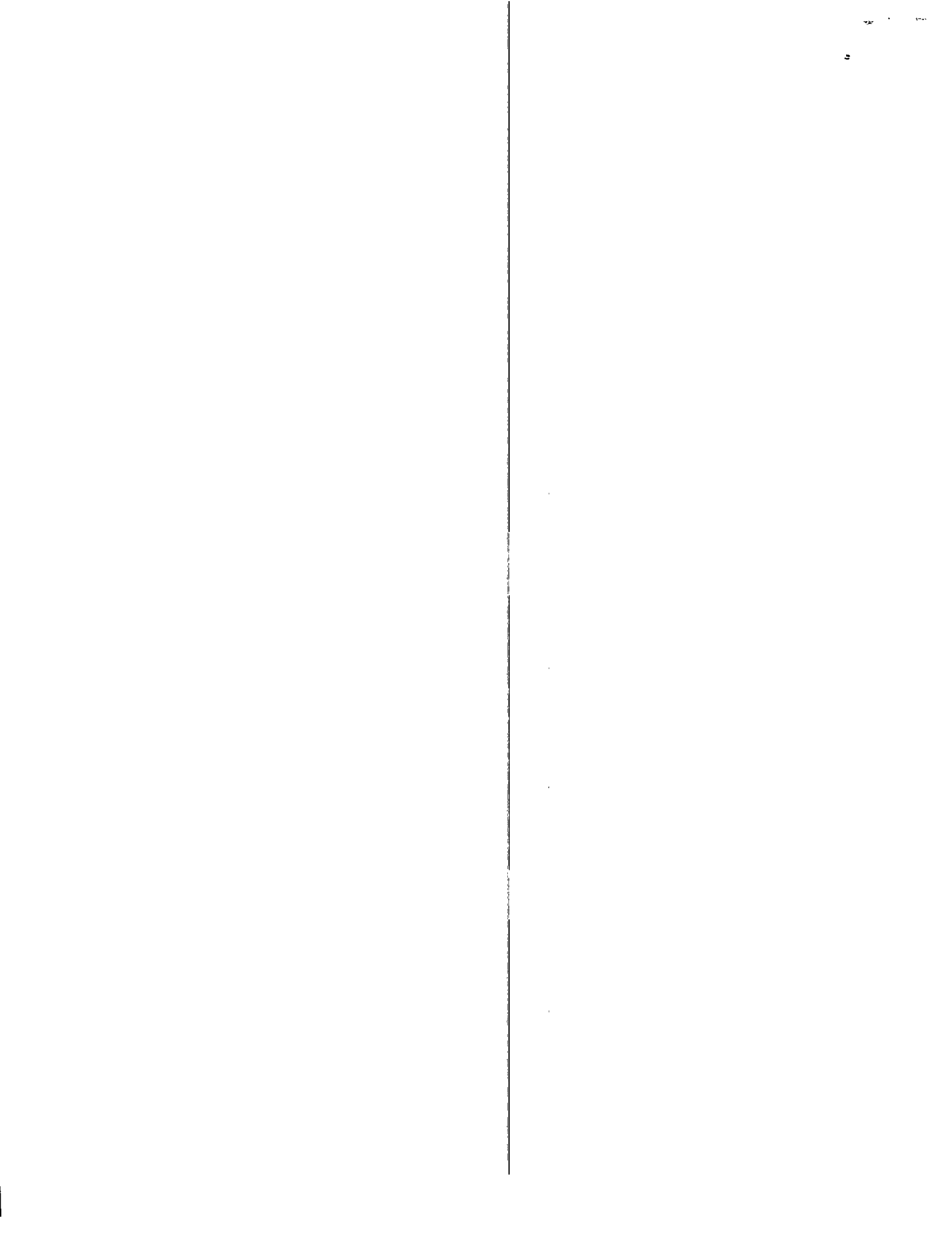
1 territory to the district. Expenditures for tax incremental district number ⁹¹2 in the ^{two}

² Village of Ashwaubenon may be made through July 30, 2001.

3

(END)

P-note



**DRAFTER'S NOTE
FROM THE
LEGISLATIVE REFERENCE BUREAU**

LRB-1911/1dn

MES.....

emf

The dates in this bill are based on the information with which you provided me. You may want to check again with the ~~Village~~ of Ashwaubenon to make sure that these dates are accurate and that they accomplish your intent.

Marc E. Shovers
Senior Legislative Attorney
Phone: (608) 266-0129
E-mail: Marc.Shovers@legis.state.wi.us

1111
0

1111

1111

1111

1111

1111

1111

1111

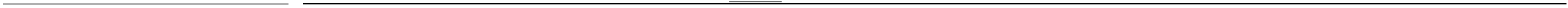
DRAFTER'S NOTE
FROM THE
LEGISLATIVE REFERENCE BUREAU

LRB-1911/1dn
MES:chm:ijs

February 11, 1999

The dates in this bill are based on the information with which you provided me. You may want to check again with the village of Ashwaubenon to make sure that these dates are accurate and that they accomplish your intent.

Marc E. Shovers
Senior Legislative Attorney
Phone: (608) 266-0129
E-mail: Marc.Shovers@legis.state.wi.us



Small, faint, illegible marks or artifacts located in the bottom right corner of the page.

Shovers, Marc

From: Flynn, John
Sent: Thursday, March 11, 1999 4:52 PM
To: Shovers, Marc
Subject: LRB-1911/I

Dear Marc:

Please jacket LRB-191 I/I for introduction. Thank you for your attention to this matter.

Sincerely,

John Flynn
Rep. Montgomery's Office
115 West, State Capitol
266-5840

