

Assembly Hearing Slip

(Please print plainly)

Date: 2/16/00
Bill No. AB 508
Or Subject TIF Extension
Name ART HARRINGTON
Street Address or Route Number 3040 So. Wentworth Ave
City & Zip Code Milwaukee
Representing Glendale

- Speaking in favor: [checked]
- Speaking against: []
- Registering in favor: []
- Registering against: []
- Speaking for information only; Neither for nor against: []

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-16-00
Bill No. AB 508
Or Subject TIF Extension
Name Richard Maslowski
Street Address or Route Number 5909 N. Milwaukee, Bus Plaza
City & Zip Code Glendale 53209
Representing City of Glendale

- Speaking in favor: [checked]
- Speaking against: []
- Registering in favor: []
- Registering against: []
- Speaking for information only; Neither for nor against: []

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/16/00
Bill No. or Subject: AB 508
Glendale TIF
Name: Elizabeth Kuebler
Street Address or Route Number: 14 S Webster
City & Zip Code: Madison, WI 53703
Representing: DFR

- Speaking in favor:
- Speaking against:
- Registering in favor:
- Registering against:
- Speaking for information only; Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-16-00
Bill No. or Subject: AB-508
Name: Rep. LaFare
Street Address or Route Number:
City & Zip Code:
Representing:

- Speaking in favor:
- Speaking against:
- Registering in favor:
- Registering against:
- Speaking for information only; Neither for nor against:

Please return this slip to a messenger promptly.


Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

1999 - 2000 LEGISLATURE

1999 ASSEMBLY BILL 508 

October 5, 1999 - Introduced by Representative La Fave, cosponsored by Senator Darling, by request of City of Glendale. Referred to Committee on Ways and Means.

Pg1Ln1 **An Act** to amend 66.46 (6) (dm) 4. of the statutes; relating to: expanding the
Pg1Ln2 time period for tax increment sharing that may be made by a tax incremental
Pg1Ln3 district created by the city of Glendale.


Analysis by the Legislative Reference BureauAB508 

Under the current tax incremental financing 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.


AB508 

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 into 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 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.

AB508 


The exception under which a TID need not terminate after its costs are paid back applies to certain situations in which a planning commission shares, or allocates, positive tax increments generated by a TID whose costs are paid back to another TID created by the same city or village. Increment sharing may occur if soil affected by environmental pollution exists in a TID to the extent that development has not been able to proceed according to the project plan because of the environmental pollution. Environmental pollution increment sharing exceptions apply to the city of Oshkosh and the city of Glendale. The exception for Oshkosh applies until January 1, 2016, and the exception for Glendale applies until January 1, 2002.

AB508 

This bill extends the exception for the city of Glendale until January 1, 2016.


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:

AB508, s. 1 

Pg2Ln1

Section 1. 66.46 (6) (dm) 4. of the statutes is amended to read:

AB508, s. 1 - continued 

Pg2Ln2

66.46 (6) (dm) 4. This paragraph, with regard to a city that is described in subd.

Pg2Ln3

3. a., does not apply after January 1, ~~2002~~ 2016.

Pg2Ln4

(End)

Nowlan, Andrew

From: LaFave, John
Sent: Wednesday, January 26, 2000 3:44 PM
To: Nowlan, Andrew
Subject: RE: Ways & Means Schedule

I request that AB-508 be scheduled for the February 16th public hearing.

Sincerely,

Rep. *John La Fave*

ASSEMBLY BILL 508

An Act to amend 66.46 (6) (dm) 4. of the statutes; relating to:
expanding the time period for tax increment sharing that may be made
by a tax incremental district created by the city of Glendale. (FE)
1999

- 10-05. A. Introduced by Representative La Fave; cosponsored by
Senator Darling, by request of City of Glendale.
- 10-05. A. Read first time and referred to committee on Ways
and Means 375
- 10-25. A. Fiscal estimate received.

-----Original Message-----

From: Nowlan, Andrew
Sent: Wednesday, January 26, 2000 1:23 PM
To: Adrienne Ramirez; Brad Cook; Carol Redell; Carolyn Hughes; Chris Newhouse; David Zehren; Dottie Brumm; Erin Bilot; George Salter; Jason Westphal; John Reineman; Judy Kelly; Julianne Riley; Keith Gilkes; Kent Disch; Kristina Boardman; Kurt Hildebrandt; Luanne Kostelic; Mark Wadium; Mary Czech-Mrochinski; Rebecca Larson; Rep.Ainsworth; Rep.Goetsch; Rep.Huebsch; Rep.Jeskewitz; Rep.LaFave; Rep.Lasee; Rep.Meyerhofer; Rep.MorrisTatum; Rep.Owens; Rep.Plale; Rep.Spillner; Rep.Sykora; Rep.Turner; Rep.Wood; Rep.Ziegelbauer; Robert Conlin; Sara Jermstad; Sherrie Gates-Hendricks; Terri Zimmerman; Tom Ourada; Traci Peloquin; Traci Peloquin; William Ford
Cc: Karius, Bob; Gates-Hendrix, Sherrie; Ourada, Thomas D
Subject: Ways & Means Schedule

Rep. Michael Lehman is planning a public hearing for Wednesday February 16th, and an Executive Session Wednesday, February 23rd. Once an agenda is set for these meetings, members will be notified with an official notice. But you can mark your calendars now. Meetings will start at 9:30 am in the GAR Hall.

Andrew Nowlan
Andrew.Nowlan@legis.state.wi.us (work)
Antrout@terra.com.net (home)

Nowlan, Andrew

From: LaFave, John
Sent: Thursday, January 06, 2000 4:27 PM
To: Lehman, Mickey
Cc: Nowlan, Andrew
Subject: Public hearing on AB-508

I request that AB-508 be scheduled for a Public Hearing in the Assembly Ways and Means Committee as soon as possible.

Thank you for your consideration.

Sincerely,

Rep. *John La Fave*

Room 220-N
P.O. Box 8952
Madison, WI 53708-8952
Toll-free in Wis:1-888-534-0023
Office: (608) 266-0486
Home: (414) 357-7432
Rep.LaFave@legis.state.wi.us

History of Assembly Bill 508

ASSEMBLY BILL 508

An Act to amend 66.46 (6) (dm) 4. of the statutes; relating to:
expanding the time period for tax increment sharing that may be made
by a tax incremental district created by the city of Glendale. (FE)
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CITY OF GLENDALE
ADMINISTRATIVE OFFICES

5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815
(414) 228-

"Talking Points"
City of Glendale
TIF Financial Status
1999 Assembly Bill 508

- The total City project costs for Silver Spring Redevelopment (TIF #6) were \$24 million
 - \$9.8 million went for environmental remediation.
 - This was much more than originally anticipated by the City at the time the TIF was created.
- Base value of TIF #6 was \$8.2 million
- The project value after all improvements are in the range of \$35-38 million
- The anticipated TIF increment will be substantially short of the funding requirements to recover the \$24 million project costs.
- The only practical donor TIF available for the cross collateralization of Silver Spring TIF #6 is TIF #4 (Estabrook Business Park).
 - TIF #6 (Silver Spring) was created in 1/1/96
 - Current cross-collateral TIF law was in effect at time of creation of TIF #6
 - At the time, Glendale believed that the 2002 expiration date would be satisfactory for anticipated costs for TIF #6
 - Environmental costs at TIF #6 were much greater than originally anticipated
 - Without the requested extension to 2016, Glendale will have insufficient revenues to pay off the total project costs for TIF #6
- Crestwood Remediation/Redevelopment Project.
 - The requested statutory change is a critical component to fund the Crestwood redevelopment proposal, which is part of TIF #6.
 - The Crestwood Redevelopment proposal involves a voluntary undertaking by a third party to clean up a plume with associated estimated remediation costs in excess of \$3 million.
 - The Glendale CDA proposed to make available up to an estimated \$2.4 million dollars to assist in funding the Crestwood remediation.
 - Without the requested statutory change, there will be insufficient sources of revenue to fund the cleanup proposed for the Crestwood Redevelopment.
- The DOT property will be a beneficiary of the remediation at the Crestwood property
 - DOT will quit claim a portion of the existing property needed for the Crestwood Redevelopment.
 - The DOT interest in the Silver Spring and Green Bay right-of-ways will benefit by the Crestwood Redevelopment/cleanup plan.

A13 508 - Glendale TIF

Extending a TIF to use increments
towards a different TID.

It is for a brownfield. Clean-
up of escaped dry-cleaning
chemicals.

Do the ends justify the means?