

2013 DRAFTING REQUEST

Assembly Amendment (AA-SB338)

Received: 2/11/2014 Received By: mshovers
Wanted: As time permits Same as LRB:
For: Robin Vos (608) 266-9171 By/Representing: Craig
May Contact: Drafter: mshovers
Subject: Local Gov't - tax incr financing Addl. Drafters:
Extra Copies: EVM

Submit via email: YES
Requester's email: Rep.Vos@legis.wisconsin.gov
Carbon copy (CC) to:

Pre Topic:

No specific pre topic given

Topic:

Expanding the authority of towns to create tax incremental financing districts (TID); best practices, town population

Instructions:

See attached. Based on a1566/3, but leave out financial analysis requirement, and require a town to have a population of at least 3,500 to participate.

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>
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/1			rschluet 2/12/2014	_____	mbarman 2/12/2014	mbarman 2/12/2014	

FE Sent For:

<END>

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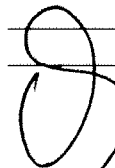
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1 MES 2/11/14

FE Sent For:

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2/12/14
JM

Shovers, Marc

From: Probst, Nick
Sent: Tuesday, February 11, 2014 5:07 PM
To: Shovers, Marc
Cc: Soper, John; Hanaman, Cathlene
Subject: FW: Template for AA2 to Town TID Bill

Marc,

Please draft two amendments to SB338:

AA2:

Please draft one amendment to include the additions of the following bills:

- AB 747 (Kerkman): Burlington TID fix
- AB 709 (Knudson): Turtle Lake/Biogas TID fix
- AA1 to AB 484 (Kooyenga and Kahl): Madison TIF, with language prohibiting a living wage requirement in the TIF.
- AB 416 (Steineke): Environmental TID sharing
- AB 723, the Biron village TID from Krug.

AA3:

- Meeting 1 of the 3 previously identified criteria in LRB1566/3 (financial analysis left out)
- 3,500 population and \$500 million

Best,

Craig Summerfield

Policy Advisor
Office of Speaker Robin Vos
217 West, State Capitol
Phone: (608) 266-3387



1/75/11



LRB:456678
MES:eevjm

WANTED:
Wed.
a.m.

RMNR

ASSEMBLY AMENDMENT,
TO SENATE BILL 338

#. Page 2, line 2: on page 1, line 11 of the material inserted by senate amendment 1, after "million" insert " and the town's population in the year before the year in which the town adopts a resolution under s. 66.1105(4)(gm), is at least 3,500".

1 At the locations indicated, amend the bill as follows:

2 1. Page 3, line 1: after "subd. 3." insert "and par. (f)".

3 2. Page 3, line 2: on page 2, line 3, of the material inserted by senate
4 amendment 1, after "begins" insert "and the sewage treatment is provided by a
5 wastewater treatment facility that complies with ch. 283".

6 3. Page 3, line 9: after that line insert:

7 "SECTION 4m. 60.23 (32) (f) of the statutes is created to read:

8 60.23 (32) (f) 1. Before a town board may approve a project plan under s.

9 66.1105 (4) (g), the town board ~~must complete a financial analysis, as described in~~

10 ~~subd. a.~~ must ensure that the project plan specifies at least one of the items listed

11 in subd. ~~a.~~ ². The starting point for determining a tax incremental district's remaining

12 life, under subd. ~~b.~~ ² b. and c., is the date on which the district is created, as described

13 in s. 66.1105 (4) (gm) 2.

1 2. The town board shall conduct a financial analysis of the proposed tax
 2 incremental district that includes, in addition to the items specified in s. 66.1105 (4)
 3 (f) and (i) 1., the annual and total amount of tax increments to be generated over the
 4 life of the district, and the annual debt service costs on bonds issued by the town. If
 5 the town does not have the expertise to complete the requirements of this
 6 subdivision, it shall hire an entity which has the needed expertise to complete the
 7 financial analysis.

8 2 B. The project plan under s. 66.1105 (4) (g) must specify one of the following:

9 a. With regard to the total value of public infrastructure improvements in the
 10 district, at least 51 percent of the value of such improvements must be financed by
 11 a private developer, or other private entity, in return for the town's agreement to
 12 repay the developer or other entity for those costs solely through the payment of cash
 13 grants as described in s. 66.1105 (2) (f) 2. d. To receive the cash grants, the developer
 14 or other private entity must enter into a development agreement with the town as
 15 described in s. 66.1105 (2) (f) 2. d.

16 b. The town expects all project costs to be paid within 90 percent of the proposed
 17 tax incremental district's remaining life, based on the district's termination date as
 18 calculated under s. 66.1105 (7) (ak) to (au).

19 c. Expenditures may be made only within the first half of the proposed tax
 20 incremental district's remaining life, based on the district's termination date as
 21 calculated under s. 66.1105 (7) (ak) to (au), except that expenditures may be made
 22 after this period if the expenditures are approved by a unanimous vote of the joint
 23 review board. No expenditure under this subd. f. c. may be made later than the time
 24 during which an expenditure may be made under s. 66.1105 (6) (am).".