Amy Loudenbeck
REPRESENTING WISCONSIN'S 31ST ASSEMBLY DISTRICT

REMARKS OF REPRESENTATIVE AMY LOUDENBECK, VICE CHAIR, STUDY COMMITTEE ON THE REVIEW OF TAX INCREMENTAL FINANCING, ASSEMBLY COMMITTEE ON WAYS AND MEANS
January 21, 2016

Good morning. It was my pleasure to serve as vice chair of the Study Committee on the Review of Tax Incremental Financing. I am here today to describe several of the bills recommended by the committee and introduced by the Joint Legislative Council.

Membership of the Study Committee consisted of two Senators, four Representatives, and 12 public members. The Study Committee's public members represented professionals with expertise in TIF consulting, public finance, real estate development, and the study of TIF performance, as well as
representation for the economic development interests of municipalities of all sizes, from regions throughout the state.

The Study Committee met five times from July to November 2014, and heard testimony from a number of agencies and individuals, including testimony on the TIF experiences of local units of government, state agencies, consultants and developers.

In response to this testimony, and based on experiences shared by its members, the committee recommended eight bills to address various aspects of TIF policy, including the following three bills being heard today:

ASSEMBLY BILL 134, RELATING TO TAX INCREMENTAL FINANCING PROJECT PLAN AMENDMENTS AND EXTENDING THE LIFE OF A TAX INCREMENTAL DISTRICT IF THE DISTRICT IS ADVERSELY IMPACTED BY STATUTORY CHANGES TO THE METHOD OF CALCULATING EQUALIZED VALUATION

Assembly Bill 134 allows a TID's project plan to be amended, or its maximum lifespan to be extended by an additional five years, or both, if at any time during the life of the TID, the annual and total amount of tax increments to be generated over the life of the district are adversely impacted by one or more of the following:

- An amendment to the provisions of TIF law.
- A change made by DOR to the equalized valuation method.
- A change made by 2013 Wisconsin Act 145, which increased state aid to technical college districts in order to reduce the total statewide levy of technical college districts.

ASSEMBLY BILL 137, RELATING TO DESIGNATION OF TAX INCREMENTAL DISTRICTS AS DISTRESSED OR SEVERELY DISTRESSED DISTRICTS

Assembly Bill 137 extends the deadline by which a local government must declare a TID to be distressed or severely distressed from October 1, 2015 to October 1, 2020.

State Capitol: P.O. Box 8952 ★ Madison, WI 53708 | (608) 266-9967 ★ Toll-Free: (888) 529-0031 ★ Fax: (608) 282-3631
Rep.Loudenbeck@legis.wi.gov
RECYCLED CONTENT NATURAL SOY INK

Amy Loudenbeck
REPRESENTING WISCONSIN'S 31ST ASSEMBLY DISTRICT

ASSEMBLY BILL 138, RELATING TO REDETERMINATION OF BASE VALUE FOR TAX INCREMENTAL DISTRICTS

Assembly Bill 138 allows a local legislative body to require DOR to redetermine the base value for a TID if the following conditions are satisfied:

- The district is in a decrement situation, meaning the value of taxable property in the district is at least 10% less than the base value for the district.
- The local legislative body adopts a resolution to require DOR to redetermine the district's base value. A local legislative body may adopt such a resolution only if the TID's project plan authorizes or is amended to authorize redetermination.

I am happy to answer any questions you may have. Amendments for several of the Senate companion bills to the bills discussed today were adopted as those bills moved through the Senate. I plan to introduce similar amendments for the Assembly bills heard today. Scott Grosz and Melissa Schmidt of the Legislative Council, who staffed the committee, are also available to answer questions. Thank you for hearing my comments today.

State Capitol: P.O. Box 8952 ★ Madison, WI 53708 | (608) 266-9967 ★ Toll-Free: (888) 529-0031 ★ Fax: (608) 282-3631
Rep.Loudenbeck@legis.wi.gov

RECYCLED CONTENT NATURAL SOY INK

State Senator
Rick Gudex
District 18

January 21, 2016

To: Members of the Assembly Ways and Means Committee

From: Sen. Rick Gudex

Re: Assembly Bills 134, 137, 138

Mr. Chairman and members, Thank you for holding this important hearing today. I apologize for not being with you today but I had a prior commitment in the district. This past year I had the honor of Chairing the Legislative Council Study Committee on Tax Incremental Financing. The committee was directed to study and review the intent behind TIF laws and how the TIF laws are utilized by cities, villages, towns, and counties. The committee was also directed to evaluate current TIF laws and recommend legislation that could improve their effectiveness and study how they impact a local governmental unit's finances and property taxes; economic and community development; and job growth. As you may know, TIF is the only tool that Cities, Villages, and Townships have for economic development across the state on a local level.

The committee membership consisted of two Senators, four Representatives, and 12 public members from various regions throughout the state. Many of the members, I would consider to be experts in the field of Tax Incremental Financing. It was an extremely educational and productive committee. Better yet, we had over 40 people apply to be public members of the committee. Some of those not chosen to sit on the committee, were extremely helpful in assisting craft the eight bills that came out of the committee, three that are before you today. The others have passed in the Senate and are waiting for Assembly action.

I understand that TIF law and these changes that surround it are not the most exciting thing for most but after speaking with those whom use TIF on a daily basis, these changes are warranted and necessary to assist our local communities in their Economic Development efforts. If you have any questions, please don't hesitate to contact me anytime. I ask that you get behind the hard work of the Legislative Council Study Committee on Tax Incremental Financing's proposals and support the changes.

State Capitol, PO Box 7882, Madison, WI 53707-7882 ▪ Phone: (608) 266-5300
Email: Sen.Gudex@legis.wi.gov ▪ Web: www.SenatorRickGudex.com

Assembly Bill 134 allows a TID's project plan to be amended, or its maximum lifespan to be extended by an additional five years, or both, if at any time during the life of the TID, the annual and total amount of tax increments to be generated over the life of the district are adversely impacted by one or more of the following:

- An amendment to the provisions of tax incremental financing (TIF) law, found in s. 66.1105, Stats.
- A change made by DOR to the equalized valuation method.
- A change made by 2013 Wisconsin Act 145 (2013 Act 145) that increased state aid to technical college districts in order to reduce the total statewide levy of technical college districts.

Generally, a city or village, and a town or county under certain circumstances, may, amend the project plan of a TID that is created under s. 66.1105, Stats., subject to the review and approval of JRB. There is no limit to the number of project plan amendments that may be made if they are related to the projects included in the original plan. However, only four amendments modifying the TID's boundaries by either adding or subtracting parcels are allowed. Also, a TID that has been in a decrement situation for two years in a row may, after amending its project plan, adopt a resolution requiring DOR to redetermine the tax incremental base of the TID, but may do so only once during the life of the TID.

Also under current law, a TID must terminate when the political subdivision has received aggregate tax increments with respect to the TID in an amount equal to pay all of the TID's project costs, when the political subdivision dissolves the TID by resolution, or when the TID reaches its maximum lifespan, whichever is earlier. A political subdivision may, however, request that the JRB extend the life of the TID if the TID is unable to pay off its project costs within the maximum lifespan of the TID. The maximum lifespan of a TID, and the extension to this lifespan allowed under current law, are as follows:

- For any TID created before October 1, 1995: the maximum lifespan is 27 years and the political subdivision may not request an extension to this lifespan.
- For a TID that was created between October 1, 1995 and September 30, 2004, and is blighted or in need of rehabilitation or conservation: the maximum life is 27 years and the political subdivision may request a four-year extension.
- For a TID that was created between October 1, 1995 and September 30, 2004, and is an industrial district: the maximum life is 23 years and the political subdivision may not request an extension to this lifespan.
- For a TID that was created on or after October 1, 2004, and is blighted or in need of rehabilitation or conservation: the maximum lifespan is 27 years and the political subdivision may request a three-year extension.
- For a TID that was created on or after October 1, 2004, and is an industrial district or mixed-use district: the maximum lifespan is 20 years and the political subdivision may request a three-year extension.

Committee members discussed the change in the valuation method for assessing property within TIDs that DOR implemented in 2010, and how this negatively impacted many TIDs across the state. **Committee members also discussed the negative impact that 2013 Act 145 will have on TIDs, as the Act's increase to state aid to technical college districts, it also reduced the total statewide levy of these districts.**

The committee also raised concerns that changes in state law and policy may cause otherwise successful TIDs to struggle and either become a distressed or severely distressed TID or rely on donated tax increments to pay off project costs. Without approval of this legislation, it is very likely that many TID's will have to come back to the legislature for extensions.

Assembly Bill 137-The bill replaces the October 1, 2015, deadline by which a local government must declare a TID to be distressed or severely distressed with a new deadline of October1,2020. The amendment changes the date to 2018, A compromise.

During the 2009-10 Legislative Session, the TIF law was amended to allow the local legislative body of a city or village (local government) to designate a TID that was created before October 1, 2008, as a distressed TID or severely distressed TID.

As originally enacted, the distressed and severely distressed TID law required a local government to declare a TID to be distressed or severely distressed by October 1, 2011. 2011 Wisconsin Act 41 extended that date to 2015 and also repealed a requirement of the distressed and severely distressed TID law that required a district to be at least seven years old before being declared distressed or severely distressed.

A local government must act by October 1, 2015, to declare a TID as distressed or severely distressed. Also, no TID may be declared distressed or severely distressed if the local government approves a project amendment after October 1, 2009, except for the amendment that declares the TID distressed or severely distressed.

If a district is designated as a distressed TID, it may collect positive tax increments for up to 10 years after it would otherwise have been required to terminate. If a district is designated as a severely distressed TID, then it is able to collect positive tax increments for up to 40 years after the district was originally created.
Committee members discussed the need to extend the deadline by which a local government must declare a TID to be distressed or severely distressed, including options to extend the deadline or repeal it entirely.

Assembly Bill 138- We all know how Tax Incremental Financing is supposed to work. A municipality creates a TID, then leverages infrastructure and other investments based on the increased revenues they expect to receive as property values within the TID grow. Sometimes municipalities know when creating a TID that the district will fall into a decrement situation. A "decrement situation" is defined as a decline in current value of TID property of at least 10 percent compared to the current base value of the TID.

An example of this could be that a municipality creates a TID with an old building on it that must be torn down in order to redevelop the property. Let's say the existing value of the TID is assessed at $5million. Once the building is torn down, let's say that the assessed value of the property is now reduced and would likely be reduced more than 10% creating a decrement situation. In order to assist municipalities and developers to get properties back on the tax rolls and producing tax increments, it is necessary to readjust the base value once the building is torn down and the district is now in decrement.

The bill proposes an alternative process for re-determining the base value of a TID. The bill would authorize a local legislative body to request redetermination any time that a TID is in a decrement situation for a single year. Under the bill, a local legislative body's ability to require redeterminations under the alternative process must first be included in the TID's project plan, resulting in JRB approval of the possibility of redetermination but not each specific resolution for redetermination. The ability of a local legislative body to request multiple redeterminations also must be specifically stated in the project plan. Under the bill, the $1,000 fee to DOR would apply to each redetermination.

Again, the redeterminations under the alternative process must first be included in the TID's project plan. So this process is identified in a project plan on the front side of creating a TID and must be approved by the Joint Review Board and request for multiple redeterminations must also be specified on the project plan ahead of time.

The three bills before us today are products of the Legislative Council Study Committee and have bi-partisan support from legislators all across the state. They are designed to enhance and provide further transparency and accountability for the use of tax dollars when using Tax Increment Financing. The topic is a complex one and I invite you to please ask questions to gain more information on how the TIF Statues work in our state.

Thank you and I ask for your support of these bi-partisan economic development bills.

LEAGUE OF WISCONSIN MUNICIPALITIES

131 W. Wilson St., Suite 505
Madison, Wisconsin 53703
phone (608) 267-2380; (800) 991-5502
fax: (608) 267-0645
league@lwm-info.org; www.lwm-info.org

To: Assembly Committee on Ways and Means

From: Curt Witynski, Assistant Director, League of Wisconsin Municipalities

Date: January 21, 2016

Re: AB 134, AB 137, and AB 138, the three final TIF Study Committee Bills

The League of Wisconsin Municipalities strongly supports AB 134, AB 137, and AB 138 recommended by the Study Committee on the Review of Tax Incremental Financing and unanimously approved for introduction by the Joint Legislative Council. The Senate has unanimously passed amended versions of the Senate companions to each these bills. Each of these bills are the result of months of review, discussion and vetting by the Legislative Council study committee. Each of these bills makes important improvements and clarifications to the only economic development tool available to cities and villages.

The amended versions of the three bills as passed by the Senate in September are described below:

AB 134/SB 53, Allows for extending the life of a tax incremental district by three years if the district was adversely impacted by 2013 Wisconsin Act 145, the technical college property tax rate buy down legislation.

AB 137/SB 56, Extends the October 1, 2015, deadline by which a local government must declare a TID to be distressed or severely distressed to October 1, 2018. [Note, the original bill extended the deadline to 2020. A compromise amendment passed on the Senate floor reduced the extension to 2018.]

AB 138/SB 57, The substitute amendment the Senate passed repeals the process for re-determining the base value of poorly performing TIDs created last session by 2013 Wisconsin Act 183. The substitute amendment authorizes a local governing body to request a base value re-determination any time that a TID is in a decrement situation (i.e., the current equalized value is less than the TID's base value). A municipal governing body's ability to request re-determinations under the process created in the substitute amendment must be authorized in the TID's project plan, and the Joint Review Board must approve the project plan but not each specific request for re-determination. Under the substitute amendment, a $1,000 fee paid to DOR would apply to each re-determination. The new process for re-determining the base value of a TID in a decrement situation sunsets December 31, 2018.

Two of these bills deal with ways to help poorly performing TIDs. It is important to remember that poorly performing TIDs are by far the exception. While the number of poorly performing TIDs increased as a result of the great recession, the overwhelming majority of TIDs are doing well or holding their own. According to numbers DOR provided to the study committee, out of over 1100 active TIDs in the state only 56 were in decrement territory in 2013.

Tax incremental financing is by any measure a hugely successful economic development tool for Wisconsin's communities. The total increment generated by currently active TIDs in 2015 was $16,326,657,455.

A 2009 Wisconsin Taxpayer Alliance study compared the value increases of 678 TID's established 2003 or earlier that were still active in 2009 to the value increases of state-wide non TIF land over the same timeframe. The non TIF areas grew by an average of 7.3% per year (land values were rising much more quickly in the early-mid 2000's), but of the 678 eligible TID's 445 (or 65.6%) grew annually at rates of 10% or more, and only 9 experienced negative growth.

These three bills help TIFs that are struggling or were negatively impacted by state legislation become successful like the great majority of TIDs. The League urges you to recommend passage of each of these bills. Thanks for considering our comments.

January 21, 2016

Joint Legislative Council
Assembly Committee of Ways and Means
State Capitol
Madison, Wisconsin

Dear Committee Members,

My name is Brian Ruechel from Robert W. Baird & Co. Incorporated. I am a Director in Baird's Public Finance Division that works with all local units of government in all aspects of the Tax Incremental Financing ("TIF") law. Prior to joining Baird in April 2010, I completed a 31 year government finance career consisting of finance director positions for 20 years with the City of Green Bay and 11 years with the City of Manitowoc. In my finance positions I had extensive experience in TIF creation, administration, amendment, and termination of TIF districts.

I had the honor to be appointed and the privilege of serving on the Legislative TIF Sturdy Committee and fully support the work and all recommendations of the Committee.

TIF is the main tool that local units of government have for economic development, jobs and tax base growth. The recommendations of the TIF Study Committee will significantly improve the program and the original intent of the law and assist local communities in their economic development efforts.

The three bills before you today are products of the TIF Study Committee and are designed to enhance and provide further transparence and accountability for the use of tax dollars when using TIF.

Assembly Bill 134 relates to tax incremental financing project plan amendments and extending the life of a tax incremental district if the district's equalized value is adversely impacted by statutory changes such as 2013 Wisconsin Act 145 the technical college property tax rate buy down legislation. The Study Committee raised concerns that changes in state law and policy may cause otherwise successful TIDs to struggle and either become distressed or severely distressed or rely on donated tax increments to pay off project costs. The bill allows a project plan to be amended or its maximum lifespan to be extended an additional three years, or both, if at any time during the life of the TID the annual and total amount of tax increments to be generated over the life of the distract are adversely affected by statutory changes.

Assembly Bill 137 relates to designation of tax incremental districts as distress or severely distressed districts. The bill replaces the October 1, 2015 deadline, by which a local government must declare a TID to be distressed or severely distressed with a new deadline of October 1, 2018.. [Note, the original bill extended the deadline to 2020. A senate amendment reduced the extension to 2018.] The bill extends the deadline for a policy that provides financially distressed TIDs with more time to pay off all of the project costs and minimize the potential for general property tax subsidy.

Assembly Bill 138 relates to redetermination of the base value of poorly performing tax incremental districts. The bill allows a local legislative body to require Wisconsin Department of Revenue(DOR) to redetermine the

Robert W. Baird & Co.
777. E. Wisconsin Ave.
Milwaukee, WI 53202-5391
Main 414 765 3827
Toll Free 800 RW BAIRD

www.rwbaird.com

base value if the district's taxable property value is a least 10% less than the base value for the district and the local legislative body adopts a resolution to require DOR to redetermine the district's base value. A local legislative body may adopt such a resolution only if the district's project plan authorizes or is amended to authorize redetermination. Under the bill, a $1,000 fee to the DOR would apply to each redetermination. The prior bill required that there be a 2 year period wherein the taxable property value had remained below the base by 10% or more. This precluded communities from being able to take advantage of development opportunities that were immediately available.

Thank you and I ask for support of these bills.

Yours Truly,

Brian Ruechel

Brian Ruechel
Director, Baird Public Finance

Robert W. Baird & Co.
777. E. Wisconsin Ave.
Milwaukee, WI 53202-5391
Main 414 765 3827
Toll Free 800 RW BAIRD

www.rwbaird.com

NEWREP
CHANGING NORTHEAST WISCONSIN

Wisconsin Economic Development Association
WEDA

To: Members, Assembly Committee on Ways and Means
From: Peter Thillman, North East Regional Economic Partnership (NEWREP) and the Wisconsin Economic Development Association
Date: January 21, 2016
Re: Support for AB 134, AB 137 and AB 138

Mr. Chairman and members, my name is Peter Thillman, and I am here today on behalf of the North East Regional Economic Partnership (NEWREP) and the Wisconsin Economic Development Association. NEWREP and WEDA support state policies that strengthen our economy and create jobs. Since 1975, Tax Incremental Financing (TIF) has been one of Wisconsin's primary and most successful economic development tools. Statewide, TIF districts – also referred to as a Tax Incremental Districts (TID) - have revitalized urban corridors and bolstered industrial growth among rural areas throughout Wisconsin.

Assembly Bill 134 allows a local entity, after the review and approval of the Joint Review Board, to make project plan amendments as well as extend the life of a TID by five years. Under the bill, the amendments and/or time extension is allowed if the annual or total amount of the tax increments over the life of the TID are negatively impacted by one or more of the following: (1) amendments to TIF law (§66.1105); (2) changes made by DOR to calculate the equalized valuation method; and (3) 2013 Wisconsin Act 145, which reduced technical college levies and replaced the funding with state aid. These changes will enhance flexibility and increase success of TID projects.

Assembly Bill 137 replaces the October 1, 2015 deadline for declaring a TID distressed or severely distressed to October 1, 2020. This change allows local governments to extend the timeframe for positive increments in a TID, through the designation of the TID as distressed or severely distressed. This extended designation period is vital to provide the TID additional time to generate growth.

Assembly Bill 138 creates an alternative process for redetermining the base value of a TID. If a project plan indicates that as part of the project the TID will go into decrement (as defined in sec. 66.1105(2)(aj), Wis. Stats), the base value may be reset. For example, in the case of a newly created district that includes demolition, the value of the district will automatically decrease when the buildings are removed. This will put the TID immediately into decrement. Under this alternative process, the local legislative body could request a redetermination any time that the qualifying TID is in a decrement situation for a single year.

Under the current law, a qualifying TID must be a decrement situation for two consecutive years. The local legislative body would need to specifically state in the TID project plan that it plans to request multiple redeterminations.

NEWREP and WEDA supports this alternative process for redetermining the base value of a TID to allow for more flexibility for the local legislative body and reduce administrative burdens for Department of Revenue.

Ultimately, by allowing the base value to be reduced, the timeframe associated with a TIF district's ability to generate *new* taxable value would be accelerated. Allowing for base value adjustments can generate

positive TIF increment more quickly, increase public-private development partnerships and accelerate the stream of benefits for all of the impacted taxing jurisdictions (e.g. Local Unit of Government, County, Technical College and School District).

NEWREP and WEDA support these proposed changes to existing TIF law as they strengthen the best economic development tool in the toolbox.

Thank you for your consideration of AB 134, AB 137 and AB 138.

NEWREP was created in 2002, when then-Governor Scott McCallum announced the creation of the "Build Wisconsin" program. The program was designed with the goal of creating a higher standard of living and enhancing the overall economic climate in Wisconsin through cooperative regional partnerships. NEWREP is comprised of 16 northeast Wisconsin counties plus the Menominee Tribe. While NEWREP's focus is on businesses engaged in research and the development of advanced products, NEWREP also assists businesses that use advanced technology in their production, operations or manufacturing processes. NEWREP's members have additionally elected to collaborative solutions that can result in real, regional impact. By working together, we can achieve broader economic and business development objectives, enhancing the entire region's economic and business development environment and our overall quality of life.

WEDA is a statewide association that is Wisconsin's Voice for Economic Development. WEDA's membership consists of over 420 economic development-related professional in the public, non-profit and private sectors. WEDA advocates for policies that will advance the field of economic development by providing the tools needed by our members across Wisconsin to grow investment, jobs and the economy.

EHLERS
LEADERS IN PUBLIC FINANCE

January 21, 2016

Wisconsin State Assembly
Committee on Ways and Means
State Capitol
Madison, Wisconsin

RE: Testimony **in Support of AB-134, AB 137 and AB 138**, Legislative Council Study Bills relating to **tax incremental financing**.

Dear Chairman Spiros and Committee Members,

I am here today to testify in support of these bills as a part of the overall recommendations of the Legislative Council Study Committee on TIF.

I had the privilege of serving on the Legislative Council TIF Study Committee and fully support the work and all of the recommendations of the Committee.

Ehlers is a firm that exclusively serves local governments across the State of Wisconsin. Currently we represent over 300 municipalities in Wisconsin as their Financial Advisor. We have assisted in the creation and ongoing financial management of Tax Increment Districts in Wisconsin since the law was initially created in 1976. Our company also provides financial advisory and tax increment assistance in Minnesota, Illinois, Kansas and Colorado and as such we are well aware of how this law has been used and applied in these competing States as well.

It is our view that all of the recommendations of the TIF Study Committee will significantly improve the accountability and transparency of the program and will advance the original intent of the law---to promote economic development, jobs and tax base growth that would not have otherwise occurred without the use of Tax Incremental Financing. These bills also improve the Tax Increment law to help make Wisconsin more competitive with other States in our region.

Specifically the Bills before you today will accomplish the following:

- **Assembly Bill 134** will provide relief for communities whose tax increment districts are adversely impacted by legislation or administrative changes in equalization methodology that could significantly reduce the cash flow to the district thereby increasing the potential for local taxpayer support. In these cases the community could extend the TID's life up to 5 years or make other plan amendments to avoid or minimize negative financial impacts to its local taxpayers.

- **Assembly Bill 137** will extend the sunset for declaration of a district as "distressed" by 5 years to 10/1/20. While there are less than 10% of districts that are currently distressed, there are still communities that have not fully recovered from the Great Recession and this could minimize the potential for general property tax subsidy of these situations.

- Finally **Assembly Bill 138** 138 will improve a bill passed last year by the legislature which allows the Department of Revenue to "reset" the base value of a district when the actual value drops below the original base. The prior bill required that there be a 2 year period wherein the

value had remained below the base by 10% or more. This precluded communities from being able to take advantage of development opportunities that were immediately available.

Thank you for your consideration.

Very Truly Yours

Michael C. Harrigan, CIPMA
Chairman / Senior Municipal Advisor

CC: Todd Taves, Principal, Ehlers
League of Wisconsin Municipalities
Wisconsin Economic Development Association

·Planning & Zoning
·Community Development
262.653.4030
262.653.4045 FAX
Room 308

·Building Inspections
·Property Maintenance
262.653.4263
262.653.4254 FAX
Room 100

DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS
Municipal Building · 625 52nd Street · Kenosha, WI 53140
www.kenosha.org

Jeffrey B. Labahn, Director
Richard Schroeder, Deputy Director

July 7, 2014

Jim Kreuser
1010 56th Street
Kenosha, WI 53140

Dear County Executive Kreuser:

RE: Tax Incremental Districts

The City of Kenosha is proposing to amend the Project Plans for Tax Incremental Districts (TID) 1, 5, 6, 8 and 9.

The Amendments will transfer positive tax increments from these performing TIDs to certain under performing TIDs as follows:

* TID 1 transfer to TID 4
* TID 5 transfer to TID 4
* TID 6 transfer to TID 7
* TID 8 transfer to TID 10
* TID 9 transfer to TID 7 & TID 10

The Amendments do not involve any increase in project costs or change in boundaries.

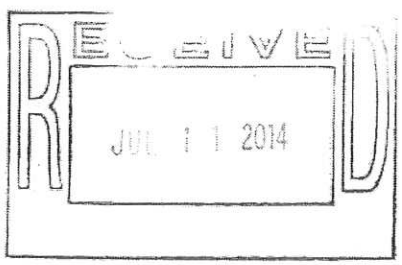
Enclosed is the Public Notice announcing the public hearing to review the proposed Project Plan Amendments. The notice will be published in the Kenosha News on July 23 & 30, 2014. The public hearing is scheduled for the regular City Plan Commission meeting on Thursday, August 7, 2014.

Please note that a copy of the Notice and Project Plan Amendments will be forwarded directly to your representative of each TID Joint Review Board, David Geertsen. We will schedule the first meeting of all of the Joint Review Boards between July 30 and August 6, 2014. We will contact Mr. Geertsen to schedule the actual date and time.

Please contact me at 653-4041 or via email at zkhaligian@kenosha.org if you have any questions.

Sincerely,
COMMUNITY DEVELOPMENT & INSPECTIONS

A. Zohrab Khaligian
Community Development Specialist



AZK:kas
Enclosure

NOTICE OF PUBLIC HEARING
In Accordance With Wisconsin Statute 66.1105(4)(h)1.

The Kenosha City Plan Commission will hold a public hearing on the proposed Project Plan Amendments for Tax Incremental Districts Number 1, 5, 6, 8 and 9 on Thursday, August 7, 2014 at 5:00pm in Room 202 of the City of Kenosha Municipal Building,625 52nd Street, Kenosha, Wisconsin.

The Amendments are to transfer positive tax increments from these performing TIDs to certain under performing TIDs as follows:

* TID 1 transfer to TID 4
* TID 5 transfer to TID 4
* TID 6 transfer to TID 7
* TID 8 transfer to TID 10
* TID 9 transfer to TID 7 & TID 10

The Amendments do not involve any increase in project costs or change in boundaries.

All interested parties are encouraged to attend. The proposed Project Plan Amendments will be on display at this meeting and are available upon request from the Department of Community Development & Inspections, Room 308, 625 52nd Street, between the hours of 8:00am and 4:30pm.

PUBLISH: July 23 and 30, 2014