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Resolution Number: RES-17-00764

Expenditure Deadline: September 19, 2032

TID Expiration Date: September 19, 2037

Project Plan for
TAX INCREMENTAL FINANCE DISTRICT #47
(SILICON PRAIRIE)
City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

June 19, 2017

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TAX INCREMENTAL FINANCE DISTRICT # 47 (SILICON PRAIRIE)

INTENT AND PURPOSE

The City of Madison (the “City”) has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority’s (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #47–(Silicon Prairie) as a mixed-use TID, for the purposes of providing loans to aid in the creation and retention of jobs that provide family supporting wages and benefits.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the “Master Plan”) as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned a mix of IL and SE zoning.

Consistency with the City of Madison Comprehensive Plan

Volume II, Chapter 2 of the Comprehensive Plan, entitled “Objectives and Policies for Established Neighborhoods”, stipulates goals and objectives that are consistent with the activities planned for the proposed TID #46, including but not limited to the following:

Chapter 2: Land Use

Objective 10: Achieve an efficient, balanced urban growth pattern by guiding new development, infill and redevelopment projects to planned development areas through the City of Madison.

Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.

Objective 62: Retain and expand Madison’s existing base of offices, research and development businesses and industrial facilities.

Chapter 5: Economic Development

Objective 1: Grow the City’s role as a leader of economic prosperity in the region and the predominant urban economic center.

Objective 2: Develop partnerships and strategies with other communities, area research, education and health care institutions, utilities and other organizations to promote industries identified in the economic development plan and implementation strategies as key opportunities for growing the Madison economy.

Objective 6: Nurture and cultivate the innovation potential of the region by leveraging the community’s institutional assets and competencies.

Objective 15: Strengthen the economic viability of the City’s major employment / commercial centers.

Objective 19: Maintain long-term confidence in the economy and commitment to the community by building innovative public-private partnerships.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the “TIF Policy”) adopted by the City’s Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

- A. Growing the property tax base.
- B. Fostering the creation and retention of family-supporting jobs.
- D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City’s Comprehensive Plan.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled “Detailed Estimate of Timing and Project Costs” that estimates the amount of cost paid with TIF.

Public Works Improvements

There are no public works projects planned for the TID at this time. However, as plans change, the actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.

Estimated Cost: \$0

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: \$0

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that “but for” such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities. An initial loan to Extreme Engineering was approved by the City Madison Common Council. This loan was for \$595,000, and is specifically identified below.

Estimated Cost: \$1,905,000
Development Loan – Extreme Engineering: \$595,000

Extreme Engineering designs and manufactures rugged use (i.e. designed to function at extreme temperature, altitude, and vibration) electronic circuit boards with uses in the commercial, communications, industrial, military, medical, and aerospace industries. They are proposing to build a 115,000 SF manufacturing space on 13.6 acres of land in the Silicon Prairie business park at 9901 Silicon Prairie Parkway. The \$595,000 of TIF is 40% of the TIF generated by the Extreme

Engineering project, as allowable with a gap analysis waiver under the City of Madison's TIF policy. Extreme Engineering estimates that 170 jobs will be retained in the City of Madison for five years as a result of this project.

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: \$0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #47 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #47 for one year to benefit affordable housing and to improve housing stock.

Estimated Cost: \$0

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #47, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: \$500,000

TOTAL COST **\$3,000,000**

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the \$3,000,000 of estimated project costs and an estimated \$838,000 financing cost.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

	Proposed TIF Funded Non-Assessable Cost	Assessable Costs	Total	Time Frame
Total Public Improvements	\$-	\$ -	\$-	2017 - 2032
Development Loans	\$1,905,000		\$1,905,000	2017 - 2032
Development Loan - Extreme Engineering	\$595,000		\$595,000	2017 - 2032
Administrative and Professional Costs	\$500,000		\$500,000	2017 - 2032
TOTAL PROJECT COSTS	\$3,000,000	\$ -	\$3,000,000	2017 - 2032
Finance Costs	\$785,000			2017 - 2032

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **There are no planned costs that are non-project costs.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2032. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is approximately \$3,000,000. There are no anticipated costs that will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are no costs that are assessable to property owners, the \$3,000,000 balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #47 anticipates the construction of a new commercial / manufacturing building by Extreme Engineering in the Silicon Prairie business park.

This project is the economic “generator” that will create tax increments in TID #47. The City of Madison Common Council has approved providing \$595,000 of TIF assistance to Extreme Engineering, contingent upon the creation of a TID.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from the proposed Extreme Engineering project and other potential development projects, and value appreciation over the life of the TID is estimated to be **\$31,000,000**. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately **\$6,900,000**. The present value of the total incremental revenues that are anticipated to be generated is **\$3,000,000**.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City’s intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #47 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **\$785,000**.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for “Employment” land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in Volume II, Chapter 2 of the City’s Comprehensive Plan, at this link:

<http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter2/v2c2.pdf>

TID #47 is a mixed-use TID, as defined by State Statute.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #47 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Pioneer Neighborhood Plan, as adopted by the Common Council.

Potential Areas for Development

The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the “base value”) from the TIF district’s increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan’s economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district’s life. It is the City’s practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF

district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. The City estimates that if the remaining undeveloped sites in the Silicon Prairie mixed use business park are developed, they would be valued at approximately \$21,000,000. This is based upon the remaining amount of land to be developed, a conservative estimate as to the timing of future development, and the average values in the already developed and soon-to-be developed portions of Silicon Prairie.

The total value of increment (including estimated TIF generators and appreciation of property value within the district) generated over the 20-year life of the district is estimated at approximately \$21,000,000. This growth is estimated to generate approximately \$6,900,000 of tax increment over the life of the district.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

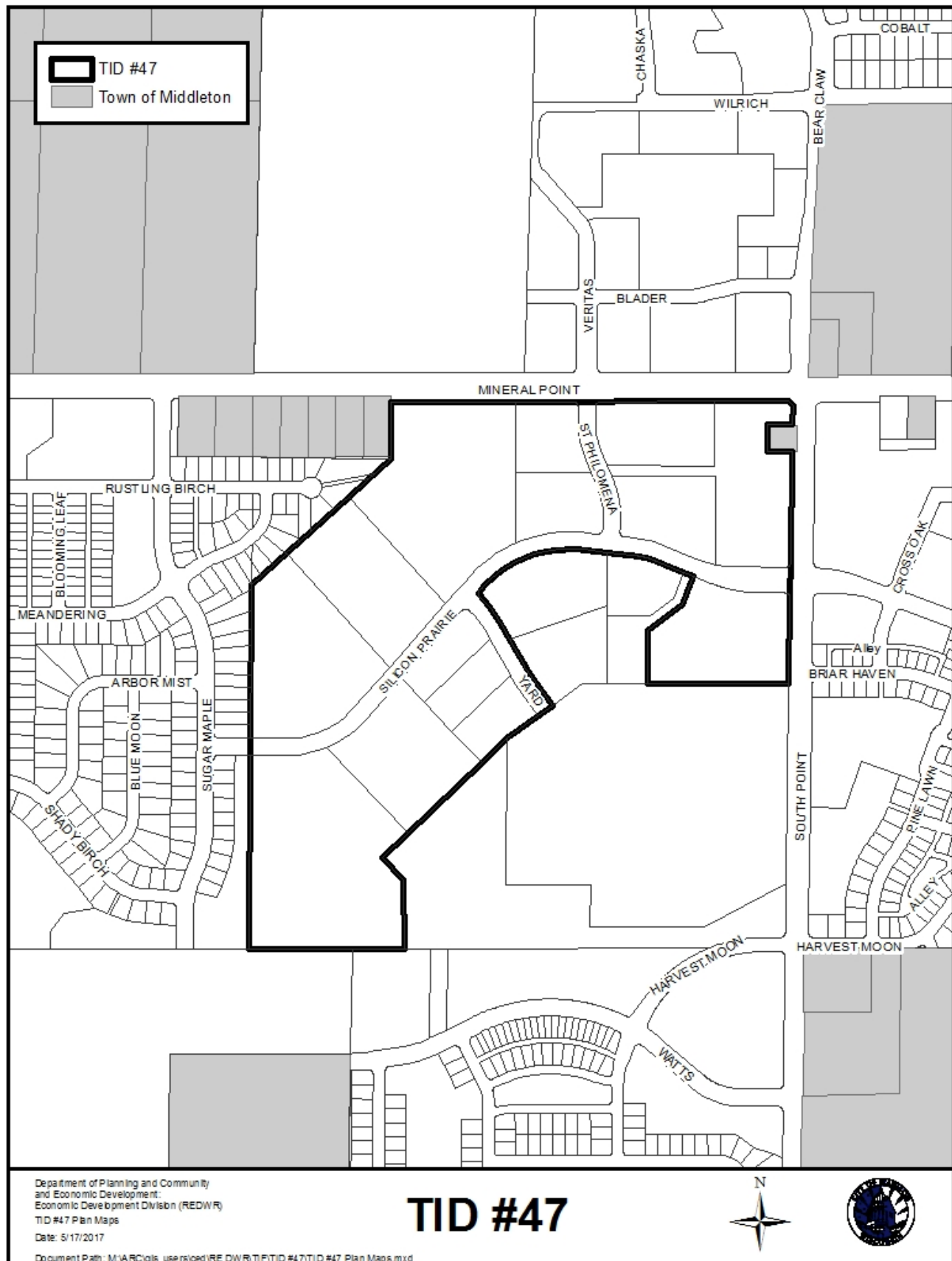
Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

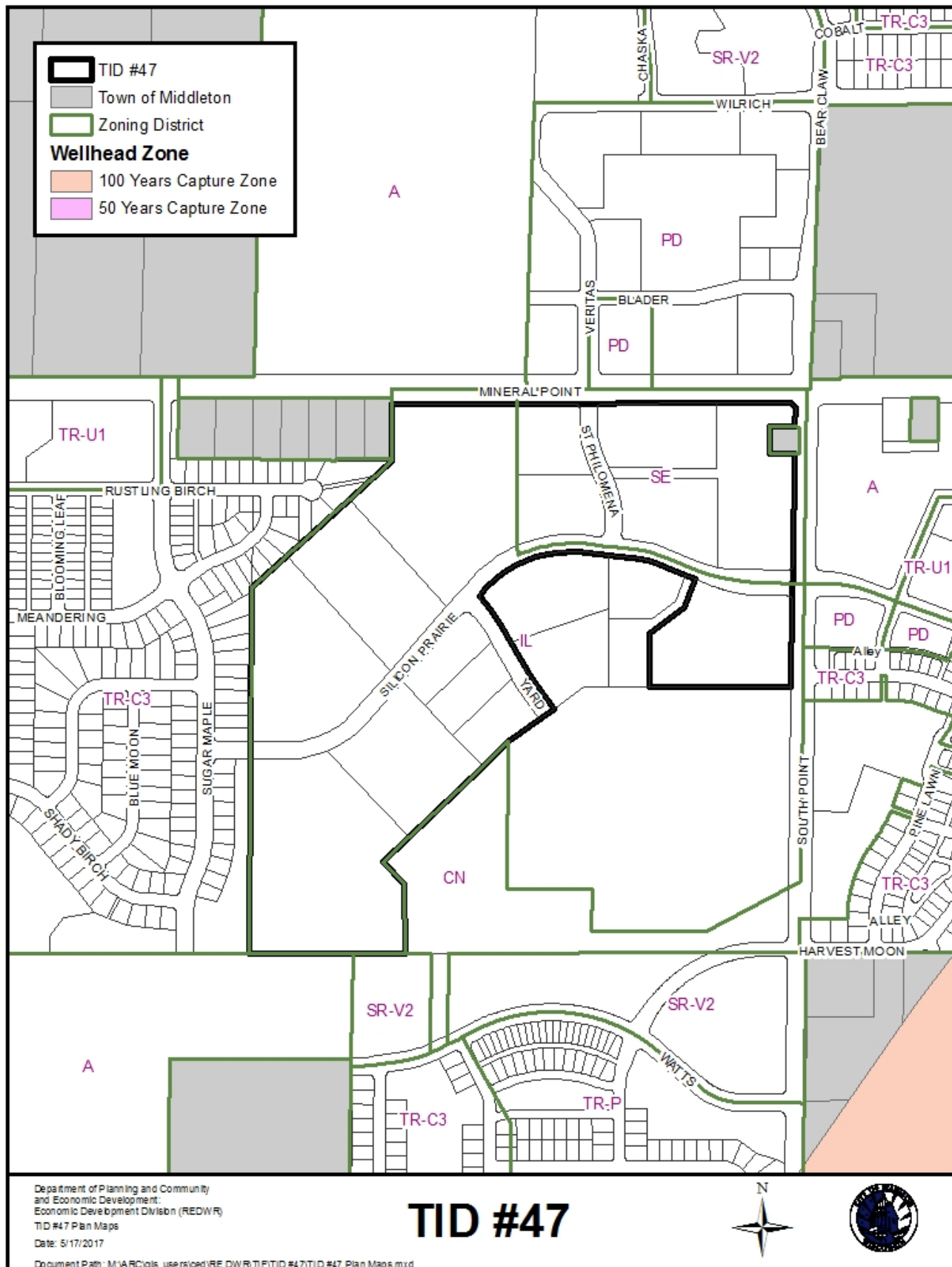
A parcel of land located in the Northwest Quarter (NW ¼) of Section 28, Township Seven North (T7N), Range Eight East (R8E) of the Fourth Principal Meridian (4PM), City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the W 1/4 Corner of said Section 28, also being the southwest corner of Lot 10, Silicon Prairie Business Park; thence northerly, along the west line of Silicon Prairie Business Park (which includes the west lines of Lots 10 & 9), to a bend point between the west & northwest lines in Lot 9, Silicon Prairie Business Park; thence northeasterly, along the northwest line of said Lot 9 and the northwest lines of Lots 2 & 1, CSM 12480, to a bend point between the northwest & west lines of Lot 1, CSM 12480; thence northerly, along the west line of said Lot 1, to the north line thereof, also being the southerly right-of-way of Mineral Point Road; thence easterly, along the said north line and southerly right-of-way (which includes the north lines of Lots 4,3 & 1, Silicon Prairie Business Park), to the east line of Lot 1, Silicon Prairie Business Park, also being the westerly right-of-way of South Point Road; thence southerly, along the said east line and westerly right-of-way, to the north line of unplatted lands in the Town of Middleton; thence westerly, southerly and easterly, along said east line and unplatted lands in the Town of Middleton, to the westerly right-of-way of South Point Road; thence southerly, along said east line and westerly right-of-way (which includes the east line of Lot 3, CSM 13344), to the south line of Lot 3, CSM 13344; thence westerly, along the south line of said Lot 3, to the west line thereof; thence northerly and northeasterly, along the west lines of said Lot 3, to the southerly right-of-way of Silicon Prairie Parkway; thence westerly, along said southerly right-of-way, to the northeasterly right-of-way of Yard Drive; thence southeasterly, along said northeasterly right-of-way, to its southeasterly terminus; thence southwesterly, along the said terminus and southeast lines of Lots 14,11 & 10, Silicon Prairie Business Park, to a bend point between the southeast & east lines of Lot 10, Silicon Prairie Business Park; thence southeasterly and southerly, along the east lines of said Lot 10, to the south line thereof; thence westerly, along the south line of said Lot 10, to the **point of beginning**.

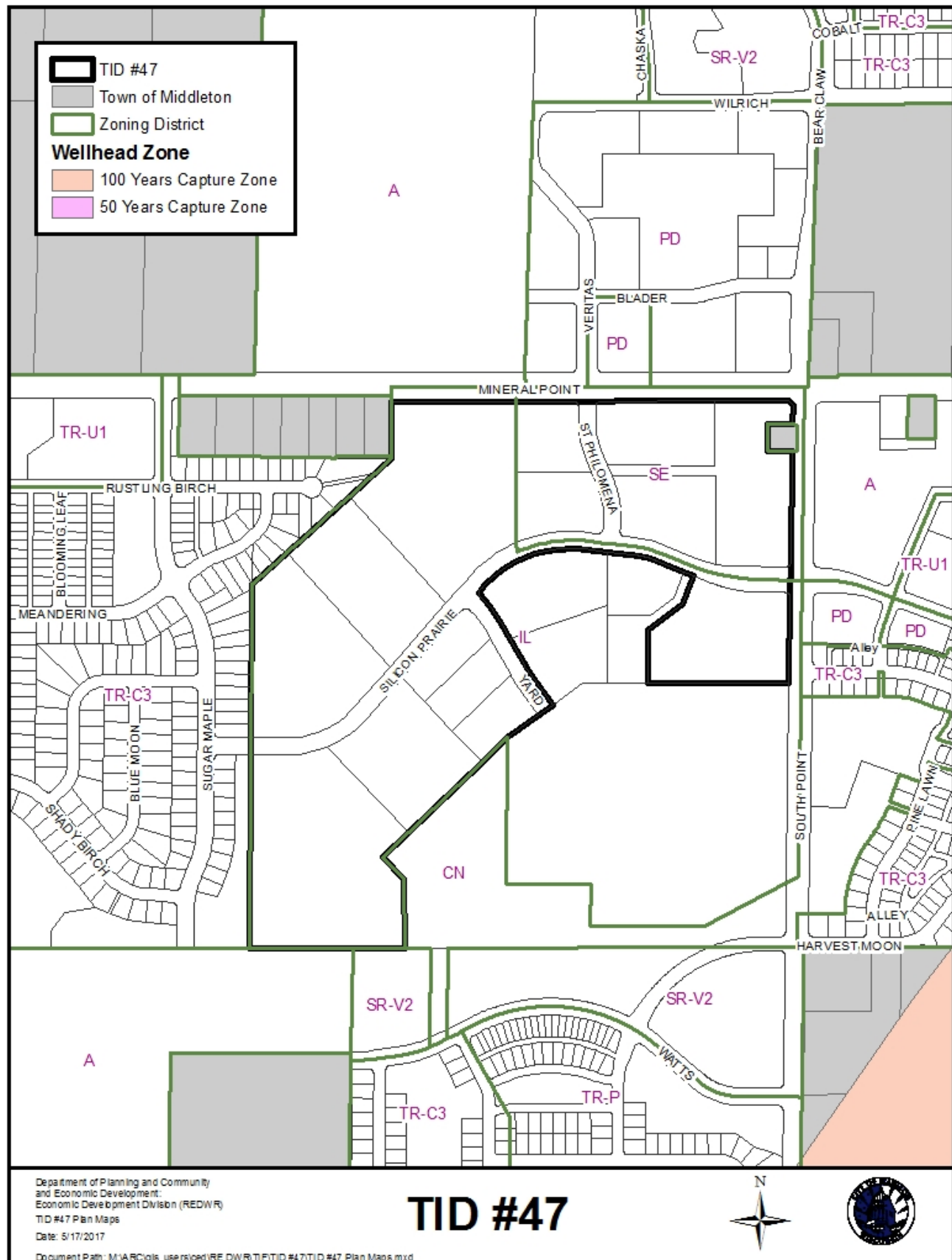
District Boundary



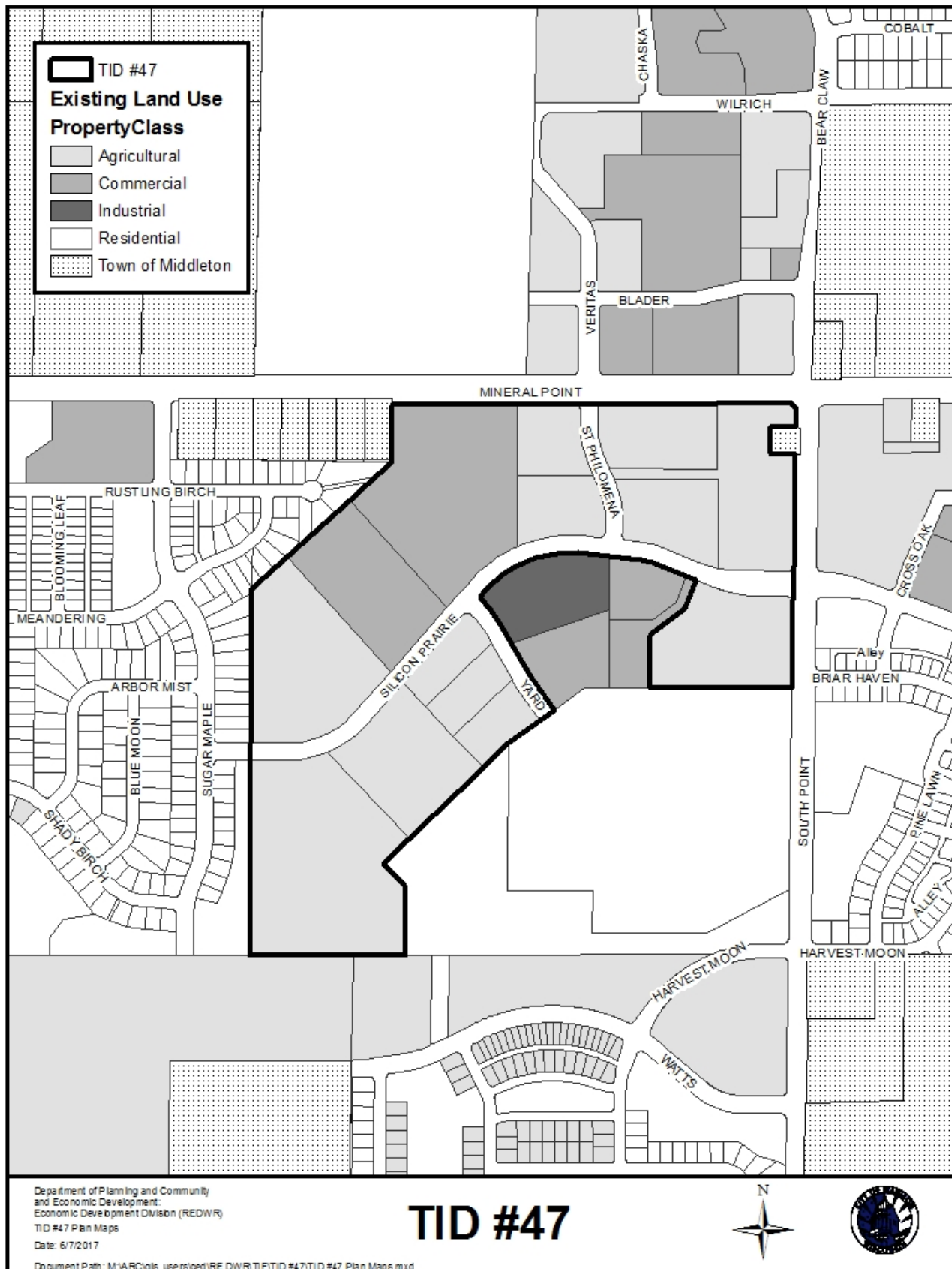
Existing Zoning



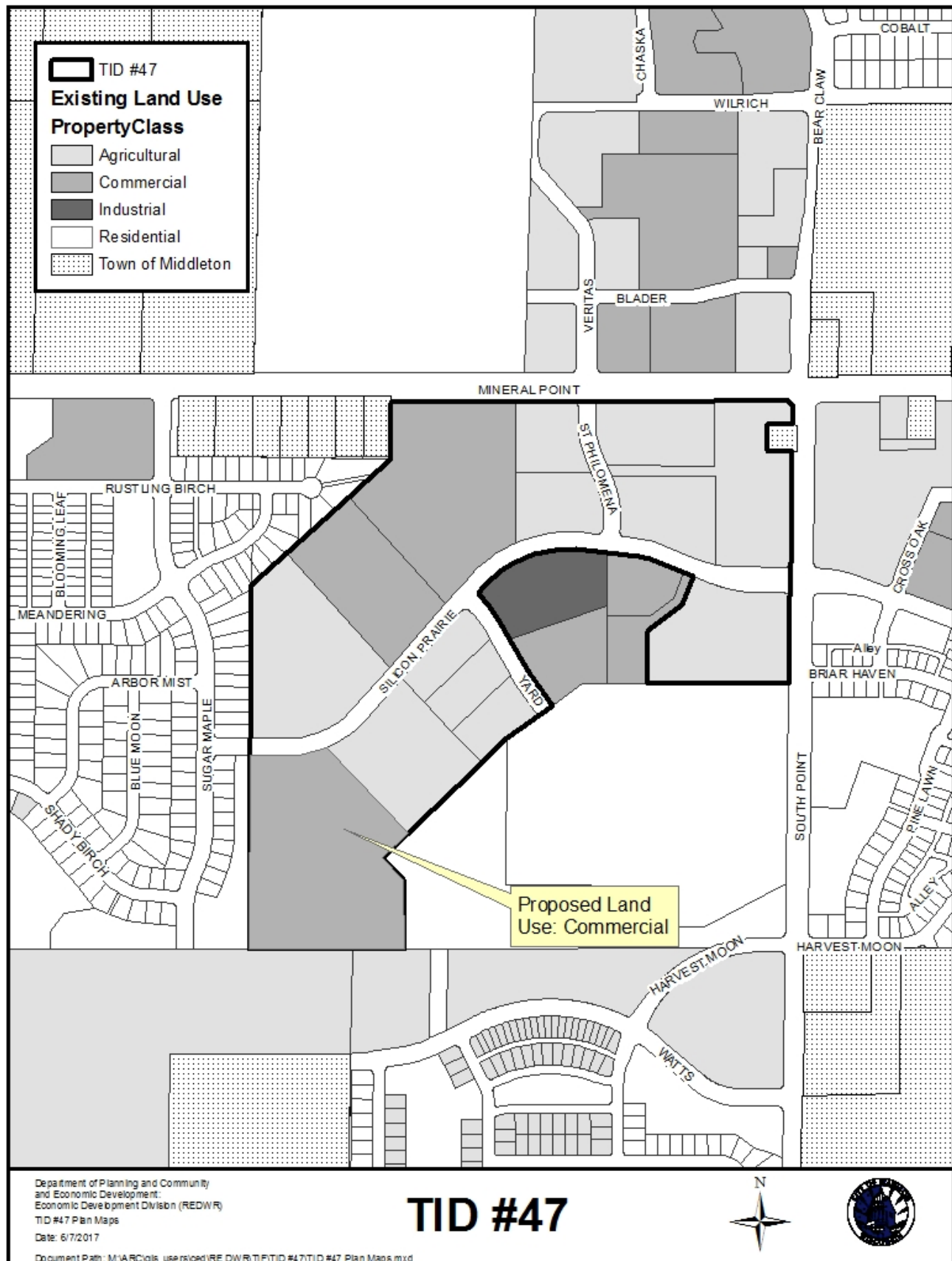
Proposed Zoning



Existing Land Use



Proposed Land Use



City Attorney Opinion Letter

**CITY OF MADISON
CITY ATTORNEY'S OFFICE
Room 401, CCB
266-4511**

July 20, 2017

MEMORANDUM

TO: Joseph E. Gromacki, TIF Coordinator


FROM: Kevin Ramakrishna, Assistant City Attorney

SUBJECT: **PROJECT PLAN FOR TIF DISTRICT NO. 47 -- CITY OF MADISON
(Silicon Prairie)**

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Project Plan for Tax Incremental Finance District No. 47, City of Madison, Wisconsin, dated June 19, 2017. Based on this examination, I am of the opinion that the Project Plan is complete and complies with the provisions of Sec. 66.1105(4)(f), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards the Plan.

Respectfully submitted,



Kevin Ramakrishna
Assistant City Attorney