

Economic Development Division

Capital Improvement Plan

Project Summary: Executive

	2023	2024	2025	2026	2027	2028
Center for Industry and Commerce	40,000	40,000	40,000	40,000	40,000	40,000
General Land Acquisition Fund	60,000	60,000	60,000	60,000	60,000	60,000
Healthy Retail Access Program	250,000	250,000	250,000	250,000	250,000	250,000
Land Banking	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Small Business Equity and Recovery	2,000,000	500,000	500,000	500,000	500,000	500,000
TID 36 Capitol Gateway Corridor	100,000	100,000	100,000	100,000	100,000	100,000
TID 39 Stoughton Road	30,000	30,000	30,000	30,000	30,000	30,000
TID 42 Wingra	100,000	100,000	100,000	100,000	100,000	100,000
TID 50 State Street	600,000	600,000	600,000	600,000	600,000	600,000
TID 51 South Madison	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	\$ 7,180,000	\$ 5,680,000	\$ 5,680,000	\$ 5,680,000	\$ 5,680,000	\$ 5,680,000

Changes from 2022 CIP



Major Changes

- No changes from the 2022 Adopted CIP

## Economic Development Division

### Budget Overview

#### 2023 CIP by Expenditure Type

	2023	2024	2025	2026	2027	2028
Land	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other	6,180,000	4,680,000	4,680,000	4,680,000	4,680,000	4,680,000
<b>Total Expenditures</b>	<b>\$ 7,180,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>

#### 2023 CIP by Funding Source

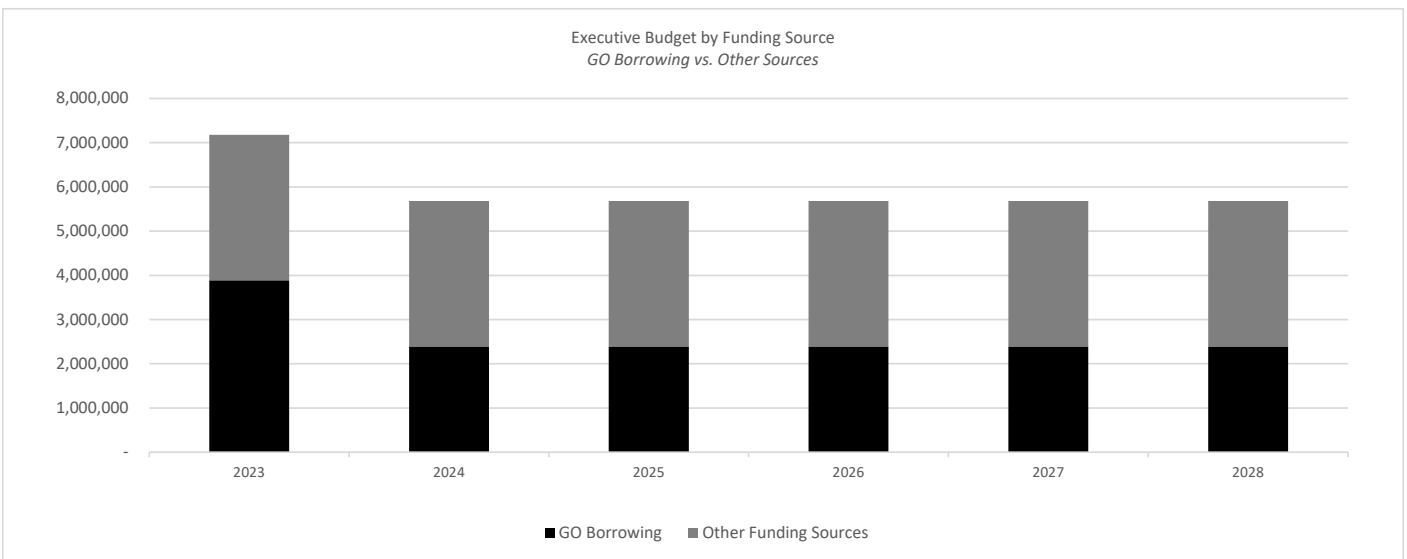
	2023	2024	2025	2026	2027	2028
GF GO Borrowing	3,290,000	1,790,000	1,790,000	1,790,000	1,790,000	1,790,000
Non-GF GO Borrowing	600,000	600,000	600,000	600,000	600,000	600,000
Reserves Applied	60,000	60,000	60,000	60,000	60,000	60,000
TIF Increment	3,230,000	3,230,000	3,230,000	3,230,000	3,230,000	3,230,000
<b>Total Funding</b>	<b>\$ 7,180,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>	<b>\$ 5,680,000</b>

#### Borrowing Summary

	2023	2024	2025	2026	2027	2028
<b>Borrowing Schedule</b>						
General Fund GO Borrowing	3,290,000	1,790,000	1,790,000	1,790,000	1,790,000	1,790,000
Non-General Fund GO Borrowing	600,000	600,000	600,000	600,000	600,000	600,000
<b>Total GO Borrowing</b>	<b>\$ 3,890,000</b>	<b>\$ 2,390,000</b>	<b>\$ 2,390,000</b>	<b>\$ 2,390,000</b>	<b>\$ 2,390,000</b>	<b>\$ 2,390,000</b>

#### Annual Debt Service

General Fund GO Borrowing	427,700	232,700	232,700	232,700	232,700	232,700
Non-General Fund GO Borrowing	78,000	78,000	78,000	78,000	78,000	78,000



## Carry Forward GO Borrowing

	Unused Appropriation Authority	Reauthorized GO Borrowing
13984 ARPA-RETAIL BUILDING IMPRV GRANT	500,000	-
63022 CENTER FOR INDUSTRY & COMMERCE	3,292	20,000
17073 COOPERATIVE ENTERPRISE DEVELOPMENT	352,268	-
63050 FACADE IMPROVEMENT GRANTS	13,350	-
63060 GENERAL LAND ACQUISITION FUND	1,367,840	-
63009 HEALTHY RETAIL ACCESS PROGRAM	258,025	250,000
12640 LAND BANKING	3,227,171	-
10069 PUBLIC MARKET	11,204,293	-
13072 SMALL BUSINESS EQUITY AND RECOVERY	2,586,470	-
66000 TAX INCREMENT DIST BORROWING PRJ	16,853,300	3,000,000
13850 TRUMAN OLSON GROCERY DEVELOPMENT	4,700,000	-
	<b>\$ 41,066,009</b>	<b>\$ 3,270,000</b>

## Economic Development Division

### Project Overview

Project	<b>Center for Industry and Commerce</b>	Project #	<b>63022</b>
Citywide Element	<b>Economy and Opportunity</b>	Project Type	<b>Program</b>

#### Project Description

This program funds the annual holding, maintenance, and marketing costs for the Center for Industry and Commerce (CIC). The goal of the program is to attract and retain companies within the City of Madison and to increase the tax base of the CIC and the City. Planned projects for 2023 include property maintenance and marketing of parcels owned by the City.

#### Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	40,000	40,000	40,000	40,000	40,000	40,000
<b>TOTAL</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>

Project	<b>General Land Acquisition Fund</b>	Project #	<b>63060</b>
Citywide Element	<b>Land Use and Transportation</b>	Project Type	<b>Program</b>

#### Project Description

This program funds land purchases for future municipal purposes. Purchases from the fund can only be completed to the extent that funds are available and specific Common Council approval is obtained. The primary revenue source for the fund is from the sale of surplus property and sites within City-owned business parks.

#### Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
Reserves Applied	60,000	60,000	60,000	60,000	60,000	60,000
<b>TOTAL</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>

Project	<b>Healthy Retail Access Program</b>	Project #	<b>63009</b>
Citywide Element	<b>Health and Safety</b>	Project Type	<b>Program</b>

#### Project Description

This program provides grant opportunities for projects that aim to improve access to affordable, healthy, and culturally appropriate food within areas of focus, as identified in the Food Access Improvement Map. The goal of the program is to ensure increased access to healthy food. Planned projects for 2023 include (1) capital and infrastructure grants that proliferate healthy food access, with priority given to food retail establishments, (2) technical assistance for entities that want to increase healthy food access, with priority given to assisting food retail establishments, (3) data collection initiatives focused on discerning the needs and desires of business owners and community residents, which will aid city staff in efficient and targeted program outreach, and (4) evaluation of both programmatic structure and individual program grants.

#### Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	250,000	250,000	250,000	250,000	250,000	250,000
<b>TOTAL</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>

Project  
Citywide Element

**Land Banking**  
**Neighborhoods and Housing**

Project # **12640**  
Project Type **Program**

*Project Description*

This program is for the acquisition of land and buildings that could be used for future economic development, affordable housing projects, and other City uses in accordance with the City's Land Banking Fund Policy. The goal of this program is to acquire strategic properties for future purposes that might include: assisting displaced businesses, reducing blight, stabilizing housing markets, improving the quality of life for residents and neighborhoods, and preserving land for City purposes. Projects planned for 2023 include the acquisition of new property, property maintenance and management of newly acquired and previously acquired properties through this program, and predevelopment costs associated with future redevelopment of acquired properties.

*Project Budget by Funding Source*

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
<b>TOTAL</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>

Project  
Citywide Element

**Small Business Equity and Recovery**  
**Economy and Opportunity**

Project # **13072**  
Project Type **Program**

*Project Description*

This program combines several programs and initiatives aimed at supporting small business development, with a particular emphasis on businesses owned by historically underrepresented entrepreneurs. The goal of this program is to build back to a better post-COVID-19 economy with greater access to financial support to small business owners, especially those who are historically underrepresented. Projects planned in 2023 include the following existing and new programs and initiatives: Façade Grant Program, Commercial Ownership Assistance Program, Building Improvement Grant Program, Madison Pop Up Shop Program, BusinessReady Program, entrepreneur of color organization support, Kiva Madison, entrepreneur of color survey/census, entrepreneur of color directory/purchasing program, and similar programs and initiatives approved by the Common Council.

*Project Budget by Funding Source*

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	2,000,000	500,000	500,000	500,000	500,000	500,000
<b>TOTAL</b>	<b>\$ 2,000,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>

Project  
Citywide Element

**TID 36 Capitol Gateway Corridor**  
**Land Use and Transportation**

Project # **99002**  
Project Type **Program**

*Project Description*

This program supports projects within TID 36, created in 2005. The district is located in downtown Madison and includes the area generally bounded by First Street, Dayton Street, and Blount and East Wilson Streets. The goal of this program is to attract employers and residents to the Capitol East District and grow the City's tax base. Progress is measured by the number of residential units available, the number of businesses in the district, the total size of retail and office space available, and the growth of the district's tax base. The estimated incremental value of the district is \$489 million. Projects planned for 2023 include continued implementation of the Capitol Gateway Corridor BUILD Plan through a study to identify and prioritize future public projects in the District.

*Project Budget by Funding Source*

	2023	2024	2025	2026	2027	2028
TIF Increment	100,000	100,000	100,000	100,000	100,000	100,000
<b>TOTAL</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>

Project  
Citywide Element

**TID 39 Stoughton Road**  
**Economy and Opportunity**

Project # **99004**  
Project Type **Program**

*Project Description*

This program supports projects within TID 39, created in 2008. The district is located within an area generally bounded by South Stoughton Road, Cottage Grove Road, Interstate 39/90 and the property line between Voges Road and the Beltline. The goal of the program is to attract and retain employers within the district and grow its tax base. Progress is measured by the sale and development of city-owned property, the number of businesses located within the district, and the district's total tax base. The estimated incremental value of the district is \$175 million. Funding in 2023 is for property maintenance and marketing of City-owned parcels.

*Project Budget by Funding Source*

	2023	2024	2025	2026	2027	2028
TIF Increment	30,000	30,000	30,000	30,000	30,000	30,000
<b>TOTAL</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>

Project  
Citywide Element

**TID 42 Wingra**  
**Land Use and Transportation**

Project # **99005**  
Project Type **Program**

*Project Description*

This program supports projects within TID 42, created in 2012. The district is located on Madison's south side with the general boundaries of South Park Street, West Wingra Drive, and Fish Hatchery Road. The goal of the program is to develop residential and commercial space in accordance with the Wingra BUILD Plan. Progress is measured by implementation of the Wingra BUILD Plan, the number of residential units constructed, the amount of commercial space constructed, and the district's total tax base. The estimated incremental value of the district is \$118 million. Funding in 2023 is for property maintenance, management, and pre-development costs for City-owned property within the boundaries of TID 42 and within one-half mile of TID 42.

*Project Budget by Funding Source*

	2023	2024	2025	2026	2027	2028
TIF Increment	100,000	100,000	100,000	100,000	100,000	100,000
<b>TOTAL</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>

Project  
Citywide Element

**TID 50 State Street**  
**Land Use and Transportation**

Project # **99012**  
Project Type **Program**

*Project Description*

This program funds private development loans, public infrastructure, streetscape improvements, business retention and recruitment efforts, marketing programs, affordable housing, planning and market studies, and related economic development initiatives. The goal of this project is to support a diverse and thriving State Street neighborhood where all Madisonians and visitors feel welcome, grow a stable retail district, enhance residential and living-wage employment options, and increase the tax base. Funding in 2023 is for Building Improvement Grants, Facade Grants, Madison Pop Up Shop Program, BusinessReady Program, Commercial Ownership Assistance Program, furniture and fixture repair/upgrades, marketing efforts, planning and market studies, and related economic development initiatives.

*Project Budget by Funding Source*

	2023	2024	2025	2026	2027	2028
Non-GF GO Borrowing	600,000	600,000	600,000	600,000	600,000	600,000
<b>TOTAL</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>

Project  
Citywide Element

**TID 51 South Madison  
Neighborhoods and Housing**

Project # **99011**  
Project Type **Program**

*Project Description*

This program funds land banking, private development loans, public infrastructure, economic and community development initiatives, affordable housing, pre-development costs, appraisals, and related planning and market studies. The goal of this project is to guide investment in South Madison that supports this existing diverse community. Funding in 2023 will be used for costs associated with purchasing and maintaining property through the City's Land Banking Program, business development programs (Building Improvement Grant Program, Facade Grant Program, Madison Pop-Up Shop Program, BusinessReady Program, and Commercial Ownership Assistance Program), UW South Madison study, and related economic development initiatives. Funding for projects will be supported through donation of tax increment revenues from TID 36.

*Project Budget by Funding Source*

	2023	2024	2025	2026	2027	2028
TIF Increment	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
<b>TOTAL</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>

## Economic Development Division

### 2023 Appropriation Schedule

#### 2023 Appropriation

#### Executive Budget

	Request	GO Borrowing	Other	Total
Center for Industry and Commerce	40,000	40,000	-	40,000
General Land Acquisition Fund	60,000	-	60,000	60,000
Healthy Retail Access Program	250,000	250,000	-	250,000
Land Banking	1,000,000	1,000,000	-	1,000,000
Small Business Equity and Recovery	2,000,000	2,000,000	-	2,000,000
TID 36 Capitol Gateway Corridor	100,000	-	100,000	100,000
TID 39 Stoughton Road	30,000	-	30,000	30,000
TID 42 Wingra	100,000	-	100,000	100,000
TID 50 State Street	600,000	600,000	-	600,000
TID 51 South Madison	3,000,000	-	3,000,000	3,000,000
	<b>\$ 7,180,000</b>	<b>\$ 3,890,000</b>	<b>\$ 3,290,000</b>	<b>\$ 7,180,000</b>