



Meeting: Village Board
Meeting Date: 4/11/11
Agenda Item: 6c

Mission Statement
Delivering quality services in a courteous, cost-effective and efficient manner.

VILLAGE BOARD MEETING STAFF REPORT

REPORT TO: Burt R. McIntyre, President and Village Board of Trustees

REVIEWED BY:

REPORT FROM: Chris Haltom, Exec. Dir. of Administrative Services

AGENDA ITEM: Discuss and give direction to staff to amend TID No. 4, 5 and 6

POLICY ISSUE

Does the Village Board desire to amend the boundaries of TID No. 4, 5 and 6?

BACKGROUND INFORMATION

Jim Mann from Ehlers will be attending the Village Board meeting to discuss a financial analysis he prepared for the Village on TID No. 4 and to discuss the procedures required to remove properties from TID No. 4, 5 and 6. Jim will present his financial analysis at the meeting.

After obtaining the 2010 equalized valuations for TID No. 4, 5 and 6, the Village learned that each of these TIDs had a negative increment. Staff has been working with the assessor, the state's equalization office, legislators and consultants to determine the best way to solve the problem of the negative increments. To date, none of the proposed modifications will result in eliminating the negative increments but one method will produce the lowest negative increment; that method is to amend the TIDs and remove properties from the TIDs. The state equalization office recently informed the Village that the negative increments could possibly become larger in 2011.

Removing properties from the TIDs will result in lowering the negative increment to a much smaller amount thereby allowing for more possibilities to incentivize development within the TIDs. All three TIDs currently have possible developments that may require TID incentives. The TID amendments would be made to remove most of the properties within the three TIDs while keeping the areas of possible development. Should other projects be identified in the future that need assistance through TID, new TIDs would need to be created.

PRIOR ACTION/REVIEW

The Village Board approved creation of TID No. 4 in June 2007 and TID 5 and 6 in August 2008.

FISCAL IMPACT:

1. Is There A Fiscal Impact?	<u>Yes</u>
2. Is it Currently Budgeted?	<u>No</u>
3. If Budgeted, Which Line?	<u>N/A</u>

RECOMMENDED ACTION

Village staff recommends the Village Board direct staff to proceed with TID amendments to remove properties within TID No. 4, 5 and 6.

If the Village Board agrees with this action, the following motion could be made, "*Motion to direct staff to proceed with amending TID No. 4, 5 and 6 to remove properties from each TID.*"

POLICY ALTERNATIVE(S)

The Village Board could take the following actions:

- Take no action and maintain the existing TIDs.
- Table the suggested motion and request additional information.

ATTACHED INFORMATION

- I. TID Amendment Timeline

COPIES FORWARDED TO: Jim Mann, Ehlers

ATTACHMENT I

VILLAGE OF HOWARD, WI
 TAX INCREMENTAL DISTRICTS NO. 4, 5 & 6
 PROJECT PLAN & BOUNDARY SUBTRACTION AMENDMENTS
 Proposed Timetable – 4/5/11

<u>ACTION DATE</u>	<u>STEP</u>
April	Village will provide Ehlers with a list of the parcel tax key #'s to be removed, the DOR required maps for the project plans, remaining lists of projects and costs, etc.
April	Ehlers will prepare & provide the Village with a feasibility analysis report, options, and/or draft project plan document
April 18	Plan Commission makes a motion to call for a public hearing (optional).
April 22	Ehlers will send a Class 1 Notice to Official Village Newspaper of organizational JRB meeting. (cc: Village)
	Ehlers will send a Class 2 Notice to Official Village Newspaper of public hearing. (cc: Village)
	Ehlers will send notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the Agenda - to be posted by the Village. (cc: Village & attorney) (Letters must be postmarked prior to first publication).
April	Ehlers will provide Village, overlapping taxing entities, and/or Village Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as the agenda language (Village to post) & resolution for first meetings, and will also request a legal opinion of the plan.
April 29	Publication of Organizational JRB Meeting (At least 5 days prior to meeting)
April 29	First Publication of Hearing Notice (Week prior to second notice)
May 6	Second Publication of Hearing Notice. (At least 7 days before public hearing)
May 16	Joint Review Board meets to review plan, appoint chairperson and fifth member and set next meeting date. (Within 14 days after publication, but prior to hearing)
	Plan Commission Public Hearing on Project Plan and approval of TID boundary.
	Plan Commission reviews plan & approval of District Project Plan and boundaries.
May 17	Ehlers will provide Village & Village Attorney with revised draft Project Plan, if necessary, as well as the agenda language (Village to post) & resolution for Village Board meeting.
May 23	Village Board reviews plan & adopts resolution approving District Project Plan and boundaries.
TBD	Ehlers will send notices & required attachments to JRB of the final meeting, along with the Agenda (Village to post). (cc: Village & Attorney) (Letters must be postmarked prior to publication).
TBD	Ehlers will send a Class 1 Notice to Official Village Newspaper of JRB meeting. (cc: Village)
TBD	Publication of JRB Meeting (At least 5 days prior to meeting)
TBD	Approval by Joint Review Board. (Within 30 days of notification of meeting / receipt of Plan Commission & Village Board resolutions)
June - October	Ehlers will gather, prepare, and submit state forms & required documents to the state,) and we receive all remaining DOR required maps & legal descriptions & documents, etc. from the Village. DOR filing deadline October 31.

Village Board meets 2nd & 4th Monday @ 6:30 p.m.
 PC meets 3rd Monday

The Press, Ashwaubenon-Hobart Edition – publishes Friday via Thepress@new.rr.com
 Plan Commission meets on the 3rd Monday @ 6:30
 Village Board meets on the 2nd & 4th Monday @ 6:30