



## Fiscal Estimate Narratives

DOR 5/1/01

LRB Number	01-3164/1	Introduction Number	SB-163	Estimate Type	Original
<b>Subject</b>					
Publication of notices regarding TIF districts					

### Assumptions Used in Arriving at Fiscal Estimate

When a city or village creates a tax incremental district (TID), it must hold public hearings on the proposed TID. The municipality can hold two separate hearings to consider the TID's boundaries and project plan or a single hearing that considers both issues. The municipality must publish a Class 2 notice indicating the time, date and place of the public hearings and information as to where the proposed TID is located. A Class 2 notice requires the notice be published in the newspaper once each week for two consecutive weeks, with the last one published at least one week before the hearing.

A municipality that creates a TID must file certain forms and applications with the Department of Revenue (DOR) on or before December 31 of the year in which the TID is created. DOR uses the forms and application to certify the tax incremental base value of the TID. DOR cannot certify a TID base value until it determines that certain procedures and documents have been timely completed and all required notices have been timely given.

Improvements and development that occur after the TID's creation lead to increases in its value over the base value. The property taxes levied by all taxing jurisdictions (i.e. the municipality, county, school district, and technical college) on the TID's value increment are used to pay the TID's project costs. In this way, the cost of creating the TID is not incurred solely by the municipality but is shared by all taxing jurisdictions.

Under the bill, DOR must certify a TID created in September 2000 even though there were technical deficiencies regarding the time, place or subject of the Class 2 notice of the public hearings on the proposed TID. The bill specifies that DOR is to certify a January 1, 2000, base year value for the TID.

The bill would affect TID #29 created by the City of Madison. In July and August 2000, the City of Madison published notices of its intention to create TID #29; however, the notices did not contain reference to the date, time, place or subject of a public hearing. A public hearing was held on the TID's boundaries and project plan, and the city approved the creation of the TID in September 2000.

Had all requirements for creating the TID been met, TID #29 would have a January 1, 2000, base year. Subsequent improvements and development within the TID would have generated tax increments used to pay the TID's project costs.

The project plan for TID #29 estimates approximately \$5.2 million in public expenditures such as water mains and street repairs that would be eligible TID project costs.

Because the notices published for TID #29 were not timely given, DOR cannot certify a base value for the TID. As a result, the public expenditures associated with the project are not eligible TID project costs, and any improvements and development occurring in the TID after January 1, 2000, cannot generate tax increments used to pay project costs. As a result, the municipality would have to incur all of the necessary public improvements expended for the development associated with proposed TID #29.

Under the bill, the TID would be created with a January 1, 2000, base year. As a result, public expenditures associated with the TID would be eligible TID project costs, paid with tax increments generated by the TID's development.

The bill would require DOR to certify the base value for the affected TID, the costs of which can be absorbed.

### Fiscal Estimate Worksheet - 2001 Session

Detailed Estimate of Annual Fiscal Effect

Original     
  Updated     
  Corrected     
  Supplemental

LRB Number <b>01-3164/1</b>		Introduction Number <b>SB-163</b>	
<b>Subject</b>			
Publication of notices regarding TIF districts			
<b>I. One-time Costs or Revenue Impacts for State and/or Local Government (do not include in annualized fiscal effect):</b>			
<b>II. Annualized Costs:</b>		<b>Annualized Fiscal Impact on funds from:</b>	
		Increased Costs	Decreased Costs
<b>A. State Costs by Category</b>			
State Operations - Salaries and Fringes (FTE Position Changes)	\$		
State Operations - Other Costs			
Local Assistance			
Aids to Individuals or Organizations			
<b>TOTAL State Costs by Category</b>	<b>\$</b>		<b>\$</b>
<b>B. State Costs by Source of Funds</b>			
GPR			
FED			
PRO/PRS			
SEG/SEG-S			
<b>III. State Revenues - Complete this only when proposal will increase or decrease state revenues (e.g., tax increase, decrease in license fee, ets.)</b>			
	Increased Rev	Decreased Rev	
GPR Taxes	\$	\$	
GPR Earned			
FED			
PRO/PRS			
SEG/SEG-S			
<b>TOTAL State Revenues</b>	<b>\$</b>	<b>\$</b>	
<b>NET ANNUALIZED FISCAL IMPACT</b>			
	State	Local	
NET CHANGE IN COSTS	\$	\$See text of fiscal note.	
NET CHANGE IN REVENUE	\$	\$	
<b>Agency/Prepared By</b>		<b>Authorized Signature</b>	<b>Date</b>
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