

DRAFT

Guidelines for amending TID Project Plans to fund public improvements outside the District.

Under the Tax Increment District (TID) Statute, Sec. 66.1105, cities and villages may incur eligible TID Project Costs in an area that is within a radius of up to one-half mile outside of the TID's boundaries, provided that the proposed expenditure is approved by the Joint Review Board.

In addition, eligible Project Costs include that portion of costs related to the construction or alternation of sewerage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines, of amenities on streets or the rebuilding or expansion of streets, outside the district if the construction, alteration, rebuilding or expansion is necessitated by the project plan for a TID (see sec. 66.105 (2) (f) 1.k.).

The City of Milwaukee wishes to insure the long-term viability of areas of the city which have been, or will be, revitalized using the TID financing program. This includes amending existing TID Project Plans to fund necessary public improvements within and outside such districts.

Consistent with this goal, districts which are within one year of fully recovering their project costs may be amended to fund additional eligible public improvements which have a direct impact on the redevelopment achieved in the district. The proposed amendment will enumerate how such proposed improvements will improve the long-term viability of the district. Such improvements may be within or outside the district, as provided by statute.

Funding for such additional improvements will be limited to the amount of tax incremental revenue generated within the district in the year preceding the amendment. Also, such amendment will provide that upon completion of the improvements, the district shall be terminated without the need for additional action by the City.

In all respects, the Joint Review Board shall have final approval of such project plan amendments.

