

Bibliography of Documents Related to Tax Incremental Financing Prepared by University of Wisconsin Extension Local Government Center

AMENDMENTS OF BILLS, STATUES, ACTS

1)

Title: 1989-90 Biennial Session

Title: Municipal Law 66.46

85-86 Wis. Stats

Title: Chapter 20

Title: Chapter 21

Summary

This document contains a collection of excerpts concerning Wisconsin's municipal law, particularly in the area of assistance towards urban renewal by municipalities and other public entities. This document provides a very comprehensive description of Wisconsin's municipal laws regarding tax incremental financing (TIF). However, the detailed nature of this text coupled with the language used make it very difficult to understand the subject matter. This would not be a very useful tool for understanding TIF.

2)

Title: 1989 Senate Bill 542

Summary

The 1989 Senate Bill 542 calls attention to the different parts of tax incremental financing (TIF) law that were vetoed. This document would not be particularly useful for individuals that are not comfortable with TIF, primarily because of the lack of explanation concerning the vetoed aspects of the TIF law.

3)

Title: 1989 Wisconsin Act 336

Summary

The 1989 Wisconsin Act 336 provides a good synopsis of the various revisions made to tax incremental financing law. The equalized value of a taxable property district was extended from five to seven percent. The expenditure period was extended from five to seven years. The time period for which tax increments may be allocated to the city annually was extended from 20 to 23 years. In addition, this document provides some brief text concerning a TIF test case and items that may qualify for exemptions from property tax.

4)

Title: 1985 Assembly Bill 789

1985-86 Legislature, State of Wisconsin

Introduced Jan 30, 1986 by Representatives Panzer, Zeuske, Coleman, Manske, Weeden, Welch, Buettner and Cowles, cosponsored by Senator McCallum, Lorman and Chilsen.

Referred to Committee on ways and means.

Summary

The 1985 Assembly Bill 789 documents various revisions made to the tax incremental financing law (TIF). Areas of revision include project cost, expenditures, district boundaries, project plans, shared revenues, audits and reports. This document provides a good contrast between the TIF law prior to 1985 and the assembly Bill 789. It provides a comprehensive account of the changes that Bill 789 made to the different categories of the TIF law.

5)

Title: 1981-83 Biennial Budget: Tax Incremental Financing—Modification of the Tax Incremental Financing Law

Prepared by: Bob Lang, Director of Legislative Fiscal Bureau

March 23, 1981

Summary

This document provides a brief history of tax incremental financing law (TIF) and some of the concerns that have developed as TIF districts became more widespread. More importantly, this paper discusses possible modifications to the TIF law as well as how these modifications might affect the future use of TIF as a development and redevelopment tool. This is an excellent source for understanding TIF law, mostly because each prescribed modification confronts the core issues surrounding TIF projects on multiple levels.

6)

Title: 1981 Senate Bill 198

State of Wisconsin

Introduced March 11th 1981 by Joint Committee on Audit. Referred to Joint Committee on Audit

Summary

The 1981 Senate Bill 198 documents the various revisions made to the tax incremental financing laws. Areas of revision include project costs and redefining taxation districts. This document provides a good overview of the different types of costs, which cannot be included as project costs. In addition, it provides a more narrow definition of a tax incremental district. However, this document is slightly outdated and primarily targets issues concerning project costs.

HOW TAX INCREMENTAL FINANCE WORKS: TRENDS, PATTERNS, ETC.

7)

Title: Don't chip away at TIF: Vain argument persist against tax incremental financing

Prepared by: Sean Fitzgerald

March 2003

Title: We Need a TIF moratorium: Loophole, lack of accountability create burden on taxpayers

Prepared By: Tony Palmeri

March 2003

Summary

This document is a collection of two separate articles concerning tax incremental financing (TIF). The first article claims that TIF law offers taxpayers the best means for sustaining an economically stable future, while the second article argues that insufficient evidence exists to prove that taxpayers benefit from the existing TIF law. These proponents maintain that instead, a legal loophole, together with the lack of accountability, has shifted the use of TIF from its original intent (development and redevelopment projects) and towards what the author has termed "a corporate welfare system." The two arguments presented in these articles confront some of the central issues surrounding TIF projects.

8)

Title: Tax Incremental Financing Growth in 2001 Highest Since 1983

Prepared By: Wisconsin Taxpayers Alliance

June 17, 2002

Summary

According to the Wisconsin Taxpayers Alliance news report, the property values within the Wisconsin tax incremental financing districts (TID) reported a remarkable increase of 20.6% from 2000 to 2001. This was the highest figure reported since 1983, roughly an 18 year span. Tax incremental financing (TIF) has gradually become an important tool for local development and economic strength.

9)

Title: Tax Incremental Financing in Wisconsin

Prepared By: The Wisconsin Tax Payers Alliance

April 2002, Vol.69 No.4

Summary

According to this monthly review, the property values within the Wisconsin tax incremental financing districts reported a remarkable increase of 20.6% from 2000 to 2001. This was the highest figure reported since 1983, roughly an 18 year span. However, the debates concerning TIF law reform continue. Proponents contend that tax incremental districts deprive them of valuable property tax revenues. This is an excellent source for understanding TIF.

10)

Title: City of Verona WI Tax Incremental District NO. 7

Prepared By: City of Verona

March 13 2002

Summary

This is a letter from the city of Verona to the law firm Ehlers & Associates Inc, requesting that they review the project plan for TID No.7. Enclosed in the letter is a copy of the agenda for the meeting, a copy of the final project plan, and a copy of the executed resolutions adopted by the plan commission and City council. The informative nature of this document, particularly in the project plan section, serves as a useful tool for understanding specific fundamentals of the TIF system.

11)

Title: Minutes from City of Verona Joint Review Board Meeting

Prepared By: City of Verona Joint Review Board

February 4, 2002

Summary

This document is a summary of a meeting held by the joint review board on February 4, 2002, concerning TIF district # 7. This document is not helpful in understanding tax incremental financing.

12)

Title: Tax Increment Finance 101

Prepared By: Local Government Center

January 24 2002

Summary

This document is an ETN participant packet that contains the following material. (1) "What is Tax Incremental Finance;" (2) TIF: A Tool for Community Development in Wisconsin; (3) Timeline for Creating TIF Districts and forms by DOR; (4) Village of Stratford: Creation of Tax Incremental Finance District; (5) Regular and Environmental Remediation TIDS's and forms by DOR; (6) Environmental Remediation Tax Incremental District: City of New London; and (7) an evaluation form. Parts 1, 2, 3, and 4 offer a helpful explanation of how tax incremental financing works.

13)

Title: TIF a tool for community development in Wisconsin

Prepared by: Wisconsin Department of Development

March 1996, Vol64 No.3

Title: Idaho Cities

Prepared By: Michael C. Moore

July-August, Volume 15- Number 7

January 1984

Title: Tax Incremental financing in Wisconsin

Prepared By: The Wisconsin Taxpayer Alliance

Summary

This document is a collection of literature that discusses issues surrounding TIF. Subject areas include the process of creating a TIF district, amendments made to TIF laws and TIF financing and federal law concerns. The first of the two documents provides a useful but short explanation of TIF. However, although the last two documents reference TIF, they are not particularly useful in understanding this funding mechanism.

14)

Title: Business Digest, Madison TIF opens money market funds.

Title: How a TIF district is created, Kimberly Garcia, WI State Journal 09/18/95

Title: Court denies, Sandy Schurter, 09/22/91

Title: Report reveals errors in use of tax districts, Matt Devine, 08/02/91

Title: Brookfield appeal of TIF case refused, 08/17/91

Title: High Court to hear city borrowing case, Hartford Times Press 06/27/91

Title: City loses its TIF district appeal; effect on taxpayers slight: mayor, Sandy Schurter, Brookfield News 06/13/91

Title: Voice of the people, Richard S. Russell

Title: City mishandled TIF districts, court rules, Sandy Schurter, 12/14/89

Title: Madison School Board backs TIF plan for Capitol Square 09/27/87

Title: TIF Funds in Jeopardy, Fran Bock, Wisconsin Newspaper Association, 10/23/86

Summary

This document is a collection of newspaper articles that report issues surrounding tax incremental financing. Some of the issues reported include court decisions, accusations of TIF mismanagement, and the appeal process for TIF districts. These articles provide some insight on particular issues concerning TIF but serve as a poor source for improving the overall knowledge of TIF.

15)

Title: TIF District

Prepared By: Alan Anderson, Uwex Community Development Agent Kickapoo Valley Project

Prepared For: Monroe County village Association

February 17, 1993

Summary

This report is a hypothetical case study that explains how tax incremental financing law (TIF) and tax incremental districts (TID) operate. This document serves as an excellent tutorial for understanding the nature and procedure of TIF development.

16)

Title: Tax Incremental Financing

Prepared By: The Wisconsin Taxpayer

October 1991, Vol.59 No.10

Summary

This document is a monthly publication of the Wisconsin Taxpayers Alliance. This October publication provided a general overview of how TIF districts operate. More

importantly, it presented useful numerical data concerning the use and growth of TIF as a development tool.

17)

Title: Summary of Tax Incremental Financing (TIF)

Prepared By: Vierbicher Associates, Inc.

July 1991

Summary

This document provides a useful explanation of tax incremental financing. It attempts to answer the question: "What is a TIF district and how does it work?" In addition, this document presents numeric data concerning the number of TIF districts between January and July 1991 and the number of tax increment districts (TIDs) vs. community size from October 1988 to July 1991.

18)

Title: Wisconsin's Court of Appeals Opinion

1991

Title: How Tax Incremental Financing Works- A one page primer

Prepared For: Poynette Village Meeting

November 27, 1990

Summary

This is a collection of two separate one-page primers concerning tax incremental financing. The first document is more useful; it simplifies how tax incremental financing law functions in five steps. The second document is not particularly helpful, as it discusses a Wisconsin court of appeal's opinion concerning a TIF case between Waukesha County and the City of Brookfield.

19)

Title: Tax Incremental Financing

Presented By: Brian G. Lanser

June 1989

Summary

This report provides a detailed blueprint of tax incremental financing. The report contains six major parts: a general description of TIF law, criteria for creating a TID, the process of creating TID, the tax incremental project cost, financing tax incremental project costs, and a schematic diagram for the creation of a tax incremental district. The highly informative nature of this document can be overwhelming for a TIF novice.

20)

Title: Practical Consideration in Economic development

Prepared by: Henry A. Gempeler, City Attorney, Madison, WI

1985 Municipal Attorney's Institute

Summary

This document provides a useful list of practical and economic considerations when utilizing TIF for development and redevelopment projects. This document is better suited for individuals with some background in TIF district management. The quantity of

information discussed in this text, although presented in an easy to read format, can be overwhelming for a novice.

21)

Title: Biennial Report on Tax Incremental Financing (TIF)
Prepared By: State of Wisconsin Department of Development
March 1985

Summary

The Biennial report on tax incremental financing answers questions about trends and patterns in the use of TIF districts in Wisconsin over a nine-year period from 1976 to 1985. This document presents useful data concerning TIF on different levels of operations.

22)

Title: Part 1: What is TIF?
Prepared By: Sam Casella, AICP
American Planning Association, Planning Advisory Service, Report Number 389
1985

Summary

This document provides an excellent overview of tax incremental financing (TIF). It offers a useful working tool for TIF practitioners and basic guidelines for a TIF novice. In addition, it provides some prospective ideas for comprehensive TIF planning.

23)

Title: Wisconsin's Tax Incremental Law Revisited
Prepared by: Tod B. Linstroth
Law Firm: Michael, Best & Friedrich Madison
1984

Summary

This report contains four parts: a general overview of tax incremental financing law (TIF), procedure for creating TIF districts, constitutional issues concerning TIF law, and practical issues relating to TIF. The informative nature of this document serves as a useful tool for understanding the fundamentals of the TIF system.

24)

Title: Tax Incremental Financing
Prepared By: Myron E. LaRowe
Law Firm: LaRowe & Gerlach, S.C,
Representing Wisconsin Municipalities
May 06, 1982

Summary

This document consists of five sections that provide an adequate overview of tax incremental finance law (TIF). The five sections include legislative background and history, statutory requirements relating to TIF, financing TID improvements, case law development of TIF, and criticism of TIF and remedial legislation. This document contains enough useful parts to increase the overall knowledge of TIF law.

25)

Title: Tax Incremental Financing: A Tool for Development in Wisconsin

Prepared By: Department of Commerce

Summary

This report provides a useful explanation of how tax incremental financing (TIF) districts can help to accomplish local development objectives. In addition, this report identifies a new use for TIF law--The Environmental Remediation Tax Incremental Financing--approved in the biennial budget. It enables qualified communities to use TIF to pay for the cost of environmental remediation towards owned properties.

26)

Title: Tax Incremental Financing: A Tool for Economic Development

Summary

This document provides an excellent summary of tax incremental finance (TIF) law as a tool for economic development. It simplifies the TIF process in a concise and understandable manner. Topic areas include a brief historical overview of TIF law, a detailed example of a hypothetical TIF district, a list of necessary requirements for creating a TIF district and a list of typical TIF projects.

27)

Title: Special Assessments, Special Tax Districts and Special Charges

Prepared By: Kate Lawton

No Date

Summary

This document discusses the various methods that municipalities can use to charge for services of public improvements. These include Special Assessments, Special Charges, Special Districts, Independent Taxing Districts, Special Municipal Districts, Tax Incremental Financing Districts, Environmental TIF Districts, and Districts Established by Municipal Agreements. This document is useful in the sense that it presents the various funding methods available for public improvements.

28)

Title: Policy Choices and the Wisconsin Budget

Edited by: Robert Haveman and Jack Huddleston

Summary

This document explores the state of Wisconsin's most unresolved policy issue, the property tax relief. Through examining Wisconsin's tax incremental financing (TIF) program, this document attempts to explain why Wisconsin's property tax relief problem still exists. This document provides an insightful perspective concerning the use of TIF for achieving the policy goals of property tax relief.

29)

Title: Distribution of Development Costs Under Tax Incremental Financing

Prepared By: Jack R. Huddleston

Summary

According to this document, the major problem with tax incremental financing (TIF) is the inability to clearly identify the flow of local tax revenues involved in TIF projects. This document conducts a flow-of-funds analysis on TIF projects in nine municipalities. This document will not be particularly useful for a practitioner with limited TIF experience.

30)

Title: Wisconsin-Financing Alternatives

Prepared By: Wisconsin Department of Development

(No Date)

Summary

This document is a compendium of financing programs available to Wisconsin communities.

31)

Title: Tax Incremental Financing

Prepared By: Department of Urban and Regional Planning

LEGAL OPINIONS, EVALUATIONS, PROS AND CONS

32)

Title: An Evaluation of Tax Incremental Financing
1991-92 Joint Legislative Audit Committee Members
June 1991

Summary

According to this report, municipalities find TIF districts to be a flexible funding source for local development. TIF can create additional property tax base that would otherwise not be possible. However, when TIF is not properly used, this increases the overall property tax burden. Additional education and information seminars will improve the oversight process of TIF management. This is a useful document; it provides a comprehensive evaluation of TIF use.

33)

Title: Letters of Legal Opinions
Provided By: League of Wisconsin Municipalities
1985-1990

Summary

This document is a collection of six letters expressing legal opinions concerning tax incremental financing laws. These letters address specific issues relating to TIF law, and therefore do not serve as a particularly useful source for understanding TIF usage.

34)

Title: Tax incremental financing law section 66.46 Wisconsin statutes
An Evaluation by the State of Wisconsin Legislative Audit Bureau
January 8, 1981

Summary

The report identifies both the positive and negative aspects of TIF law. While TIF has enabled development as well as redevelopment, certain municipalities have been found to exploit the original intent of TIF law. In addition, this report identified unanticipated consequences resulting from the use of TIF, which could seriously undermine future TIF projects. This is a very useful document for understanding TIF, it addresses many of the core issues that continue to affect TIF projects. However, the nearly 85 pages of reading, excluding the appendix section, undermine the overall effectiveness of this document as learning tool.

ABSTRACTS

35)

Title: Laws of 1981

Summary

This document is an index referencing subjects of legislation and contains acts through Chapter 394, Laws of 1981. This document is useful in the sense that it serves as an additional source for researching TIF materials.

36)

Title: Computer print out

Summary

This document is a collection of abstracts that provide information concerning tax incremental financing. This document is useful in the sense that it serves as an additional source for researching TIF materials.

WEBSITE

37)

Wisconsin Department of Revenue

Title: 2002 TIF Value Report

Division of State and Local Finance Bureau of Equalization

<http://www.dor.state.wi.us/equ/02tifrep.html>

Summary

This website provides a list of all active 2002 TIF districts. The report shows the accumulated current value, the value increment for all TID's in the municipality and the municipality's equalized value.

38)

Wisconsin Department of Revenue

Title: Report Used for Apportionment of County Levy for 2002

Division of State and Local Finance Bureau of Equalization

<http://www.dor.state.wi.us/equ/02coapprt.html>

Summary

This website provides a list of each municipality's total equalized values for real estate, personal property, and all property, as well as the percent each municipality represents of the county total.