

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 29, 2020**

➤ **AGENDA ITEM – 20-0813 (Andrea Schnick)**

Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 11, City of La Crosse, Wisconsin.

➤ **ROUTING:** F&P 7/2/2020

➤ **BACKGROUND INFORMATION:**

The proposed amendment will allow surplus increment from TID 11 to be shared with TID 18, if needed. TID 18, the location of River Point District, is undergoing a major redevelopment that will unfold over the next few years. Upfront costs may be needed and with TID 18 being newly created, it does not generate enough increment to bear the totality of the anticipated costs of this effort. This amendment is similar to the resolution passed by the Common Council December 12, 2019, allowing sharing from TID 11 to TID 12, the current TID that encumbers River Point District.

The amendment also allows for development incentives to be utilized within the ½ mile of the TID 11 boundary. Any development agreement requiring TID financial assistance would require approval of the Economic Development Commission and the Common Council.

GENERAL LOCATION:

TID 11, the Gateway Redevelopment TID, consists of properties from Market St to 10th to the La Crosse to the Mississippi River. These properties are part of the Downtown Neighborhood Association and in Council Districts 6 and 9.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

Approved by the Economic Development Commission 6/25/2020. To be revised by the Joint Review Board at 2:00pm on 6/29/2020.

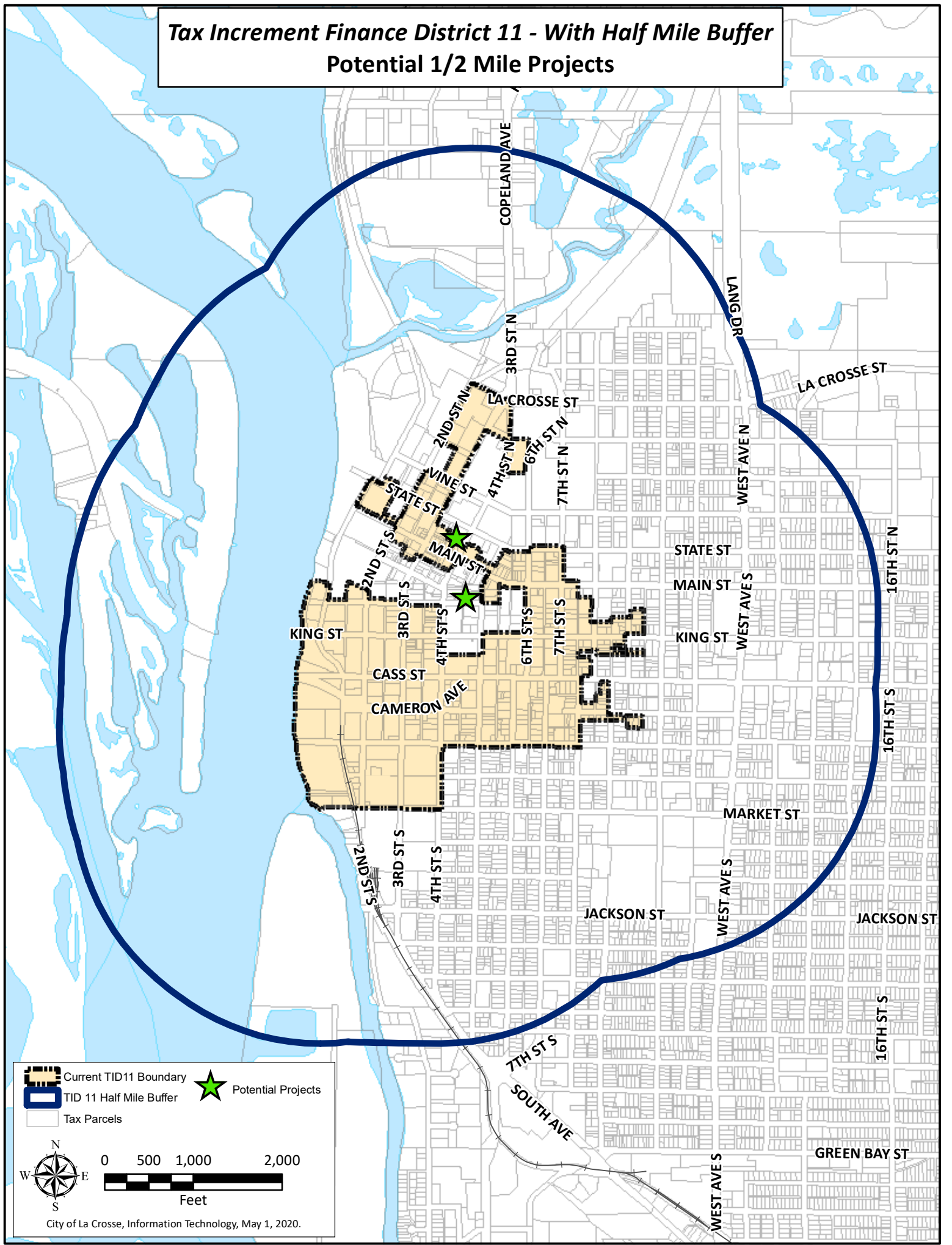
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**





The Comprehensive Plan promotes the prudent use of Tax Incremental Financing Districts.


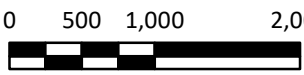
➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval.

Tax Increment Finance District 11 - With Half Mile Buffer Potential 1/2 Mile Projects



 Current TID11 Boundary
 TID 11 Half Mile Buffer
 Tax Parcels
 Potential Projects

0 500 1,000 2,000
Feet

City of La Crosse, Information Technology, May 1, 2020.