



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

May 3, 2016

Memo

To: Finance and Personnel Committee

From: Jason Gilman, Director of Planning and Development

RE: TID #13 Amendment

Dear Committee Members:

The Joint Review Board and Planning Commission have met this week to consider an amendment to Tax Incremental Financing District #13 (Kwik Trip Headquarters), to amend the project plan to allow for expenditures within ½ mile of the project boundary.

Given these amendments are time consuming, require many steps and are undertaken at City expense, several revisions to the list of amended projects have been discussed at committee and staff level requiring your attention and amending of the project plan in its current draft form. City Finance Director, Kelly Branson, reports TID#13 is in a sound financial position, and the Ehlers-prepared forecast anticipates a cumulative expected cash flow balance of over \$12M by 2026.

Please consider the following revisions in your consideration of the amendment to TID #13:

1. Amend the Floodplain Relief Funding to \$100K per year through 2021 (end of expenditure period)
2. Include another line item for Housing Rehabilitation and Replacement Programs in the total amount of \$250,000
3. Include language in the project plan amendment to allow for infrastructure repair and replacement within the ½ mile expenditure area, which would otherwise be required to occur within the existing boundary of TID 13.

If the Committee is amenable to the enumerated revisions, Ehlers will revise the project plan to incorporate these additional project costs prior to the matter coming before the Council for consideration on May 12.

Thank you for your consideration.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
AMY M. PETERSON, AICP, PLANNING & ECONOMIC DEVELOPMENT ADMINISTRATOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
VACANT, ASSOCIATE PLANNER - ECONOMIC DEVELOPMENT
LEWIS KUHLMAN, AICP, ASSOCIATE PLANNER - COMMUNITY DEVELOPMENT

CAROLINE NEILSEN, COMMUNITY DEVELOPMENT ADMINISTRATOR
VACANT, HOUSING REHABILITATION SPECIALIST
KEVIN CLEMENTS, HOUSING SPECIALIST
JACOB LAROW, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
DAWN REINHART, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN