Resolution approving an amending to the project plan of tax incremental district No. 11, City of La Crosse, Wisconsin.

WHEREAS, the City of La Crosse (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 11 (the “District”) was created by the City on October 12, 2004 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental Districts No. 19 and 20 (the “Recipient Districts”) as permitted under Wisconsin Statutes Section 66.1105(6)(f)1; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the amendment of the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of Lacrosse, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 3, 2026 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan and recommended to the City Council that it amend the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Crosse that:

1. The boundaries of the District named "Tax Incremental District No. 11, City of La Crosse" remain unchanged.

2. That this Amendment is effective as of the date of adoption of this resolution.

3. The City Council finds and declares that:

   (a) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District. There are no additional improvements as a result of this amendment.

   (b) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (c) Under the amended Project Plan, a total of $3,000,000 in excess tax increments will be transferred to the Recipient Districts.

   (d) The District and the Recipient District lie within the same overlapping taxing jurisdictions.

   (e) The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient District.

   (f) The Recipient Districts are blighted area districts which qualifies it as an eligible recipient of excess revenue.

4. The Project Plan for "Tax Incremental District No. 11, City of La Crosse", as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.