

## TIF Law Changes Will Enhance Ability to Stimulate Economic Development and Redevelopment

The Wisconsin legislature has recently enacted new legislation that will provide significant changes to the Wisconsin Tax Incremental Financing (TIF) law. The new TIF provisions were signed into law in February; however, some of the new provisions will not take effect until June 2004. Other provisions will only affect new TIF Districts created after October 1, 2004.

The new TIF law enhances the ability of cities and villages to stimulate economic development and redevelopment within their TIF Districts. In addition, the new provisions will provide another avenue to local municipalities to manage growth within the parameters of locally established comprehensive planning goals. The new law also incorporates several practical administrative changes that will shorten the time line necessary to create a new TIF District.

### Major Highlights of the New TIF Law

1. Authorizes a city or village to create a TIF District to include newly platted residential development as part of a "mixed-use" development which contains a combination of industrial, commercial and up to 35% residential.
2. Creates a new equalized value standard for new TIF Districts of 12% and eliminates the existing 7% test.
3. Extends the maximum life for a blighted district to 27 years and reduces the maximum life of an industrial district from 23 years to 20 years. However, blighted, industrial, and new mixed use districts are eligible to extend their maximum life by 3 years.
4. Extends the time for making TIF expenditures from the first 7 years of the district to 15 years for industrial and mixed use districts and 22 years for blighted districts.
5. Authorizes up to 4 boundary amendments for a TIF district which can be undertaken any time during the life of the district. The amendments may include not only additions to a district but also subtraction of territory from a district.
6. Authorizes a TIF district to be amended to allow sharing of revenues from one donor district to another recipient district provided the recipient district is blighted or in need of rehabilitation.
7. Restricts land annexed into a city or village after January 1, 2004 from being included in a TIF district for a period of 3 years unless a cooperative boundary agreement is in place, or the municipality must pay to the township 5 years of the amount of the town's portion of the property taxes on the annexed parcels.
8. Allows a city or village to create a standing joint review board to remain in existence throughout the entire term of the TIF district.
9. Requires that any cash grants to owners, lessees or developers of land within a TIF district be documented in a signed development agreement and that the notice of public hearing concerning the creation of a district contain language referencing any potential cash grants that may be considered as a part of anticipated district project costs.
10. The time line to create a new TIF district has been reduced to approximately 3 weeks.

Cedar Corporation will continue to provide communities with positive and effective advice as they proceed with the new TIF law. We can assist in implementing new strategies to both stimulate and regulate economic development and growth in your municipality. If you have questions about the new TIF law, please contact Wendy Sander at 1-800-472-7372.

### What's Inside . . .

- Local Village/City Tax & Utility Rates, Page 2
- Glenwood City Uses TIF & Grant for Revitalization, Page 3
- Got Mold?, Page 4
- Area Communities Receive Grants, Page 4

# Local Village & City Tax and Utility Rates

| City/Village                  | Estimated 2003 Pop. | Local Effective Mill Rate ❖ | Total Effective Mill Rate ❖ | Assessed Value Ratio | Quarterly Water Rate* | Quarterly Sewer Rate* | Annual LOCAL User Cost** | Annual TOTAL User Cost⌘ |
|-------------------------------|---------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-----------------------|--------------------------|-------------------------|
| Alma                          | 941                 | \$6.25                      | \$25.59                     | 81.32%               | \$46.10               | \$192.00              | \$1,577.40               | \$3,511.40              |
| Altoona                       | 6,800               | \$5.20                      | \$21.42                     | 92.42%               | \$44.53               | \$53.75               | \$913.10                 | \$2,535.10              |
| Amery                         | 2,874               | \$11.72                     | \$29.72                     | 75.66%               | \$41.75               | \$118.50              | \$1,813.00               | \$3,613.00              |
| Baldwin                       | 3,071               | \$8.17                      | \$22.60                     | 98.15%               | \$46.15               | \$93.52               | \$1,375.68               | \$2,818.68              |
| Balsam Lake                   | 979                 | \$5.49                      | \$17.90                     | 102.00%              | \$65.55               | \$84.31               | \$1,148.15               | \$2,389.45              |
| Barron                        | 3,320               | \$8.57                      | \$24.58                     | 93.92%               | \$29.25               | \$63.31               | \$1,227.23               | \$2,828.23              |
| Bloomer                       | 3,400               | \$4.84                      | \$20.90                     | 91.86%               | \$78.50               | \$207.19              | \$1,626.76               | \$3,232.76              |
| Boyd                          | 1,060               | \$2.45                      | \$18.69                     | 106.60%              | \$37.35               | \$105.45              | \$816.21                 | \$2,440.21              |
| Boyd                          | 672                 | \$7.17                      | \$22.40                     | 88.99%               | \$84.53               | \$209.81              | \$1,894.38               | \$3,417.38              |
| Centuria                      | 948                 | \$7.69                      | \$27.22                     | 65.56%               | \$56.75               | \$82.69               | \$1,326.75               | \$3,279.75              |
| Chetek                        | 2,199               | \$11.61                     | \$25.95                     | 89.00%               | \$56.76               | \$98.21               | \$1,780.89               | \$3,214.89              |
| Chippewa Falls                | 13,113              | \$10.51                     | \$27.71                     | 76.78%               | \$55.86               | \$55.34               | \$1,495.80               | \$3,215.68              |
| Clayton                       | 529                 | \$9.10                      | \$27.38                     | 80.23%               | \$84.71               | \$59.66               | \$1,487.47               | \$3,315.06              |
| Clear Lake                    | 1,067               | \$6.12                      | \$24.65                     | 75.29%               | \$16.38               | \$92.54               | \$1,047.65               | \$2,900.65              |
| Colfax                        | 1,153               | \$11.71                     | \$28.11                     | 85.71%               | \$73.88               | \$71.06               | \$1,750.75               | \$3,390.75              |
| Dresser                       | 736                 | \$7.77                      | \$23.25                     | 82.88%               | \$33.44               | \$197.44              | \$1,700.52               | \$3,248.52              |
| Durand                        | 1,973               | \$7.29                      | \$28.37                     | 89.11%               | \$51.76               | \$98.44               | \$1,329.77               | \$3,437.77              |
| Eau Claire                    | 63,214              | \$7.74                      | \$22.19                     | 93.96%               | \$54.08               | \$51.00               | \$1,350.32 ‡             | \$2,795.32 ‡            |
| Elk Mound                     | 803                 | \$8.23                      | \$29.65                     | 78.88%               | \$72.98               | \$123.41              | \$1,608.58               | \$3,750.58              |
| Ellsworth                     | 3,040               | \$5.71                      | \$19.64                     | 100.77%              | \$38.30               | \$57.69               | \$954.96                 | \$2,347.96              |
| Elmwood                       | 841                 | \$5.43                      | \$32.59                     | 63.56%               | \$73.69               | \$105.69              | \$1,260.51               | \$3,976.51              |
| Fall Creek                    | 1,283               | \$7.09                      | \$21.42                     | 100.42%              | \$40.80               | \$70.42               | \$1,153.88               | \$2,586.88              |
| Frederic                      | 1,249               | \$7.56                      | \$19.43                     | 109.78%              | \$41.25               | \$117.50              | \$1,391.00               | \$2,578.00              |
| Glenwood City                 | 1,207               | \$7.89                      | \$24.96                     | 77.19%               | \$40.50               | \$62.50               | \$1,201.00               | \$2,908.00              |
| Hammond                       | 1,614               | \$7.53                      | \$21.97                     | 88.07%               | \$89.35               | \$90.09               | \$1,470.77               | \$2,914.77              |
| Hudson                        | 10,101              | \$5.85                      | \$22.43                     | 77.12%               | \$68.30               | \$67.20               | \$1,127.00               | \$2,785.00              |
| Luck                          | 1,224               | \$6.87                      | \$19.64                     | 96.44%               | \$37.65               | \$86.01               | \$1,181.62               | \$2,458.62              |
| Menomonie                     | 15,271              | \$8.27                      | \$30.73                     | 75.22%               | \$61.43               | \$60.82               | \$1,316.00               | \$3,562.00              |
| Milltown                      | 896                 | \$9.20                      | \$24.15                     | 92.94%               | \$64.69               | \$70.85               | \$1,462.15               | \$2,957.15              |
| Mondovi                       | 2,677               | \$5.02                      | \$27.71                     | 78.48%               | \$55.29               | \$92.57               | \$1,093.44               | \$3,362.44              |
| New Richmond                  | 6,952               | \$8.07                      | \$20.42                     | 93.37%               | \$57.69               | \$110.51              | \$1,479.77               | \$2,714.77              |
| North Hudson                  | 3,626               | \$5.78                      | \$24.12                     | 68.83%               | \$68.30               | \$56.00               | \$1,075.20               | \$2,909.20              |
| Osceola                       | 2,554               | \$7.10                      | \$17.72                     | 102.72%              | \$65.18               | \$133.25              | \$1,503.72               | \$2,565.72              |
| Prescott                      | 3,807               | \$6.95                      | \$22.74                     | 93.43%               | \$91.69               | \$118.69              | \$1,536.50               | \$3,115.50              |
| Rice Lake                     | 8,424               | \$9.23                      | \$24.75                     | 105.00%              | \$57.24               | \$48.89               | \$1,347.53               | \$2,899.53              |
| River Falls (Pierce Cnty.)    | 12,918              | \$5.97                      | \$22.61                     | 89.92%               | \$57.06               | \$101.44              | \$1,230.99               | \$2,894.99              |
| River Falls (St. Croix Cnty.) | (Total Pop.)        | \$5.89                      | \$20.88                     | 91.07%               | \$57.06               | \$101.44              | \$1,222.99               | \$2,721.99              |
| Roberts                       | 1,230               | \$7.04                      | \$21.75                     | 86.93%               | \$43.25               | \$165.07              | \$1,537.28               | \$3,008.28              |
| Somerset                      | 1,874               | \$7.47                      | \$24.85                     | 85.00%               | \$60.42               | \$147.91              | \$1,580.31               | \$3,318.31              |
| Spring Valley                 | 1,228               | \$5.52                      | \$21.90                     | 101.00%              | \$58.58               | \$53.68               | \$1,001.03               | \$2,639.03              |
| St. Croix Falls               | 2,079               | \$10.44                     | \$23.30                     | 81.71%               | \$85.90               | \$103.16              | \$1,800.24               | \$3,086.24              |
| Stanley                       | 2,223               | \$5.83                      | \$21.43                     | 85.08%               | \$88.31               | \$116.19              | \$1,401.00               | \$2,961.00              |
| Thorp                         | 1,565               | \$5.60                      | \$24.71                     | 88.64%               | \$83.81               | \$113.81              | \$1,350.50               | \$3,261.50              |
| Turtle Lake (Barron Cnty.)    | 1,073               | \$14.73                     | \$34.11                     | 76.56%               | \$51.75               | \$80.13               | \$2,000.50               | \$3,938.50              |
| Turtle Lake (Polk Cnty.)      | (Total Pop.)        | \$15.20                     | \$35.01                     | 74.37%               | \$51.75               | \$80.13               | \$2,047.50               | \$4,028.50              |
| Wilson                        | 187                 | \$4.02                      | \$27.77                     | 60.41%               | \$64.63               | \$92.50               | \$1,030.50               | \$3,405.50              |
| Woodville                     | 1,203               | \$4.96                      | \$19.08                     | 101.79%              | \$69.00               | \$58.34               | \$1,005.35               | \$2,417.35              |

Information compiled as of December 2003. Please let us know if there are any corrections to this chart (800-472-7372).

❖ Effective mill rate is per \$1,000 of valuation, based on the year 2003 tax levy.

\* Based on comparison of net quarterly bills for 18,750 gallons/2,500 cubic feet.

\*\* A family's annual cost to municipality based on local taxes on \$100,000 home + water/sewer costs for an average family of 3.

⌘ A family's annual cost based on total taxes on \$100,000 home + water/sewer costs for an average family of 3.

‡ Includes a quarterly storm sewer fee of \$39 per ERU (3000 sq. ft.).

# Glenwood City Uses Tax Incremental Financing and Grant Funds To Assist With Downtown Revitalization



In the early 1900's, the east entrance to Glenwood City's downtown included a center row of street lights and a few small commercial buildings. Today, more than \$2 million in newly constructed commercial and professional buildings line the entrance to downtown. Although the original street lights were removed and replaced long

ago, antique-style street lights will soon return, along with other aesthetically pleasing amenities. These improvements have been made possible through the creation of a third TIF district and the receipt of a \$293,000 CDBG Public Facilities grant from the Wisconsin Department of Commerce.



The vintage photo (above right) shows a street light in Glenwood City in the 1930's. The City has chosen a similar style to replace deteriorating street lights. These improvements and others will help to protect the value of new private investments in the downtown area, such as the \$1.4 million Hiawatha National Bank Business Center (on the left above) and the Red Cedar Medical Clinic (on the right).

## TIF District Furthers Revitalization Efforts

The City's downtown revitalization actually began prior to creation of a third TIF district when the new Ormson's Super Valu was constructed downtown. To encourage further economic development, the City decided in January 2000 to create a redevelopment TIF district.

The TIF district's purpose is to eliminate blighted areas, stimulate economic growth and provide incentives for existing and future private investment in Glenwood City. Incentives include reduced land acquisition costs, demolition, moving and relocation costs, site improvements, and other improvements to the downtown area. Since creation of the TIF district in 2000, the City's population has grown from 1,100 to 1,200. Glenwood City's foresight and planning have provided an environment that encourages sustainable growth and economic development.

## CDBG-PF Grant Will Leverage Private Investments and Enhance Safety of Downtown Pedestrians and Customers

Glenwood City's downtown is now a busy center of commerce. The early 1900's harness shop, opera house, and confectionery have been replaced with a wide range of stores and businesses serving today's residents.

However, the streets and sidewalks are over 55 years old and deteriorating. To further revitalization efforts and help with the cost of needed reconstruction, the City applied for and received a \$293,000 CDBG Public Facilities grant. The reconstruction project will begin in June and is expected to be completed in September.



The downtown streetscape will see improvements such as new sidewalks with concrete brick pavers, metal trash receptacles to replace lightweight plastic trash bins, and antique-style benches and street lights.

Cedar Corporation has provided planning and grant writing assistance to the City of Glenwood City for more than 20 years. If you would like information about TIF districts and grant programs for your community, please contact Wendy Sander at 1-800-472-7372.

# Got Mold?

Indoor exposure to mold has been an increasing concern to the public as people become aware that exposure can cause a variety of health effects. For those who are sensitive to molds, the health effects generally fall into four categories; allergy, infection, irritation, and toxicity. The severity of the health effects depend on the type and quantity of mold present, duration of exposure, and individual sensitivity.

Mold is usually not a problem indoors, unless it begins to grow and multiply on wet or damp surfaces. It is impossible to get rid of all mold and mold spores in the indoor environment. However, mold growth can be controlled by controlling indoor moisture. If a water leak or spill occurs and the area is dried within 24 to 48 hours, in most cases mold will not grow. Reducing humidity, increasing air temperature, and increas-

ing ventilation are all actions that can reduce moisture condensation on indoor surfaces.

If you suspect an indoor mold problem, contact Cedar Corporation for a professional assessment of your indoor air quality and mold contamination. Our experienced and qualified staff can assess your indoor air quality, material moisture levels, and mold contamination to determine the best solution to eliminate the problem. Our focus is to provide economical alternatives to solve the moisture problem and reduce the potential for mold to re-establish itself in the indoor environment. We will also provide options for mold removal, if necessary.

For further information please contact Rick Bilodeau at 715-235-9081 or 1-800-472-7372.

## Area Communities Receive Grants

**Town of Barnes** - \$26,250 WDNR Lake Management Planning Grant

**Black River Falls** - \$307,625 CDBG Housing Rehabilitation Grant

**Desair Lake Restoration Inc. (Rice Lake)** - \$10,000 WDNR In-lake Study Grant

**Durand** - \$583,625 CDBG Housing Rehabilitation Grant

**Ellsworth** - \$575,000 CDBG Housing Rehabilitation Grant

**Glenwood City** - \$293,000 CDBG-PF Grant for Downtown Revitalization Project

**Menomonie** - \$10,000 WDNR Lake Planning Grant for Lake Menomin  
\$10,000 WDNR Lake Planning Grant for Tainter Lake

**Somerset** - \$122,057 CDBG Housing Rehabilitation Grant

**Spooner Lake District** - \$10,000 WDNR Lake Planning Grant for Spooner Lake Planning Project Phase II

**Spring Valley** - \$135,000 CDBG-PF Grant for Bridge, Street, and Sidewalk Improvements



4



604 Wilson Avenue  
Menomonie, WI 54751  
800-472-7372  
715-235-9081  
fax 715-235-2727  
www.cedarcorp.com