

Memo

To: Village Board

Fr: Brad Lange, Administrator
Julie Beauchamp, Finance Director
Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: AUTHORIZE STAFF TO CONTRACT WITH EHLERS FOR A FEASIBILITY ANALYSIS REPORT AND POSSIBLE CREATION OF TAX INCREMENTAL FINANCE DISTRICT #2

Date: 12 November 2020

The Village of Allouez created the first Tax Incremental Finance District (TID#1) in 2012. This district largely covers the commercial areas on the northern sections of the Riverside Drive and Webster Avenue corridors. This district was created as a "Rehabilitation TID," which aims to help facilitate infill redevelopment in the corridor. The life of the TID is 27 years, meaning the village has a finite amount of time to fund eligible projects based on the increment generated (added value) in the district. The projects identified in TID#1 are infrastructure projects (e.g. reconstruction of Webster Avenue, Riverside Drive, St. Joseph Street, Marine Street, etc.), development incentives, and a revolving loan and grant program (i.e. Façade Improvement Program). TID#1 is performing well and could potentially close earlier than 27 years (2039), after completing the identified projects in the project plan. When a TID closes, the added value can then be applied to the base for the village and the other taxing jurisdictions.

TID#1 covers a large area of the village. Staff would like to look at the feasibility of creating an overlay TID (TID#2). TID#2 would overlap some of the areas in TID#1 (see attached TID#1 boundaries in purple and TID#2 proposed boundaries in yellow). This overlay TID would give the village an increased capacity to take on larger projects in a smaller area of the village, without possibly delaying the closing of TID#1. The area for TID#2 was identified for redevelopment in the 2015 Corridor Study and 2018 Webster Avenue Streetscape Project. The creation of TID#2 does not commit the village to any project, simply provides the village with the tool to take on additional projects.

Ehlers has provided the village with a proposal for the following scope of work: a feasibility analysis of the identified area, drafting a project plan and project map, coordinating notices and presenting at the necessary public meetings, and submitting to the state the final documentation. Ehlers could begin work upon approval of the contract, with a public hearing for a project plan being as early as December 21, 2020 and adoption by the Village Board on January 5, 2021.

The Village Board is asked to direct staff on whether or not to proceed with the contract with Ehlers for the creation of TID#2.

