

Real Estate Entitlements

FEBRUARY 21, 2019 · 3:00–5:00P.M.

Reinhart's Land Use, Entitlements and Zoning Group

Bruce T. Block
Tomas Clasen
Richard W. Donner
Adam F. Jardine
Kristin K. Langhoff
Deborah C. Tomczyk

1000 North Water Street, Milwaukee, WI 53202

Troy E. Giles
N16 W23250 Stone Ridge Drive, Waukesha, WI 53187

Alexandria Neal
Lucas N. Roe
Nathan J. Wautier

22 East Mifflin Street, Madison, WI 53701

CHANGES TO TAX INCREMENTAL FINANCING BEING PROPOSED BY WISCONSIN LAWMAKERS

Deborah C. Tomczyk
414-298-8330
dtomczyk@reinhardt.com

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700, Milwaukee, WI 53202
www.reinhartlaw.com

3

© 2019 All Rights Reserved
Reinhart Boerner Van Deuren s.c.

Reinhart
Boerner Van Deuren s.c. Attorneys at Law

What is Tax Incremental Financing ("TIF")?

4

© 2019 All Rights Reserved
Reinhart Boerner Van Deuren s.c.

Reinhart
Boerner Van Deuren s.c. Attorneys at Law

Alleged Abuses of TIF:

- City of Brookfield convention center
- City of Waukesha baseball field

One proposed bill limits the circumstances under which a donor TID may share increments.

- Only once
- Only with unanimous Joint Review Board (“JRB”) approval

Another proposed bill changes the makeup of the JRB, downsizing it from 5 members to 4 by eliminating the public member.

It also requires unanimous JRB approval to amend a TID's project plan that:

- adds territory, or
- extends original termination date

Questions?



Thank You!

This presentation provides information of a general nature. None of the information contained herein is intended as legal advice or opinion relative to specific matters, facts, situations or issues. Additional facts and information or future developments may affect the subjects addressed in this presentation. You should consult with a lawyer about your particular circumstances before acting on any of this information because it may not be applicable to you or your situation.