



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Adrienne Nelson, Associate Planner
Date: April 3, 2026
Re: TID 6 Termination

Background

Established on May 2, 2006, Tax Increment District (TID) No. 6 has reached the end of its allowable statutory life and is required to be closed in accordance with Wisconsin Department of Revenue (DOR) Tax Increment Financing regulations. This is not an elective or early closure, rather, it is a required action based on the age of the district.

Under DOR rules, the City's Common Council must adopt a TID closure resolution no later than May 2, 2026. Staff is recommending that the resolution not be adopted prior to April 15, 2026, as an earlier adoption would result in the City forfeiting the final year of tax increment otherwise available in calendar year 2027. Adopting the resolution within this statutory window allows the City to receive the full, final year of increment before closure takes effect.

TID No. 6 has been one of the City's stronger performing districts and includes the NEW Prosperity Industrial Park. Early tenants in this industrial park, such as Albany International and Liebovich Steel & Aluminum, contributed to sustained incremental value growth. The district has successfully met its economic development objectives and is positioned for compliant closure.

Effect of Closure Dates

There are two Common Council dates where this resolution could be passed to ensure the May 2, 2026, deadline is met:

If the resolution is passed at the April 8, 2026, Common Council meeting, the TID will terminate in 2026 and be removed from that year's tax/assessment roll. The last TID equalized value, established on August 15, 2025, will be \$63,668,300.

If the resolution is passed at the April 21, 2026, Common Council meeting, the TID will terminate in 2027 and be removed from that year's tax/assessment roll. The last TID equalized value will be established on August 15, 2026.

This item is being brought before the Common Council at this time per the request of the Joint Review Board. The resolution to close TID 6 was tabled at the last Joint Review Board meeting on March 25, 2026, until more information on the effects of each closure date on the underlying taxing jurisdictions could be provided to board members. To meet statutory notice requirements, the next meeting of the Joint Review Board was scheduled for April 8, 2026, before the Common Council meeting. The recommendation for this item is pending the outcome of that meeting

Recommendation:

Pending approval of the resolution from the Joint Review Board, staff is recommending one of two options:

- That the resolution terminating TID 6 is passed at this meeting of the Common Council on April 8, 2026.
- That the resolution terminating TID 6 is postponed until the next Common Council meeting on April 21, 2026.

