

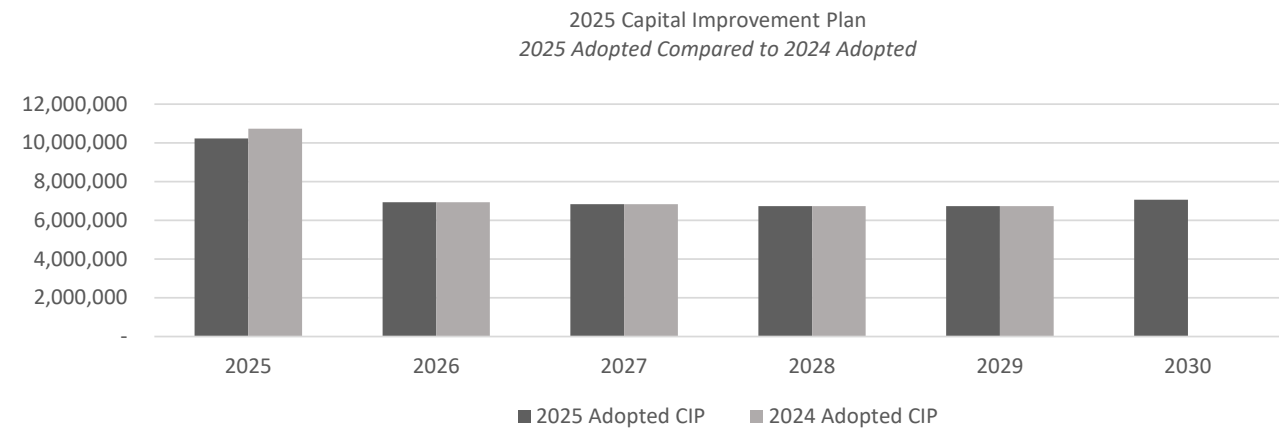
Economic Development Division
Capital Improvement Plan (CIP) Overview

Budget Phase: Adopted

Summary Table

	2025	2026	2027	2028	2029	2030
Business Park Holding						
Costs	40,000	40,000	40,000	40,000	40,000	42,000
General Land Acquisition						
Fund	3,590,000	90,000	90,000	90,000	90,000	94,500
Healthy Retail Access						
Program	250,000	250,000	250,000	250,000	250,000	260,000
Land Banking	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,050,000
Small Business Equity and Recovery						
	-	500,000	500,000	500,000	500,000	525,000
TID 36 Capitol Gateway						
Corridor	100,000	100,000	100,000	-	-	-
TID 42 Wingra						
	100,000	100,000	100,000	100,000	100,000	105,000
TID 50 State Street						
	600,000	600,000	600,000	600,000	600,000	630,000
TID 51 South Madison						
	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,150,000
TID 52 E Washington						
Stoughton Rd	300,000	-	-	-	-	-
TID 53 Wilson Street						
	500,000	500,000	400,000	400,000	400,000	420,000
TID 54 Pennsylvania Avenue						
	750,000	750,000	750,000	750,000	750,000	785,000
	\$ 10,230,000	\$ 6,930,000	\$ 6,830,000	\$ 6,730,000	\$ 6,730,000	\$ 7,061,500

Changes from 2024 Adopted CIP



Economic Development Division

Capital Improvement Plan (CIP) Overview

Description of Major Changes

Business Park Holding Costs

- No major changes compared to 2024 Adopted CIP.

General Land Acquisition

- No major changes compared to 2024 Adopted CIP.

Healthy Retail Access Program

- No major changes compared to 2024 Adopted CIP.

Land Banking

- No major changes compared to 2024 Adopted CIP.

Small Business Equity and Recovery

- Decrease funding in 2025 by \$500,000. Staff capacity and TID support for qualifying projects are such that carryforward budget authority within the program allows the agency to successfully complete projects planned for 2025.

TID 36

- No major changes compared to 2024 Adopted CIP.

TID 42

- No major changes compared to 2024 Adopted CIP.

TID 50

- No major changes compared to 2024 Adopted CIP.

TID 51

- No major changes compared to 2024 Adopted CIP.

TID 52

- No major changes compared to 2024 Adopted CIP.

TID 53

- No major changes compared to 2024 Adopted CIP.

TID 54

- Finance Committee amendment #2 updated the project description to add the following sentence at the end: "Funding in 2025 may also be used to hire a consultant to assist with the implementation of the Oscar Mayer Special Area Plan."

Economic Development Division
Summary of Expenditures and Revenues

2025 CIP by Expenditure Type

	2025	2026	2027	2028	2029	2030
Land	4,630,000	1,130,000	1,130,000	1,130,000	1,130,000	1,186,500
Land Improvements	1,450,000	1,450,000	1,150,000	1,350,000	1,350,000	1,155,000
Loans	3,700,000	3,400,000	3,400,000	3,400,000	3,400,000	3,605,000
Machinery and Equipment	100,000	100,000	100,000	100,000	100,000	130,000
Other	350,000	850,000	1,050,000	750,000	750,000	985,000
	\$ 10,230,000	\$ 6,930,000	\$ 6,830,000	\$ 6,730,000	\$ 6,730,000	\$ 7,061,500

2025 CIP by Funding Source

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	4,790,000	1,790,000	1,790,000	1,790,000	1,790,000	1,877,000
Non-GF GO Borrowing	2,150,000	1,850,000	1,750,000	4,750,000	4,750,000	4,985,000
Reserves Applied	90,000	90,000	90,000	90,000	90,000	94,500
TIF Increment	3,200,000	3,200,000	3,200,000	100,000	100,000	105,000
	\$ 10,230,000	\$ 6,930,000	\$ 6,830,000	\$ 6,730,000	\$ 6,730,000	\$ 7,061,500

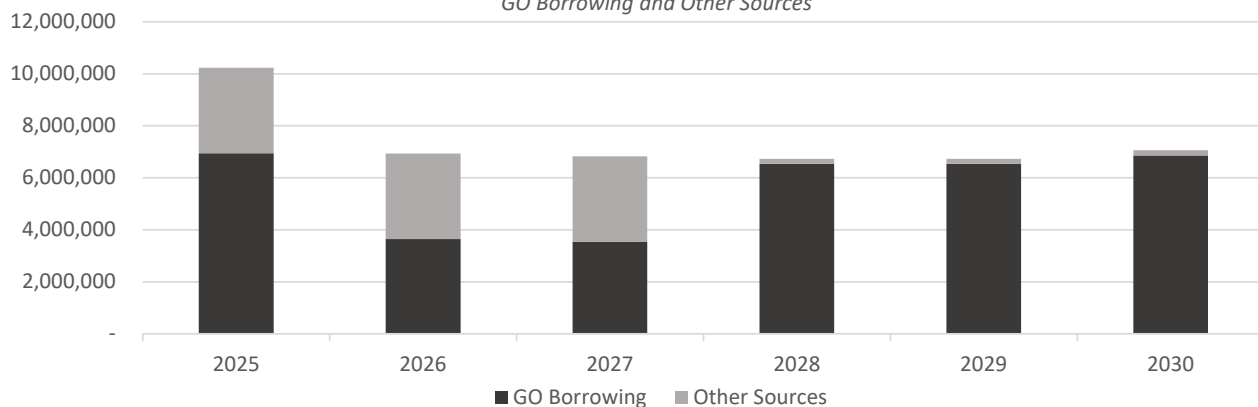
Borrowing Summary

	2025	2026	2027	2028	2029	2030
General Fund GO Borrowing	4,790,000	1,790,000	1,790,000	1,790,000	1,790,000	1,877,000
Non-General Fund GO Borrowing	2,150,000	1,850,000	1,750,000	4,750,000	4,750,000	4,985,000
	\$ 6,940,000	\$ 3,640,000	\$ 3,540,000	\$ 6,540,000	\$ 6,540,000	\$ 6,862,000

Annual Debt Service

	2025	2026	2027	2028	2029	2030
General Fund GO Borrowing	622,700	232,700	232,700	232,700	232,700	244,010
Non-General Fund GO Borrowing	279,500	240,500	227,500	617,500	617,500	648,050
	\$ 902,200	\$ 473,200	\$ 460,200	\$ 850,200	\$ 850,200	\$ 892,060

Adopted Budget by Funding Source
 GO Borrowing and Other Sources



Economic Development Division

Carryforward General Obligation Borrowing

	Unused Appropriation Authority	Reauthorized GO Borrowing
13837 ACRE PROGRAM	190,160	150,000
63022 CENTER FOR INDUSTRY & COMMERCE	65,495	20,000
17073 COOPERATIVE ENTERPRISE DEVELOPMENT	150,000	-
63060 GENERAL LAND ACQUISITION FUND	1,259,872	-
63009 HEALTHY RETAIL ACCESS PROGRAM	250,000	125,000
17128 LAND ACQUISITION	2,400,000	-
12640 LAND BANKING	1,915,919	1,200,000
63080 MARKETREADY PROGRAM	17,501	-
13072 SMALL BUSINESS EQUITY AND RECOVERY	2,558,605	1,003,500
13850 TRUMAN OLSON GROCERY DEVELOPMENT	4,015,859	1,000,000
66000 TAX INCR DIST 36 BORROWING PRJ	5,000,000	-
66000 TAX INCR DIST 37 BORROWING PRJ	2,000,000	-
66000 TAX INCR DIST 39 BORROWING PRJ	2,320,000	-
66000 TAX INCR DIST 41 BORROWING PRJ	1,500,000	1,500,000
66000 TAX INCR DIST 42 BORROWING PRJ	4,200,000	1,000,000
66000 TAX INCR DIST 42 BORROWING PROJ	300,000	-
66000 TAX INCR DIST 45 BORROWING PRJ	2,600,000	2,600,000
66000 TAX INCR DIST 45 BORROWING PRJ	33,300	-
66000 TAX INCR DIST 46 BORROWING PRJ	2,000,000	2,000,000
66000 TAX INCR DIST 46 BORROWING PRJ	7,544,000	7,544,000
66000 TAX INCR DIST 48 BORROWING PRJ	5,620,000	5,620,000
66000 TAX INCR DIST 50 BORROWING PRJ	7,970,937	2,339,000
66000 TAX INCR DIST 52 BORROWING PRJ	2,500,000	2,500,000
66000 TAX INCR DIST 53 BORROWING PRJ	4,500,000	4,500,000
66000 TAX INCR DIST 54 BORROWING PRJ	8,669,000	2,419,000
	\$ 69,580,650	\$ 35,520,500

Economic Development Division

Project & Program Details

Project	Business Park Holding Costs	Project #	63022
Citywide Element	Economy and Opportunity	Project Type	Program

Project Description

This program funds the annual holding, maintenance, marketing, and other acquisition costs for Business Parks owned by the City, including the Center for Industry and Commerce and Southeast Madison Business Park. The goal of the program is to attract and retain companies within the City of Madison and to increase the tax base. Planned projects for 2025 include property maintenance and marketing of parcels owned by the City.

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	40,000	40,000	40,000	40,000	40,000	42,000
Total	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 42,000

Project	General Land Acquisition Fund	Project #	63060
Citywide Element	Effective Government	Project Type	Program

Project Description

This program funds land purchases for future municipal purposes. Purchases from the fund can only be completed to the extent that funds are available and specific Common Council approval is obtained. The primary revenue source for the fund is from the sale of surplus property and sites within City-owned business parks. Funding in 2025 (\$90,000) is for completing due diligence for properties that may be purchased through the General Land Acquisition Fund, and for property holding costs for parcels currently owned by the City. In addition, \$3.5 million in 2025 is to provide funding for the possible purchase of property needed by the City.

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	3,500,000	-	-	-	-	-
Reserves Applied	90,000	90,000	90,000	90,000	90,000	94,500
Total	\$ 3,590,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 94,500

Project	Healthy Retail Access Program	Project #	63009
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project Description

This program provides grant opportunities for projects that aim to improve access to affordable, healthy, and culturally appropriate food within areas of focus, as identified in the Food Access Improvement Map. The goal of the program is to ensure increased access to healthy food. Planned projects for 2025 include (1) capital and infrastructure grants that proliferate healthy food access, with priority given to food retail establishments, (2) technical assistance for entities that want to increase healthy food access, with priority given to assisting food retail establishments, (3) data collection initiatives focused on discerning the needs and desires of business owners and community residents, which will aid city staff in efficient and targeted program outreach, and (4) evaluation of both programmatic structure and individual program grants.

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	250,000	250,000	250,000	250,000	250,000	260,000
Total	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 260,000

Economic Development Division

Project & Program Details

Project **Land Banking** Project # **12640**
 Citywide Element **Neighborhoods and Housing** Project Type **Program**

Project Description

This program is for the acquisition of land and buildings that could be used for future economic development, affordable housing projects, and other City uses in accordance with the City's Land Banking Fund Policy. The goal of this program is to acquire strategic properties for future purposes that might include: assisting displaced businesses, reducing blight, stabilizing housing markets, improving the quality of life for residents and neighborhoods, and preserving land for City purposes. Projects planned for 2025 include due diligence for the possible acquisition of new property, the acquisition of new property, property maintenance and management of newly acquired and previously acquired properties through this program, and predevelopment costs associated with future redevelopment of acquired properties.

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,050,000
Total	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,050,000

Project **Small Business Equity and Recovery** Project # **13072**
 Citywide Element **Economy and Opportunity** Project Type **Program**

Project Description

This program combines several programs and initiatives aimed at supporting small business development. Projects planned in 2025 include the following: Façade Grant Program, Building Improvement Grant Program, Commercial Ownership Assistance Program, BusinessReady Program, small business organization support, Kiva Madison, ACRE Pre-Development Grants, and similar programs and initiatives approved by the Common Council. Funding through this program will be used when Tax Increment Finance (TIF) or other funding sources aren't available to pay for a project.

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	-	500,000	500,000	500,000	500,000	525,000
Total	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 525,000

Project **TID 36 Capitol Gateway Corridor** Project # **99002**
 Citywide Element **Land Use and Transportation** Project Type **Program**

Project Description

This program supports projects within TID 36, created in 2005. The district is located in downtown Madison and includes the area generally bounded by First Street, Dayton Street, Blount Street, and Wilson Street. The goal of this program is to attract employers and residents to the Capitol East District and grow the City's tax base. Projects planned for 2025 include continued implementation of the Capitol Gateway Corridor Better Urban Infill Development (BUILD) Plan through a study to identify and prioritize future public projects in the District.

	2025	2026	2027	2028	2029	2030
TIF Increment	100,000	100,000	100,000	-	-	-
Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -

Economic Development Division

Project & Program Details

Project	TID 42 Wingra	Project #	99005
Citywide Element	Land Use and Transportation	Project Type	Program

Project Description

This program supports projects within TID 42, created in 2012. The district is located on Madison's south side with the general boundaries of South Park Street, West Wingra Drive, and Fish Hatchery Road. The goal of the program is to develop residential and commercial space in accordance with the Wingra Better Urban Infill Development (BUILD) Plan. Progress is measured by implementation of the Wingra BUILD Plan, the number of residential units constructed, the amount of commercial space constructed, and the district's total tax base. Funding in 2025 is for property maintenance, management, and pre-development costs for City-owned property, as well as due diligence costs for potential Land Banking purchases within the boundaries of TID 42 and within one-half mile of TID 42.

	2025	2026	2027	2028	2029	2030
TIF Increment	100,000	100,000	100,000	100,000	100,000	105,000
Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 105,000

Project	TID 50 State Street	Project #	99012
Citywide Element	Land Use and Transportation	Project Type	Program

Project Description

This program supports projects within TID 50, created in 2022. TID 50 extends along State Street from Lake Street to the Capitol Square. The goal of this program is to support continued investment in Downtown Madison. Funding in 2025 is for Building Improvement Grants, Facade Grants, Commercial Ownership Assistance Program support, furniture and fixture repair/upgrades, and related economic development initiatives approved by the Common Council within the boundary of TID 50 and within a one-half mile radius of the TID 50 boundary.

	2025	2026	2027	2028	2029	2030
Non-GF GO Borrowing	600,000	600,000	600,000	600,000	600,000	630,000
Total	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000

Economic Development Division

Project & Program Details

Project	TID 51 South Madison	Project #	99011
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project Description

This program supports projects within TID 51, created in 2023. TID 51 is generally bounded by Fish Hatchery Road, John Nolen Drive, Wingra Creek, and the Beltline. The goal of this program is to support investment in South Madison in accordance with the 2022 South Madison Plan. Funding in 2025 will be used for costs associated with small business development programs (Building Improvement Grant Program, Facade Grant Program, Commercial Ownership Assistance Program, Small Cap TIF Program), Land Banking (due diligence, purchase, holding costs, remediation, and other pre-development expenses), Development Loans, and other similar economic development initiatives within the boundary of TID 51 and within a half-mile radius of the boundary of TID 51. Funding for projects will be supported through donation of tax increment revenues from TID 36 & 37 in 2025 - 2027 and TID-supported GO Borrowing in 2028 - 2030.

	2025	2026	2027	2028	2029	2030
Non-GF GO Borrowing	-	-	-	3,000,000	3,000,000	3,150,000
TIF Increment	3,000,000	3,000,000	3,000,000	-	-	-
Total	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,150,000

Project	TID 52 E Washington Stoughton Rd	Project #	99013
Citywide Element	Economy and Opportunity	Project Type	Program

Project Description

This program supports projects within TID 52, created in 2023. TID 52 extends along E. Washington Avenue from Aberg Avenue to Stoughton Road. The goal of this program is to fund infrastructure improvements, housing, and business development projects within the boundaries of the TID. Funding in 2025 will be used for small business development programs, including the Building Improvement Grant Program, Facade Grant Program, Commercial Ownership Assistance Program, Small Cap TIF Program, and similar economic development initiatives approved by the Common Council within the boundary of TID 52 and within a one-half mile radius of the boundary of TID 52.

	2025	2026	2027	2028	2029	2030
Non-GF GO Borrowing	300,000	-	-	-	-	-
Total	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -

Economic Development Division

Project & Program Details

Project	TID 53 Wilson Street	Project #	99016
Citywide Element	Economy and Opportunity	Project Type	Program

Project Description

This program supports projects within TID 53, created in 2023. TID 53 is located generally along Wilson Street from Carroll Street to Blair Street, between John Nolen Drive and East Washington Avenue. The goal of the program is to capture incremental value to fund certain public works improvements and private development projects that will benefit the TID and the larger community. Funding in 2025 is for pre-development costs associated with the redevelopment of the Brayton Lot and small business financial assistance programs, including the Building Improvement Grant Program, Facade Grant Program, Commercial Ownership Assistance Program, and similar economic development initiatives approved by the Common Council within the boundary of TID 53 and within a one-half mile radius of the boundary of TID 53.

	2025	2026	2027	2028	2029	2030
Non-GF GO Borrowing	500,000	500,000	400,000	400,000	400,000	420,000
Total	\$ 500,000	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 420,000

Project	TID 54 Pennsylvania Avenue	Project #	99015
Citywide Element	Economy and Opportunity	Project Type	Program

Project Description

This program supports projects within TID 54, created in 2023. TID 54 is located along the Pennsylvania Avenue and Packers Avenue corridors, generally between Aberg Avenue and North First Street. The goal of the program is to facilitate housing development, business development, and infrastructure improvements that will benefit the TID and the larger community. Funding in 2025 is for small business development programs, including the Building Improvement Grant Program, Facade Grant Program, Commercial Ownership Assistance Program, Small Cap TIF Program, and similar economic development initiatives approved by the Common Council within the boundary of TID 54 and within one-half mile of the boundary of TID 54. Funding in 2025 may also be used to hire a consultant to assist with the implementation of the Oscar Mayer Special Area Plan.

	2025	2026	2027	2028	2029	2030
Non-GF GO Borrowing	750,000	750,000	750,000	750,000	750,000	785,000
Total	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 785,000

Economic Development Division

2025 Appropriation Schedule

2025 Appropriation

	Request	Executive	Adopted Budget		Total
			GO Borrowing	Other	
Business Park Holding Costs	40,000	40,000	40,000	-	40,000
General Land Acquisition Fund	3,590,000	3,590,000	3,500,000	90,000	3,590,000
Healthy Retail Access Program	250,000	250,000	250,000	-	250,000
Land Banking	1,000,000	1,000,000	1,000,000	-	1,000,000
Small Business Equity and Recovery	500,000	-	-	-	-
TID 36 Capitol Gateway Corridor	100,000	100,000	-	100,000	100,000
TID 42 Wingra	100,000	100,000	-	100,000	100,000
TID 50 State Street	600,000	600,000	600,000	-	600,000
TID 51 South Madison	3,000,000	3,000,000	-	3,000,000	3,000,000
TID 52 E Washington Stoughton Rd	300,000	300,000	300,000	-	300,000
TID 53 Wilson Street	500,000	500,000	500,000	-	500,000
TID 54 Pennsylvania Avenue	750,000	750,000	750,000	-	750,000
	\$ 10,730,000	\$ 10,230,000	\$ 6,940,000	\$ 3,290,000	\$ 10,230,000