

Sample E-mail to Legislators

Anti-TIF Legislation/Limits on Developer Cash Grants (LRB-4515)

E-mail Subject Line:

Please OPPOSE LRB-4515 – *Restricting local economic development opportunities*

Dear Senator/Representative _____:

As your constituent and an economic development professional, I am writing to urge you to oppose and NOT co-sponsor LRB-4515, which will cap developer incentives for projects in tax incremental financing (TIF) districts. The proposal will significantly diminish the value of TIF, prevent key economic development projects across the state and put Wisconsin at a competitive disadvantage.

Tax incremental financing, used in Wisconsin since 1975, is a unique funding tool used by communities to spur economic development that would not otherwise occur. It allows Wisconsin communities to attract private investment, encourage business expansion and grow the local tax base. TIF is the only consistently reliable financial incentive tool available to local communities to promote economic growth and job creation.

The 20 percent cap on developer incentives proposed by LRB-4515 will restrict local control and the flexibility needed by municipalities to take advantage of economic opportunities. In fact, there are many projects across the state that would not have occurred and future projects that will likely not happen under the proposed legislation, as it will:

- **Severely limit the effectiveness of TIF.** For example, municipalities will lack the ability to redevelop blighted sites where demolition and environmental remediation costs are major hurdles. Without the ability to provide adequate developer incentives and gap financing, many of these redevelopment projects are not economically feasible and are highly unlikely to occur.
- **Create a “one-size-fits-all” approach to local economic development.** Constructing delicate economic development deals requires flexibility and creativity at the municipal level. By thwarting local control over tax incremental financing and project deal structure, Wisconsin communities will become less competitive and lose projects to other states.

In closing, I would again urge you to oppose LRB-4515. The legislation would erode local control, diminish the success of TIF, and ultimately limit development opportunities and put Wisconsin communities at a disadvantage.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact me.

Name

Title

Home Address

Phone #