



SCOTT KRUG

STATE REPRESENTATIVE • 72nd ASSEMBLY DISTRICT

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P.O. Box 8952
Madison, WI 53708-8952
Rep.Krug@legis.wi.gov

TO: Assembly Committee on Ways and Means

FROM: Rep. Scott Krug

RE: 2023 Assembly Bill 983, limitations on a tax incremental financing district created in the city of Stevens Point

DATE: February 1, 2024

Thank you to Committee Chairman Rep. Macco and to the committee for holding today's public hearing on Assembly Bill 983, which I have authored. AB 983 would make possible a Tax Incremental Finance District (a TID) for the City of Stevens Point, which would help create employment in the area and finance a needed facility for processing of vegetables grown in my district and nearby areas. I appear today to ask your support for the bill.

The City of Stevens Point has been working to recruit *Agristo*, an international potato processing company, to build a plant within the City of Stevens Point's East Park Commerce Center. The plant will be the company's first in North America, bringing an estimated \$40-50 million investment into Central Wisconsin and creating 150 good-paying jobs. In addition to creating good jobs, the plant will purchase an estimated 18,000-20,000 acres of potato crop from Wisconsin producers annually, supporting our local farmers.

Current law prevents the equalized value of taxable property of a new or amended tax incremental district (TID) plus the value increment of all existing TIDs in a city or village from exceeding 12 percent of the total equalized value of taxable property in a city or village.

AB 983 (and its companion bill 2023 SB 880) would raise the total equalized value threshold to 15 percent for TID Number 14 created by the City of Stevens Point Common Council until the termination of the district. Similar legislation was passed by the Wisconsin Legislature in 2017 as 2017 Wisconsin Act 1. That bill raised the equalized value threshold for a TID in the Village of Oostburg and helping Masters Gallery Foods, a national cheese supplier, develop a \$30 million facility that created 120 jobs and is sustaining existing jobs in Sheboygan County.

This bill today, AB 983, is a commonsense bill that will ensure the City of Stevens Point is able to bring *Agristo* and all of the related economic benefits to the State of Wisconsin. Just as the

MORE

Legislature prioritized economic growth in the 2017-18 session in supporting Oostburg, we encourage you to make this bipartisan bill a priority this session to benefit our local potato growers across Wisconsin.

This legislation is supported by the
Wisconsin Potato and Vegetable Growers Association
Wisconsin Farm Bureau Federation
Wisconsin Agri-Business Association
Wisconsin Corn Growers Association
Wisconsin Economic Development Association

You will hear shortly from advocates for the change and I know that the Wisconsin Department of Revenue (who administers TIF in Wisconsin) is more than able to accommodate the provisions of AB 983 because we have made other adjustments to other TIDs over many years.

I close by thanking you once again for having this hearing and I ask your support for AB 983.



Testimony in Support of Assembly Bill 983

Assembly Committee on Ways and Means

February 1, 2024

Chair Macco, Vice Chair Brooks, and members of the Assembly Committee on Ways and Means, thank you for hearing Assembly Bill 983, legislation supporting the City of Stevens Point as they work to bring Agristo, an international potato processing company, to Central Wisconsin.

AB 983 raises the total equalized value threshold to 15 percent for TID Number 14, created by the City of Stevens Point Common Council, until the termination of the district. By passing this legislation allowing the City of Stevens Point to exceed the 12 percent total equalized value threshold, the State Legislature will empower local leaders to bring an Agristo potato processing plant to Central Wisconsin, resulting in an estimated \$40-50 million investment, the creation of 150 good-paying jobs, and support for our Wisconsin agriculture producers, as the plant would purchase 18,000 – 20,000 acres of potato crop from local producers annually.

Our bill is very straightforward and mirrors legislation that passed both the Senate and Assembly unanimously in 2017, which assisted the Village of Oostburg and Masters Gallery Foods, a national cheese supplier, in developing a \$30 million facility that created 120 jobs and is sustaining existing jobs in Sheboygan County. To put it plainly, AB 983 is about putting Wisconsin farmers, workers, and communities first. We know that the State of North Dakota is also working to recruit Agristo. As a legislative body, it would be irresponsible if we let another state take away opportunities to sustain and create good-paying jobs for our workers. This bill is about putting more money into farmers' pockets, strengthening our agricultural economy and heritage, and supporting regional and statewide economic growth. AB 983 has broad support from diverse organizations, including agriculture, construction, trucking and logistics, economic development, local government, higher education, and more.

This is a commonsense and straightforward piece of legislation that will ensure the City of Stevens Point is able to bring Agristo and all of the related economic benefits to the State of Wisconsin. Just as the Legislature prioritized economic growth in the 2017-18 session in supporting the Village of Oostburg, we encourage you to do the same with the City of Stevens Point. Again, I want to thank the Chairman for scheduling this hearing, and I am happy to answer any questions the committee may have.



PATRICK TESTIN

STATE SENATOR

DATE: February 1, 2024
RE: **Testimony on Assembly Bill 983**
TO: The Assembly Committee on Ways and Means
FROM: Senator Patrick Testin

Thank you to Chairman Macco and Committee Members for hearing my testimony today.

The City of Stevens Point has been working to recruit *Agristo*, an international potato processing company, to build a plant within the City of Stevens Point's East Park Commerce Center.

The plant will be the company's first in North America, bringing an estimated \$40-50 million investment into Central Wisconsin and creating 150 good-paying jobs. In addition to creating good jobs, the plant will purchase an estimated 18,000-20,000 acres of potato crop from Wisconsin producers annually, supporting our local farmers.

Current law prevents the equalized value of taxable property of a new or amended tax incremental district (TID) plus the value increment of all existing TIDs in a city or village from exceeding 12 percent of the total equalized value of taxable property in a city or village.

AB 983 raises the total equalized value threshold to 15 percent for TID Number 14 created by the City of Stevens Point Common Council until the termination of the district. Similar legislation was passed by the State Legislature in 2017 for the Village of Oostburg that created 120 jobs and is sustaining existing jobs in Sheboygan County.

This is a commonsense bill that will ensure the City of Stevens Point is able to bring *Agristo* and all of the related economic benefits to the State of Wisconsin.

I encourage you to make this bipartisan bill a priority this session to benefit our local potato growers across Wisconsin and am happy to take any questions.

Wisconsin Potato & Vegetable Growers Association, Inc.

P.O. Box 327 • Antigo, Wisconsin 54409-0327

Telephone: 715/623-7683 • Fax: 715/623-3176 • e-mail: wptvga@wisconsinpotatoes.com • web: www.wisconsinpotatoes.com



January 29, 2024

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

As the Executive Director of the Wisconsin Potato & Vegetable Growers Association (WPVGA), I represent the interests of over 400 members involved in the potato and vegetable industry. I am writing to express my enthusiastic support for these bills.

These bills will be extremely helpful to support the Belgian potato processor, Agristo, as they consider locating a potato processing plant within the City of Stevens Point's East Park Commerce Center. This support will be vital to Wisconsin's economic growth and will bring in an estimated \$40-50 million investment into Central Wisconsin, creating 150 good-paying jobs. In addition to creating good jobs, the plant will purchase an estimated 10,000-20,000 acres of potatoes from Wisconsin producers annually, supporting our local farmers.

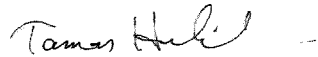
Over the last several years, the City has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

The City's proposed TIF District will encompass East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways. These public investments are critical to keeping EPCC the business park to relocate or build your business. Without the special

legislation, the City will have to wait years before these projects can be done – this will ultimately result in lost developments, lost potential job creation, and lost revenue for the community.

I urge you and your colleagues to support the legislation as it will have a lasting and positive impact on our community, region, and State. The WPVGA wholeheartedly supports this legislation without reservation.

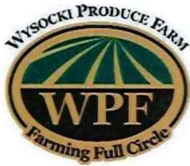
Sincerely,

A handwritten signature in cursive script that reads "Tamas Houlihan".

Tamas Houlihan

Executive Director

WPVGA



1/29/2024

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

My name is Kevin Schleicher, one of the principal owners of Wysocki Family of Companies. We are a 4th generation family farm located in Bancroft, Wisconsin growing potatoes, canning vegetables and grain.

Over the last several years, the City of Stevens Point has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

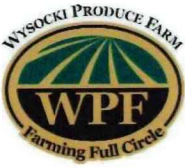
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This TIF District proposal has a major impact on a potential project that will benefit the Wisconsin agricultural landscape, as well as our city. Farmers make up only 1% of the population in today's demography and we are seeing many challenges to our industry in the future. Having a new processing plant in Wisconsin would create new jobs and new life into our local area. We hope this bill will inspire the Belgium fry company Agristo to invest in Wisconsin instead of North Dakota, which they are exploring at the same time.

I urge you and your colleagues to support the legislation as it will have a lasting and positive impact on our community, region, and State.

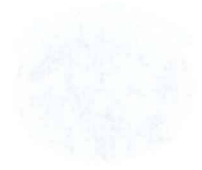
Sincerely,

Kevin Schleicher



Kevin Schleicher

WYCKI



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Your Letterhead
JAMES BURNS & SONS FARMS, INC.
GOLDEN SANDS MOTEL CORPORATION

ALMOND, WISCONSIN 54909

(1/30/24)



- RUSSET & RED TABLE POTATOES
- GRAIN
- CATTLE

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

James Burns & Sons Farms, Inc. has been a major potato producer in Wisconsin since 1954. Over the years the demand for processed potatoes has increased dramatically while demands for fresh potatoes continue to decline. Our area currently has only one major processing facility which produces processed potatoes. With the lack of local competition in this arena and the declining usage and demand for fresh potatoes, we and our fellow growers need competition and alternatives if our industry is to survive.

Over the last several years, the City has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

The City's proposed TIF District will encompass East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways. These public investments are critical to keeping EPCC the business park to relocate or build your business. Without the special legislation, the City will have to wait years before these projects can be done – this will ultimately result in lost developments, potential job creation, and revenue for the community.

Our area needs your help in order to unleash the ingenuity and imagination of our community in order to foster continued sustainability of our local agricultural industries through competition, growth, and progressive development.

I urge you and your colleagues to support the legislation as it will have a lasting and positive impact on our community, region, and State.

Sincerely,

Jim Burns III
James Burns & Sons Farms, Inc.
Almond, WI

January 29, 2024

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

My name is Randy Fleishauer, General Manager at Plover River Farms Alliance Inc. We are a potato and vegetable production company just east of Stevens Point, WI. Also, I currently serve as President of the Wisconsin Potato and Vegetable Growers Association Board of Directors.

Over the last several years, the City of Stevens Point has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

The City's proposed TIF District will encompass East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways. These public investments are critical to keeping EPCC the business park to relocate or build your business. Without the special legislation, the City will have to wait years before these projects can be done – this will ultimately result in lost developments, potential job creation, and revenue for the community.

Wisconsin's ag producers rely on this type of infrastructure across the state that facilitates processing, utilization, and export of our products, commodities, and services. The City of Stevens Point is a shining example of what it takes for our industry to thrive by committing to these infrastructures that attract competitive companies. Not only does Wisconsin's agriculture depend on these companies but our state economy benefits greatly as well through the creation of jobs, supporting entities, and overall growth. We need to keep our industry strong and growing and our people here prosperous. Without cities like Stevens Point that are willing to literally lay the groundwork, that cannot happen.

I urge you and your colleagues to support the legislation as it will have a lasting and positive impact on our community, region, and State.

Sincerely,

Randy Fleishauer



January 29, 2024

Support for SB 880 and AB 983 – Allowing the City of Stevens Point to establish a new Tax Increment Financing District above the 12% Rule

On behalf of the University of Wisconsin-Stevens Point (UWSP), I am pleased to provide our support for SB 880 and AB 983, which would allow the City of Stevens Point to create a new Tax Increment Financing District (TID) above the 12% rule.

The current 12% rule limits the city's ability to establish new TIDs, which are essential for promoting economic development and job growth. The proposed legislation would allow the city to leverage the potential for significant economic growth in the East Park Commerce Center. By focusing on funding for infrastructure improvements and other development projects, the new TID will provide the city with the resources needed to continue to be a leader and partner with economic development initiatives in the region.

The City of Stevens Point and UWSP have a long history of partnerships that support the economic and social betterment of the region. We are pleased SB 880/AB 983 has bipartisan support in our region, as well as with other economic development and business partners. Together, we believe SB 880/AB 983 is vital to the continued economic growth and prosperity of the City of Stevens Point and the surrounding region.

We urge the Wisconsin State Legislature to support this important legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Gibson".

Thomas Gibson
Chancellor

January 26, 2024

Re: Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Committee on Ways and Means and Committee on Government Relations,

I am writing to ask for your consideration of Assembly Bill 983 and Senate Bill 880 which seek to grant the City of Stevens Point the authority to exceed the 12% TID Rule, allowing the establishment of a new Tax Increment Financing District (TID). This approval would bring the City of Stevens Point to a current equalized value threshold of 15%, until an existing TID reaches the end of its statutory life in 2034, however, this allowance would support an emerging, significant economic development project in our region and add to the gross regional product. Without this legislation, local incentives are limited and impede the ability to be competitive in growing our economy.

Mid-State Technical College is poised to support the new industry this TID will serve through the new destination training center for advanced manufacturing, engineering technology and apprenticeship skilling. The (AMETA™) Center is near complete and was the result of over 125 local, state and federal partners stepping up to fund the nearly \$23M project aimed to develop the pipeline of relevantly skilled workforce that area employers require. The proximity of the AMETA Center to the new proposed TID would be extremely advantageous and will play a role in setting up new employers for success.

We appreciate the work of the City of Stevens Point and their continued focus on creating a thriving, vibrant economic center, giving our students and college community upward career mobility and a excellent place to call home. We also appreciate our local legislators, Representative Katrina Shankland and State Senator Patrick Testin who put forth AB 983 and SB 880, respectively, to address this current opportunity. Finally, we appreciate the careful consideration extended by the Ways and Means Committee and the Committee on Government Operations and encourage their support.

Thank you for your consideration.

Sincerely,



Bobbi Damrow, Ed.D.

Vice President of Workforce & Economic Development and Community Relations
Mid-State Technical College



January 26, 2024

Subject: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Macco, and Members of the Ways & Means Committee,

I am writing this letter on behalf of Centergy, a organization dedicated to advancing prosperity and vibrancy in the five-county region of Central Wisconsin. We wish to express our wholehearted support for Senate Bill 880 and Assembly Bill 983, which seek to grant the City of Stevens Point the authority to establish a new Tax Increment Financing District (TID) above the 12% Rule.

We acknowledge the City's ongoing efforts, led by Representative Katrina Shankland and State Senator Patrick Testin, to secure special legislation allowing the creation of a new TID for the East Park Commerce Center. It is evident that the City is at a crucial juncture, with TID #9, including the Portage County Business Park, nearing the end of its statutory life by 2034.

As a result of the commendable economic growth within all TID districts, the City has surpassed the state-imposed limit on its overall value allowable within those districts. The current state law restricts the establishment of a new TID unless the City falls below the state-imposed limit. Recognizing the City's pivotal role in regional economic development, we believe it is imperative to establish a new TID district, particularly for the pending projects in the East Park Commerce Center.

We extend our strong support for Senate Bill 880 & AB 983. We trust that the Committees on Government Operations (Senate) and the Ways and Means Committee (Assembly) will carefully consider the importance of this legislation for the City of Stevens Point and the broader community.

Thank you for your attention to this matter. We look forward to witnessing the positive impact that the establishment of a new TID will bring to the City of Stevens Point and the surrounding areas.

Sincerely,

Angel Laidlaw
President & CEO
Centergy, Inc.
president@centergy.net



5201 Woodward Drive | Stevens Point, WI 54481 | P: (800) 981-1540 | F: (715) 254-0998

January 28, 2024

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

As the founder and president of Ki Mobility we have personally experienced the benefits this program can bring. We have grown by over 362 employees (to 436) in the 7 years since participating in the TIF development program. Bringing jobs and tax revenue to the community.

Over the last several years, the City has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

The City's proposed TIF District will encompass East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways. These public investments are critical to keeping EPCC the business park to relocate or build your business. Without the special legislation, the City will have to wait years before these projects can be done – this will ultimately result in lost developments, potential job creation, and revenue for the community.

I urge you and your colleagues to support the legislation as it will have a lasting and positive impact on our community, region, and State.

Sincerely,

A handwritten signature in black ink that reads "D.H. Munsey".

Douglas H Munsey Sr.
President
Ki Mobility



3201 Stanley Street. • Stevens Point, WI 54481 • 715-345-5000 • Fax: 715-345-5007 • www.elliswi.com

January 25, 2024

Hon. Senator Patrick Testin
Room 8 South
State Capitol
PO Box 7882
Madison, WI 53707

RE: Support for SB 880

Dear Senator Testin,

I hope this letter finds you in good health and high spirits and ask that you share this with the committee and that of applicability in the Assembly. As the former mayor of the City of Stevens Point, I am writing to express my direct support for the proposed state legislation that would grant the City of Stevens Point the ability to exceed the 12% restriction for a new Tax Incremental Financing (TIF) district.

Having had the privilege of spearheading the creation of three TIF districts during my tenure as mayor, I have witnessed firsthand the significant economic progress and development these districts have brought to our community. The positive impact has been nothing short of transformative, resulting in nearly half a billion dollars in incremental value, which has played a pivotal role in advancing the economic well-being of our region. Furthermore, now as construction executive in the private sector, our clients, past present and future, have or will also benefit greatly from continuing to build tax base and this community's well-being.

The success of the existing TIF districts underscores the effectiveness of this economic development tool in fostering growth, creating jobs, and enhancing the overall quality of life for our residents. However, as we continue to strive for progress and sustainability, it is imperative that we have the flexibility to establish new TIF districts as needed, unencumbered by arbitrary limitations on the total tax base. If the city were experiencing real true threats of distressed elements of current TIF districts, or the inability to cover debt service levels, or shrinking fund balances, that may be a natural and rightfully so, disqualifier for this request. However, that is not the case.

The proposed legislation aligns with our shared commitment to fostering economic growth and ensuring a vibrant future for the City of Stevens Point. By allowing the city to exceed the current 12% restriction, we can harness the proven benefits of TIF districts to address emerging challenges, seize new opportunities, and propel our community to greater heights.

I urge you, your colleagues and those of the respective committees, to consider the significant achievements of our existing TIF districts and recognize the pivotal role they play in our city's economic landscape. The Senate and Assembly's support for this legislation will not only empower the City of Stevens Point to continue its tradition of excellence in economic development, it will also contribute to the overall prosperity and well-being of our entire region.

Thank you for your leadership on this issue and willingness to advance this matter, and I am confident that your advocacy for this legislation will have a lasting and positive impact on the future of our city.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew J. Halverson".

Andrew J. Halverson,
Executive Vice President & Co-Owner
Ellis Construction Company



Les Dobbe
Director of Development
Lineage Logistics
1.27.2024

5700 E.M. Copps Drive
Stevens Point, WI 5448

[Tel:920-915-6161](tel:920-915-6161)
ldobbe@onelineage.com

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and the State-imposed limit.

Supporting SB 880 & AB 983 are definitive underwrites for **“IF NOT BUT FOR”** when it comes to fostering further development for the City of Stevens Point and the surrounding community.

As former CEO and President of Service Cold Storage, now Lineage Logistics <https://www.onelineage.com/>, we have become a premier mega site for the world largest chilled storage provider. Our employee census has topped 300 new jobs since our founding in 2014, 200 of those in the last 2 years! Lineage now contributes over \$5.5 Million in wages to our local economy which has supported countless local business and non-profits. **IF NOT BUT FOR** the City of Stevens Point’s vision to create a shovel ready development site we would not have chosen the community.

My duties as Director of Development for Lineage Logistics take me to countless communities in North America to explore development and expansion. Stevens Point is a clear winner in that camp as Stevens Point has expanded 5 times since it began, each with encouragement and favorable development agreements due to the TIF. I am a huge advocate for new business in one of the only shovel ready sites in the state. Unfortunately, the City has outperformed in drawing in great employers, and they have outgrown their TIF capacity. TIF creation is dictated by the State-imposed limits of 12 percent on the overall equalized value located within TIF Districts.. With hundreds of untapped acres still left in East Park Commerce Center (EPCC) there is still a tremendous opportunity to bring in yet more meaningful jobs into a rural agricultural community.

For your reference: The City’s proposed TIF District will encompass East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways.

Lineage’s continued desire to grow in Stevens Point still exists. The City still has an incredibly desirable location, potential employers are still out there and there is still a large base of employees yet to find meaningful employment.

I urge you and your colleagues to support the legislation and the **IF NOT BUT FOR** will have a lasting and positive impact on our community, region, and State.

Sincerely,

Les Dobbe

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

Hi, my name is Wes Meddaugh, I am a Farm Manager at Heartland Farms in Hancock, WI. We are a potato and vegetable farm that employs 120 full time employees and an additional 150 part time employees during peak seasons. We are working with Agristo at the farm level to develop the opportunity for their company to establish a processing plant in Wisconsin.

Over the last several years, the City has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

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I believe that there is huge opportunity to bring a great company to your area which will create many good paying jobs while also sustaining your neighboring communities to grow and thrive with you at the same time

I urge you and your colleagues to support the legislation as it will have a lasting and positive impact on our community, region, and State.

Sincerely,

Wes Meddaugh
Heartland Farms
907 3rd Ave.
Hancock, WI 54943



The Official Home of
WONDER SPUD

Coloma Farms Inc.

GROWERS OF FINE WISCONSIN POTATOES SINCE 1961.

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

We operate a 4th generation family farm in Coloma where we grow potatoes and other vegetable and grain crops on 2,700 acres in Adams and Waushara counties. We are one of several farms running field trials this summer with Agristo in hopes that the company will choose Wisconsin, and specifically the city of Stevens Point, for its new potato processing plant. This would be a wonderful addition to the region if the company decides to locate here and it's just one example of the potential growth this area has to offer.

Over the last several years, the City has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

The City's proposed TIF District will encompass East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways. These public investments are critical to keeping EPCC the business park to relocate or build your business. Without the special legislation, the City will have to wait years before these projects can be done – this will ultimately result in lost developments, potential job creation, and revenue for the community.

P.O. Box 137
W14453 State Road 21
Coloma, WI 54409
715-228-3031 (Phone) 715-228-4455 (Fax)
cffarms@uniontel.net (E-Mail)



The Official Home of
WONDER SPUD

Coloma Farms Inc.

GROWERS OF FINE WISCONSIN POTATOES SINCE 1961.

The Stevens Point area has been backbone of the Central Sands agricultural community and we need this change in the TIF legislation so that can continue to be true for many years to come.

I urge you and your colleagues to support the legislation as it will have a lasting and positive impact on our community, region, and State.

Sincerely,

Steve and Andy Diercks
Coloma Farms Inc
Coloma, WI
715-228-3031

P.O. Box 137
W14453 State Road 21
Coloma, WI 54409
715-228-3031 (Phone) 715-228-4455 (Fax)
cffarms@uniontel.net (E-Mail)



P.O. Box 935
Plover, Wisconsin 54467

Plainfield: 715-335-6810
Plover: 715-341-9393

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District 1/30/2024

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983 allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

As President of Reabe Spraying Service, I have seen firsthand the tremendous economic and community-minded benefits of local agriculture. The view I have of this region has been forged by a unique confluence of relationships with farmers, businesses and my own experience flying over this area in support of agriculture. Our business performs aerial applications to approximately 300,000 acres of farmland per year. A majority of these applications are to vegetable crops grown for food. These applications enhance the health of the crop by controlling economically concerning pests and diseases while also delivering important nutrients directly to the crop foliage in a time-sensitive window. Often misunderstood, these applications occur due to, and directed by, research conducted at University of Wisconsin Agricultural Research Stations.

Over the last several years, the City has worked diligently at ensuring economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good, and limits the City's ability to continue being a leader of economic development in the State of Wisconsin.

The City's proposed TIF District will encompass East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways. These public investments are critical to keeping EPCC the business park to relocate or build your business. Without the special legislation, the City will have to wait years before these projects can be done—this will ultimately result in lost developments, potential job creation, and revenue for the community.

For 77 years, our small family-run business has been helping local central Wisconsin family farms produce food that is consumed both locally, and globally. The farms we service are rooted in both environmental stewardship and their community, while being supported by a network of businesses with the same values. Local agriculture will be strengthened by investment in the EPCC.

I ask that you and your colleagues support this legislation as it will have a lasting and positive impact on our community, region, and State.

Sincerely,

Curtis Meister
President
Reabe Spraying Service, Inc.
Plover, WI

**BUSHMAN INVESTMENTS
1955 RIVER RD.
JUNCTION CITY, WI 54443**

JANUARY 30, 2024
MAYOR MIKE WIZA
CITY OF STEVENS POINT
RE: PROPOSED AGRISTO PROJECT

MR. WIZA

I AM WRITING IN SUPPORT OF THE PROPOSED AGRISTO PROJECT IN THE STEVENS POINT EAST SIDE INDUSTRIAL PARK. I WOULD LIKE TO SEE THE CITY ALLOW THIS PROJECT TO HAPPEN. THIS TYPE OF DEVELOPMENT IS EXACTLY WHAT THIS 600 ACRE SITE WAS INTENDED FOR. THE VALUE OF A TIF INCENTIVE IS CRITICAL FOR THERE IS DIRECT COMPETITION AGAINST NORTH DAKOTA FOR THIS FAVORABLE DEMOGRAPHIC AGRICULTURAL AREA. I BELIEVE THIS PROJECT ALONG WITH LINEAGE'S FUTURE INTENTIONS WILL INSPIRE FUTURE CORPORATE PLAYERS TO BRING THIS VERY DESIREABLE INDUSTRIAL PARK EASTSIDE EXPANSION TO FRUITION.

SINCERELY
WAYNE BUSHMAN

A handwritten signature in black ink, appearing to read 'Wayne Bushman', with a long horizontal flourish extending to the right.

Stevens Point Area Public School District
Bliss Educational Services Center
1900 Polk Street, Stevens Point, WI 54481
715-345-5456 Fax 715-345-7302



Cory Hirsbrunner
Superintendent of Schools
Stevens Point Area Public School District
1900 Polk Street
Stevens Point, WI 54481

January 30, 2024

RE: Letter of Support for SB 880 & AB 983 – Allowing the City of Stevens Point to Establish a New Tax Increment Financing District

Dear Chairperson Stoebel & Members of the Government Operations Committee,

Thank you for the opportunity to voice support for SB 880 and AB 983, allowing the City of Stevens Point to establish a new Tax Increment Finance (TIF) District beyond the State-imposed limit.

The school district and the greater community will greatly benefit from this economic opportunity. As an interested party and voting member of the several TIF districts, we fully support this legislation.

Over the last several years, the City has worked diligently to ensure economic success and well-being, and the careful use and planning of TIF Districts has resulted in exceptional economic growth for the City, the County, and the Region as a whole. As a result of this, the City has exceeded the State-imposed limit on TIF District creation of 12 percent of overall equalized value located within TIF Districts. Unfortunately, this restriction punishes communities that have had significant economic growth in their communities while ensuring that the TIF Districts are being leveraged for public good and limits the City's ability to continue being a leader of economic development in the state of Wisconsin.

The City's proposed TIF District will encompass the East Park Commerce Center (EPCC). TIF District #9, which currently encompasses EPCC, is nearing the end of its statutory life in 2034. The City has planned several major investments in EPCC, including a rail siding track and spurs, sewer, water, stormwater, roadways, and pedestrian walkways. These public investments are critical to keeping EPCC the business park to relocate or build your business. Without the special legislation, the City will have to wait years before these projects can be done – this will ultimately result in lost developments, potential job creation, and revenue for the community.

As authority under this bill terminates with the expiration of the TID, there is no statewide risk, and since this authority speaks only to one TID, it poses little risk to the community.

I urge you and your colleagues to support the legislation, as it will have a lasting and positive impact on our community, region, and State.

Sincerely,

A handwritten signature in blue ink that reads 'Cory Hirsbrunner'.

Cory Hirsbrunner
Superintendent of Schools
Stevens Point Area Public School District