



136 North Monroe Street
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PUBLIC NOTICE OF A COMMITTEE MEETING OF THE CITY OF WATERLOO COMMON COUNCIL

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and news media, that a public meeting will be held to consider the following:

COMMITTEE: FINANCE, INSURANCE & PERSONNEL COMMITTEE
DATE: June 20, 2019
TIME: 6:00 P.M.
LOCATION: Municipal Building Council Chamber, 136 N. Monroe Street

1. CALL TO ORDER AND ROLL CALL
2. MEETING MINUTES APPROVAL: May 16, 2019 Meeting Minutes
3. PUBLIC COMMENT
4. NEW BUSINESS
 - a. May Monthly Financial Statements
 - i. General Disbursements - \$841,780.15 ***
 - ii. Payroll - \$69,513.64 ***
 - iii. Treasurer's Report & Budget Reports **
 - b. Impact Fee Review And Recommendations Report
 - c. Tax Incremental Finance Districts 1-4, Review
 - d. 2020-2025 Budget Deliberations
 - i. Comparing & Contrasting 2019 & 2020
 - ii. Budget Deliberation Calendar
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Worker Compensation Review, (see Committee calendar for additional)

6. ADJOURNMENT

Mo Hansen
Clerk/Treasurer

** Treasurer's Report & Budget Report – presented as stand along document on municipal webpage

*** See Council Packet, Also On This Evening's Council Agenda

Committee Members: Thomas, Griffin and Kuhl

Posted, emailed & distributed: 06/15/2019

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

CITY OF WATERLOO FINANCE, INSURANCE & PERSONNEL COMMITTEE: MEETING MINUTES
May 16, 2019

1. CALL TO ORDER AND ROLL CALL. Thomas called the meeting to order at 6:00 p.m. Members present: Thomas, Griffin & Kuhl (appointed, but not yet confirmed). Absent: none. Also attending: Mayor Quimby; Police Chief Denis Sorenson; School District Superintendent Brian Henning; Alder Jason Schoenwetter and Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: March 21, 2019 Meeting Minutes. MOTION: Moved by Griffin, seconded by Thomas to approve the minutes. VOICE VOTE: Motion carried.
3. PUBLIC COMMENT. None.
4. NEW BUSINESS
 - a. General Disbursements, April 2019 - \$225,088.08. MOTION: Moved by Thomas, seconded by Griffin to recommend approval. ROLL CALL VOTE: Ayes: Thomas & Griffin. Noes: none with Kuhl appointed by not confirmed. Motion carried.
 - b. Payroll, April 2019 - \$67,901.80. MOTION: Moved by Thomas, seconded by Griffin to recommend approval. ROLL CALL VOTE: Ayes: Thomas & Griffin. Noes: none with Kuhl appointed by not confirmed. Motion carried.
 - c. Treasurer's Report & Budget Reports For April 2019. Moved by Thomas, seconded by Griffin to recommend acceptance. VOICE VOTE: Motion carried.
 - d. School District Expansion And Renovation Project, District Municipal Fee Waiver Request. DISCUSSION: Henning advocated for waiving fees. Thomas said he had reviewed the audit and had questions about impact fees. MOTION: Moved by Thomas, seconded by Griffin to recommend the waiving of impact fees for the school district project. VOICE VOTE: Motion carried.
 - e. Authorizing A \$523,000 Bank Note To Fund 2019 Street Improvements. DISCUSSION: Hansen reviewed bank submittals. Quimby said the City could pre-pay if it chose to do so. MOTION: Moved by Thomas, seconded by Griffin to recommend authorizing a bank note as stated and presented. VOICE VOTE: Motion carried.
 - f. 2018 Audit Review. DISCUSSION: The Committee review the items outlined including impact fees. Hansen said he would produce a report on impact fees. No action taken.
 - g. Adoption Of An Annual Committee Calendar. DISCUSSION: Police contract was mentioned as part of the calendar. Adopted by consensus as a document to be updated and edited from time-to-time.
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.
6. ADJOURNMENT. MOTION: Moved by Griffin, seconded by Thomas to adjourn. VOICE VOTE: Motion carried. Approximate time: 6:35 p.m.

Attest:



Mo Hansen
Clerk/Treasurer



This report to the Committee omits the appendix consisting of many reference pages from earlier 2006 & 2008 Impact Fee reports. This report with the appendix can be view at: <http://www.waterloowi.us/your-government/economic-development/186-impact-fees>

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City of Waterloo Impact Fee Review and Recommendations

June 2019

Mo Hansen
Clerk/Treasurer

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1. INTRODUCTION

What are Impact Fees?



Impact fees are fees collected in order to pay for the capital costs to construct, expand or improve public facilities which are necessary to accommodate land development. The imposition of impact fees is intended to ensure that public facilities are adequate to meet the development needs of the City and that new development pays a proportionate share of new, expanded or improved facilities required by such development. Impact fees are determined at the time of development approval and are generally payable in full, at an annually adjusted rate then in effect, at the time of issuance of any building permit.

Waterloo Timeline.

The City Council adopted Chapter 380-50 Impact Fees on March 16, 2006, creating four impact fees (Stormwater, Public Works, Parks & Recreation and Sanitary Sewer). On March 5, 2009 the chapter was amended adding a fifth (Water), and updated to conform with changes to state statutes at that time.

On October 4, 2018 at the request of the Water & Light Commission, the City Council repealed the Water Impact Fee (Fund 205). The Clerk/Treasurer's office is in the process of closing out this fund with final accounting entries addressing a fund balance carried over. Fee amounts are calculated based on a Residential Equivalent Unit which equates to 5,000 sq. ft. of project.

The four Impact Fees with current Residential Equivalent Unit (REU) charges are:

- Fund 201 Stormwater – \$233 per REU
- Fund 202 Public Works – \$512 per REU
- Fund 203 Parks & Recreation – \$354 per REU
- Fund 204 Sanitary Sewer – \$827 per REU

The Clerk/Treasurer's office administers the impact fees. The Building Inspector works with the Clerk/Treasurer's office to collect the fees at the time building permits are issued.

Because of slow growth, the City of Waterloo has not carried out a review of its impact fees. This document serves that purpose. Going forward, an annual review is recommended.

Reference Material Listed.

Along with the applicable Wisconsin States Statutes, the following comprises the reference documents for this report and are included in the appendix.

1. Public Facilities Needs Assessment, Schreiber/Anderson Associates, January 12, 2006
2. Public Facilities Needs Assessment, Schreiber/Anderson Associates, December 2008
3. 2006-2018 audited financial statements, select pages
4. Ordinance #2006-02 Creation of Impact Fees; Ordinance #2009-03 Amendment of Impact Fees; and Ordinance #2018-07 Repealing the Water Impact Fee

2. EXECUTIVE SUMMARY

1. Formalize a strategy of encouraging private investment in Waterloo by reducing the cost of building rescinding existing impact fees, effective January 1, 2020.
2. Establish a target growth rate of 2%, over a rolling three-year average, using the state DOR net new construction calculation to measure the rate of growth before considering recreating impact fees.
3. Prepare future planning documents with new development and future fees in mind.
4. Strike chapter 380-50 of the municipal code.
5. Schedule annual reviews.

3. 2006-2018 REVENUE & EXPENDITURES

Using audited figures for 2006-2018, the following is a summary of accounting transactions for this period.

2006 projected costs far exceed actual revenue collected by a sizable margin. Allocated costs from the original 2006 facility assessment, and the 2009 facility assessment (for water), are listed below as well as actual fee amounts collected during the 2006-2018 period.

Impact Fee	Original Fee Collection Projections	Fees Collected 2006-2018 (audited)
Parks & Rec.	\$123,600	\$17,323
Public Works	\$179,100	\$25,055
Sanitary Sewer	\$266,300	\$40,606
Storm Sewer	\$81,000	\$11,405
Water	\$276,675	\$27,972
TOTAL	\$926,675	\$122,361

Fee Allocation.

Fees collected do not come close to meeting or exceeding the estimated 2006 assessment needs, nor actual municipal expenditures incurred over the fee's lifetime.

The water impact fee created in 2009 was based on the installation of a water tower, which has not gone forward in the planning process. Water Impact fees collected are allocated in a manner similar to the Sewer and Public Works fees, an assumed percentage of improved water infrastructure for Knowlton Street/McKay Way improvements. Additionally water fees are allocated for water supply capacity for STH 19 as well as for improvements for the expansion of Commercial Avenue -- rather than for a water tower.

- Park & Recreation – \$17,323
 - Allocated for Capital Fund expenses for new park space at 720 West Madison Street
- Public Works – \$25,055; Sanitary Sewer – \$40,606; and Storm Sewer – \$11,405
 - Allocated for Capital Fund expenses for STH 89 and Knowlton Street/McKay Way Improvements
- Water Impact Fees are allocated to update capacity relating to water supply for the Knowlton Street/McKay Way improvements; STH 19 improvements; the extension of extension of Commercial Avenue. NOTE: The working assessment documents has not been updated to reflect these facility needs. Going forward updates should be considered annually.
 - \$14,088 for water system improvements for Knowlton Street/McKay Way & STH 19
 - \$13,884 for water system improvements for the extension of Commercial Avenue

The water fee was repealed in 2018, in part, due the lack of updated assessment information. This highlights the need for future assessments to be flexible to adapt to changing community growth opportunities.

2019 allocation amounts are estimated as interest earned monthly may result in slightly different figures.

Fees Collected & Expenditures by Year															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL 2006-2018	as of June 2019
REVENUE															
201 - Stormwater	1,794	956	1,546	437	862	3	222	227	456	1,901	242	3	2,756	11,405	23
202 - Public Works	3,937	2,100	3,404	959	1,888	5	488	498	1,004	4,182	532	3	6,055	25,055	50
203- Parks & Rec	2,721	1,451	2,349	664	1,307	3	338	344	695	2,892	369	3	4,187	17,323	35
204 - Sanitary	6,352	3,388	5,623	1,575	3,051	8	789	804	1,622	6,752	859	3	9,780	40,606	80
205 - Water	0	0	0	1,393	2,787	5	726	738	1,482	6,172	785	0	13,884	27,972	114
TOTAL REVENUE	14,804	7,895	12,922	5,028	9,895	24	2,563	2,611	5,259	21,899	2,787	12	36,662	122,361	302
EXPENDITURE															
201 - Stormwater	0	2545	1532	0	0	0	1520	0	0	600	2401	0	0	8,598	2,830
202 - Public Works	0	4,995	3,962	0	0	0	3,334	0	0	1,400	5,257	0	0	18,948	6,157
203- Parks & Rec	0	3,605	2,583	0	670	0	1,636	0	0	775	3,816	0	0	13,085	4,273
204 - Sanitary	0	495	14,065	0	0	0	5,436	0	0	2,250	8,527	0	0	30,773	9,913
205 - Water	0	0	508	186	0	0	0	4,925	0	700	7,716	0	0	14,035	14,051
TOTAL EXPENDITURE	0	11,640	22,650	186	670	0	11,926	4,925	0	5,725	27,717	0	0	85,439	37,224
Notes															
REV greater than EXP	14,804	-3,745	-9,728	4,842	9,225	24	-9,363	-2,314	5,259	16,174	-24,930	12	36,662	36,922	-36,922
Net Change in Fund Balance	14,804	-3,745	-9,728	4,842	9,225	24	-9,363	-2,314	5,259	16,174	-24,930	12	36,662	36,922	-36,922
Fund Balance Beginning of Yr	0	14,804	11,059	1,331	6,173	15,398	15,422	6,059	3,745	9,004	25,178	248	260		
Fund Balance End of Yr	14,804	11,059	1,331	6,173	15,398	15,422	6,059	3,745	9,004	25,178	248	260	36,922		0

4. CITY COUNCIL IMPACT FEE WAIVERS

A part of an effort to encourage private investment and the creation of new housing stock, the City Council has waived all fees, including impact fees, for the construction of single-family housing for calendar years 2017-2020.

5. IMPACT FEE RECOMMENDATIONS

- ✓ At its June 6, 2019 meeting the City Council waived impact fees for the multi-million dollars School District renovation.
- ✓ Two prior City Council legislative acts have been unanimously approved waiving fees, including impact fees from 2017 until 2020 for all single-family home construction.
- ✓ The Community Development Authority has been weighing the merits of waiving all fees, including impact fees for the construction of condominium homes.
- ✓ No current or pending capital plans include projects involving the development of land related to future residents. The community is primarily addressing the maintenance of existing facilities which would not be qualifying fee expenses.
- ✓ Growth is not foreseen by way of population growth estimates. The Wisconsin Department of Administration Demographic Services Center has projected the City's population increasing from 3,333 in 2010 to 3,362 in 2018 an increase of 0.87% over eight years, or 0.11% per year.

GOAL: Encourage private investment in the community to stimulate growth.

- Strategy – Reduce the cost of building in Waterloo compared to other communities.
 - Implementation Action – Rescind current impact fees.

The general theme of reducing fees to encourage private investment has not been formalized. Recognizing this theme, the recommendation is to rescind all impact fees effective January 1, 2020, setting a target benchmark growth goal of 2% using the state DOR net new construction calculation over a rolling three-year average, before consideration of new fees is again contemplated.

Five Action Steps.

1. Formalize a strategy of encouraging private investment in Waterloo by reducing the cost of building rescinding existing impact fees, effective January 1, 2020.
2. Establish a target growth rate of 2%, over a rolling three-year average, before reconsidering recreating impact fees.
3. Prepare future planning documents with new development and future fees in mind.
4. Strike chapter 380-50 of the municipal code.
5. Schedule annual reviews.

Below is additional background information describing in detail the parameters relating to impact fees.

Authority To Impose Under Wisconsin Statutes.

In 1993, Wisconsin Act 305 created Section §66.55 (now §66.0617) of the Wisconsin Statutes, which provides the authority for cities, villages and towns to impose impact fees on new development for recovering capital costs of public facilities. The statute specifies the type of facilities for which impact fees may be imposed and prescribes the procedural requirements for impact fee ordinances enacted by a municipality.

Eligible Facilities.

The impact fee statute allows the use of impact fees for a variety of public facilities projects. Impact fees may be used to pay for the proportionate share of capital costs of highways, traffic control facilities, sewerage facilities, storm water facilities, water supply facilities, parks facilities, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities and libraries. However, impact fees may not be used for the purchase of vehicles and equipment or for school district facilities.

Eligible Costs.

Impact fees may only be used to fund capital costs of public facilities, which are defined as the cost to construct, expand, or improve public facilities. Eligible costs may include land, legal, planning, engineering, and design costs.

Impact fees may not be used for operation and maintenance costs or to correct existing deficiencies in the public facilities for which they are imposed. Existing deficiencies may include:

- Facilities or portions of facilities that need to be replaced due to age or obsolescence.
- Improvements made to existing facilities to meet state or federal requirements or utilize improved technology.
- Facilities or portions of facilities that result in an improved design standard, or the difference between the future design standard, as it would apply to current population, and the actual existing facility.

The share of the costs to new development versus existing development must be computed based on defined service level standards. If new facilities are needed to meet certain service level standards, then a portion of the total capital costs may need to be allocated to meet an existing deficiency when determining the amount of total costs that are eligible to be recovered through the imposition of an impact fee.

Determining the Fee Amounts.

The impact fee law requires that impact fees must bear a rational relationship to the need for new, expanded or improved public facilities. This means that impact fees should not be charged to new development if that development is not likely to create a demand for a specific type of facility for which an impact fee is imposed. It also means that the amount of the impact fee should be based on a reasonable estimate of the demand that a new development will create for public facilities. For services that serve both residential and nonresidential properties, such as fire protection, this requires finding a reasonable basis for determining the amount of capital costs of facilities are required for residential versus nonresidential development.

State law also dictates that impact fees cannot exceed the proportionate share of the capital costs required to serve new development as compared to existing development. Each facility must be analyzed to determine the share of the facility that is needed to provide the established service level to the existing development versus the excess facility space that is available to serve new development. The same service level should be applied to both existing and new development when determining if there is a portion of facilities that are needed to provide the desired service level to existing development.

Waterloo's Growth Prognosis.

Net new construction growth rates have been less than 1% for an extended number of years. The economic development focus is to spur private investment. Renewing a schedule of impact fee at this time runs counter to an objective of stimulating private investment. A community that is not growing at a rate greater than 1% cannot artificially anticipate future capital needs based on unseen growth.

To generate growth, municipal investment has to be targeted on generating growth. The community has an abundance of facilities, equipment and vehicles with which to provide municipal services.

5. PERIODIC REVIEW

An annual review of the growth rates as measured by the net new construction calculation associated with state levy limits is recommended.

6. APPENDIX

Reference Material Attached.

Along with the applicable Wisconsin state statutes, the following comprise the reference documents for this report and are included in the appendix.

1. Public Facilities Needs Assessment, Schreiber/Anderson Associates, January 12, 2006
2. Public Facilities Needs Assessment, Schreiber/Anderson Associates, December 2008
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City of Waterloo

Tax Increment Finance Districts 1-4

Review

June 2019

Mo Hansen
Clerk/Treasurer

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A. INTRODUCTION & DEFINITIONS

Waterloo has four Tax Incremental Finance Districts. This report is to serve as a Tax Incremental Finance health report card. A detailed analysis of return on investment – by project – will be part of a follow-on report.

What is Waterloo P3 - Tax Incremental Finance?



Waterloo P3 - Public Private Partnerships involving the City of Waterloo and private or non-profit developers with the aim of creating cost-effective win-win Waterloo economic opportunities. Creative tax incremental financing is but one of several advantages Waterloo offers.

- Facade Grants
- Interior Build-out Grants
- Waiver of all permit fee expense for single-family residential development
- Combined one-stop state/local project plan review - speedy project approvals and lower project costs
- Municipal facilitation of PACE Financing
- Access to the amenities of Dane County and Waterloo small-town prices.

TIF — an economic development program which helps promote local tax base expansion by using property tax revenues to fund site improvements to attract new industrial or mixed-use development, rehabilitate/conservate property, eliminate blight and remediate the environment

TID — the actual physical area (whole parcels) designated for improvements using tax incremental financing

How is TIF Funded?

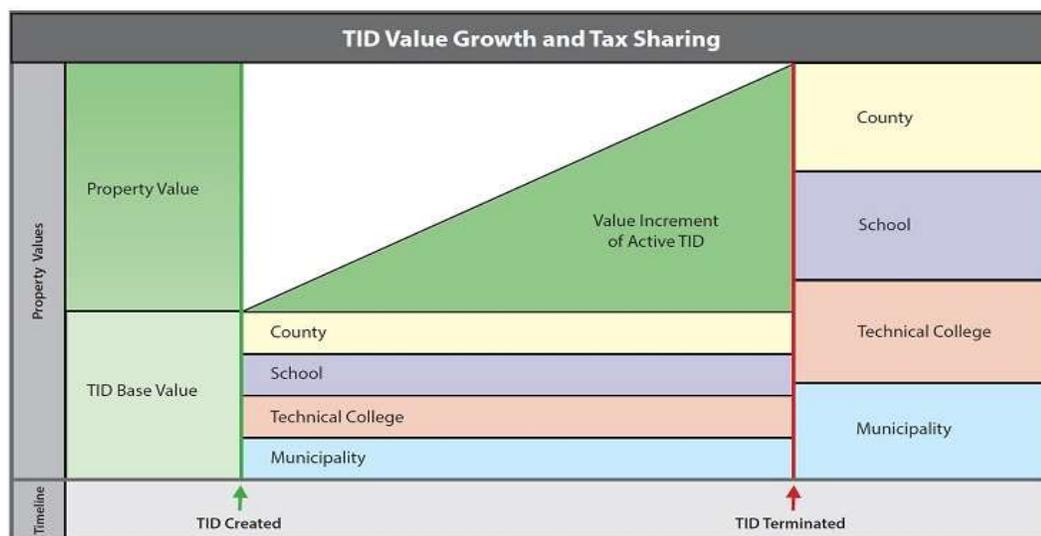
When a TID is created, the municipality and other taxing entities agree to support their normal operations from the existing tax base within the district, assuming that if the TID was not created, there would be no additional growth to the existing tax base. Property taxes for the school, county, technical college, and municipality are based on the taxable value of the TID at the time it is created. The tax rates are applied to the TID value increment, which results in additional revenues collected for the district's fund. Eligible TID costs are paid from these revenues before the additional tax base is shared.

How does TIF work?

TIF allows municipalities to promote tax base expansion. The municipality identifies an area for development; this is the TID. The municipality funds the necessary infrastructure and other projects to attract private development. Then as

the property value increases, the municipality uses the taxes from that increase to pay the project costs. The municipality can only use TIF to fund infrastructure investment and other eligible projects that facilitate development.

When a municipality creates a TID, the municipality and other taxing entities agree to support their operation from the existing tax base within the TID. They agree the municipality will use the taxes on the value increase in the TID to pay for the investment.



Any new construction or investment in the TID property increases the value. The municipality collects the taxes on the growth in value of the property (the Value increment) as Tax increment revenue. The municipality can only use this revenue to pay for the improvements it made to the property in the TID according to the approved project plan. Any agreement to use TIF depends on the "but for" concept. Review But For Test for more details.

Waterloo P3 means Public Private Partnerships. P3 is the Waterloo community partnering with private businesses or developers creating cost-effective win-win outcomes.

B. EXECUTIVE SUMMARY

Finance Health

- **District No. 1 “A”** This District is being closed out this calendar year after successful projects: (a) Reopening of Briess Malting; (b) McKay Way - Knowlton Street road and utility improvements; (c) Two Trek Bicycle expansions; and (d) Revenue sharing with TID #2 to fund the largest road improvement project in city’s history -- STH 19, without debt service.
- **District No. 2 “D”** Delay in Phase 1 increment from Hawthorn & Stone development and payment of Vierbicher & Associates services and Façade Grant program - absent pre-defined increment to cover these expenditures means the breakeven point for this downtown district project relies on increment from TID #1. TID#1 is closing.
- **District No. 3 “B”** District successes include the recruitment of Regius Rubber and Ab E Manufacturing to the district along with state & federal aid to remediate 333 Portland Road. Regius and Ab E Manufacturing are producing increment needed for district health to support their incentives. Accumulating upfront 333 Portland Road expenses absent industrial end-user(s) must be watched closely. New increment is needed to cover debt service brought on by municipal remediation expenses. New cell tower revenue brings revenue to aid tax base growth.

- **District No. 4 “C”** Construction of the Dollar General building absent a request for municipal support means this district is producing positive increment. The lack of a development project means newly generated increment is not being leveraged to grow the tax base.

C. REVENUES / EXPENDITURES & PROJECT ACTIVITY - BY DISTRICT

The activity notes below are intended to describe major projects carried forward due the existence of the districts. An ROI analysis is the key measure. This will be provided on a follow-on report.

District No. 1

Link To: [Map](#)

Link To: [Project Plan](#)

		1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015	1/1/2014	1/1/2013	1/1/2012	1/1/2011	1/1/2010	
		12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014	12/31/2013	12/31/2012	12/31/2011	12/31/2010	
		2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	
	410-11100	TREASURER'S CASH	166,597.07	789,860.43	246,263.34	1,903,533.32	1,638,307.34	1,252,369.04	904,753.72	863,018.17	800,624.92	653,985.04
	410-11520	CDBG GRANT TIF BRIESS PART 2	-	-	-	-	-	-	-	-	-	-
	410-13101	ACCOUNTS RECEIVABLE PRIOR YEAR	-	-	85,130.00	85,130.00	-	-	-	-	-	-
A	410-15750	DUE FROM TIF NO. 3	162,000.00	162,000.00	162,000.00	162,000.00	162,000.00	162,000.00	162,000.00	-	-	-
	410-15800	DUE FROM AGENCY FUND TAXES	57,719.01	225,269.60	195,999.26	182,941.48	209,379.95	190,636.30	181,515.59	148,847.21	147,569.81	141,080.67
	410-17140	ADVANCE TO CP FUND	-	-	-	-	-	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00
	410-21100	VOUCHERS PAYABLE	-	(1,504.02)	(26,355.93)	(1,736.38)	-	-	-	-	-	-
	410-25100	DUE TO/FROM GENERAL FUND	-	-	-	-	-	-	-	-	-	-
	410-26100	DEFERRED REVENUE	(57,719.01)	(225,269.60)	(281,129.26)	(268,071.48)	(209,379.95)	(190,636.30)	(181,515.59)	(148,847.21)	(147,569.81)	(141,080.67)
	410-34300	FUND BALANCE	(950,356.41)	(381,907.41)	(2,063,796.94)	(1,800,307.34)	(1,455,369.04)	(1,107,753.72)	(1,066,018.17)	(841,624.92)	(694,985.04)	(582,650.71)
B	410-41-4111-000	TAX INCREMENTS	(167,550.59)	(195,999.26)	(182,941.48)	(209,379.95)	(190,636.30)	(181,515.59)	(148,847.21)	(147,569.81)	(141,080.67)	(138,482.33)
	410-43-4351-000	STATE AID MSID	-	(85,130.30)	-	-	-	-	-	-	-	-
	410-43-4363-000	COMMUNITY DEVELOP BLOCK GRANT	-	-	-	-	-	-	-	-	-	-
C	410-43-4364-000	STATE AID EXEMPT COMPUTERS	-	(424,386.57)	(418,238.00)	(306,894.00)	(339,938.00)	(243,572.00)	(150,342.00)	(183,497.00)	(149,240.00)	(138,745.00)
	410-43-4365-000	STATE AID PERSONAL PROPERTY	(742.99)	-	-	-	-	-	-	-	-	-
	410-48-4800-000	MISC REVENUES	-	-	-	(3.39)	-	-	-	-	-	-
	410-48-4810-000	INTEREST ON TEMP INVESTMENTS	-	(1,620.00)	(1,802.00)	(1,784.00)	(1,963.00)	(1,959.00)	(1,889.00)	-	-	-
	410-49-4910-000	LONG TERM DEBT PROCEEDS	-	-	-	-	-	-	-	-	-	-
	410-49-4918-000	TRANSFER FROM IMPACT FEE	-	-	-	(27,704.46)	-	-	-	-	-	-
	410-49-4926-000	TRANSFER FR UTILITY SANIT SEWE	-	-	-	(45,800.00)	-	-	-	-	-	-
	410-49-4930-000	FUND BALANCE APPLIED TO BUDGET	-	-	-	-	-	-	-	-	-	-
	410-51-5112-320	LEGIS SUPPORT PR & PUB	-	-	125.00	93.98	-	-	-	-	259.96	-
	410-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	-	150.00	150.00	150.00	150.00	150.00	150.00	-	1,150.00	150.00
	410-51-5130-211	ATTORNEY ATTORNEY FEES	-	-	-	41.25	-	-	-	(109.00)	1,068.43	-
	410-51-5142-110	CLERK SALARY/CLERK	-	24,503.00	24,503.00	6,947.00	-	4,591.00	4,590.00	4,499.99	-	-
	410-51-5142-151	CLERK SOCIAL SECURITY	-	-	-	-	-	351.25	351.18	344.28	-	-
	410-51-5142-152	CLERK RETIREMENT	-	-	-	-	-	321.37	305.23	265.51	-	-
	410-51-5142-153	CLERK HEALTH INS	-	-	-	-	-	1,525.48	1,146.91	1,244.28	-	-
	410-51-5151-214	SPEC ACCTG & AUD PROF FEES	101.00	487.50	500.00	500.00	500.00	575.17	1,193.34	4,938.50	25,680.00	1,500.00
	410-53-5310-215	ENG & ADMIN PROF FEES	-	-	-	-	2,265.00	-	-	-	23,592.40	-
	410-53-5310-216	ENG & ADMIN RELOCATION COST	-	-	-	-	-	-	60.00	-	-	-
	410-57-5701-800	CAPITAL PROJ OUTLAY	-	-	-	-	-	-	-	-	-	-
D	410-57-5701-801	CAPITAL PROJ OUTLAY S.T.H. 19	-	40,436.63	1,779,558.01	31,455.12	-	-	-	-	-	-
	410-57-5701-802	CAPITAL PROJ STORM WATER LAND	-	-	-	-	-	-	-	-	-	-
	410-57-5701-804	CAPITAL PROJ ROW & EASEMENT	-	-	-	-	-	-	-	-	-	-
E	410-57-5701-806	CAPITAL PROJECT CANAL ROAD	-	-	-	216,188.85	-	-	-	-	-	-
	410-58-5820-620	INTEREST AND FISCAL CHARGES	-	-	-	-	-	-	-	-	-	-
F	410-59-5924-001	CAPITAL PROJECT FUND	-	-	-	-	109,714.00	-	182,931.00	25,000.00	25,000.00	-
	410-59-5926-001	DEBT SERVICE	-	-	-	-	-	-	-	-	-	-
G	410-59-5928-001	TRANSFER TO OTHER FUNDS	-	-	-	-	-	-	-	-	-	100,000.00
H	410-59-5929-000	TRANSFER TO DEBT SERVICE	-	73,110.00	75,570.00	72,700.00	74,970.00	71,917.00	68,675.00	70,430.00	66,930.00	63,243.00
	410-59-5930-000	TRANSFER TO TIF DISTRICT #3	-	-	-	-	-	-	-	-	-	-
I	410-59-5931-000	TRANSFER TO TIF DISTRICT #2	-	-	404,465.00	-	-	-	-	-	-	-

Activity Notes – District No. 1

(A) This district loaned district #3 \$162,000 in 2012. The debt has been carried forward since. Repayment is part of 2019 district close out.

(B) Increment for 2019 budgeted at \$196,000. Due to district close out, for 2020, this sum will be split back across the taxing jurisdictions.

(C) 2019 State Computer Aid revenue budgeted at \$418,000. With closure, beginning in 2020 this amount is retained and transfers to another municipal fund, or funds. The 2019 TID #1 fund balance reverts to TID #2.

(D & F) \$109,714 in 2015 and \$1,851,449 in 2016, 2017 & 2018 was spent for the municipal share of STH 19 reconstruction, including water and sewer improvements and all other municipal obligations. No project borrowing took place.

(E) \$216,118.85 was allocated for improvements to Canal Road, again no borrowing.

(F) \$50,000 was spent for Waterloo Regional Trailhead improvements and \$182,931 for South Monroe Street improvements. This 2013 expenditure was later deemed inappropriate by the auditor and was later reversed.

(G) \$100,000 transferred to Fund 600 CDA to fund programs including the Find Your Path Here Program.

(H) Transfers to debt service concluding in 2018 made to pay for borrowing to fund McKay Way Knowlton Street improvements.

(I) In 2017 \$404,465 was, in part, expensed out of TID#1 to reverse prior year expenses deemed inappropriate by audit review.

District No. 2

Link To: [Map](#)

Link To: [Project Plan](#)

		1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015	1/1/2014	1/1/2013	1/1/2012	1/1/2011	
		12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014	12/31/2013	12/31/2012	12/31/2011	
		2019	2018	2017	2016	2015	2014	2013	2012	2011	
A	412-11100	TREASURER'S CASH	(41,534.40)	(126,097.96)	(804,906.93)	(1,132,513.71)	(829,960.18)	(513,983.92)	(297,391.33)	(101,346.06)	(19,138.16)
	412-13000	GRANTS RECEIVABLES	417,723.57	417,723.57	370,090.00	348,310.00	150,000.00	-	-	-	-
	412-13100	ACCOUNTS RECEIVABLE	60,362.47	60,362.47	-	-	-	-	-	-	-
	412-13101	ACCOUNTS RECEIVABLE PRIOR YEAR	(60,362.47)	-	-	-	-	-	3,704.43	-	-
	412-15800	DUE FROM AGENCY FUND TAXES	11,108.90	43,356.57	60,894.20	57,914.23	-	-	-	1,976.41	-
	412-21100	VOUCHERS PAYABLE	-	(1,993.00)	(66.00)	(231.00)	(1,791.25)	(5,153.80)	(25,283.75)	(3,750.00)	(2,971.69)
	412-25100	DUE TO/FROM GENERAL FUND	-	-	-	-	-	-	-	-	-
	412-26100	DEFERRED REVENUE	(428,832.47)	(461,080.14)	(430,984.20)	(406,224.23)	(150,000.00)	-	-	(1,976.41)	-
	412-34300	FUND BALANCE	67,728.49	804,972.93	1,132,744.71	831,751.43	519,137.72	318,970.65	105,096.06	22,109.85	-
B	412-41-4111-000	TAX INCREMENTS	(32,247.67)	(60,894.20)	(45,628.35)	-	-	-	(1,976.41)	-	-
	412-43-4363-000	STATE GRANT IDLE INDUSTRIAL SI	-	-	-	-	-	-	-	-	-
	412-43-4364-000	STATE AID EXEMPT COMPUTERS	-	(764.71)	(754.00)	(706.00)	(798.00)	(803.00)	(1,053.00)	-	-
	412-43-4365-000	STATE GRANT FLOOD CONTROL	-	(21,780.00)	-	-	-	-	-	-	-
	412-43-4366-000	STATE AID PERSONAL PROPERTY	(230.84)	-	-	-	-	-	-	-	-
	412-48-4800-000	MISC REVENUES	-	(60,362.47)	(73,724.59)	-	(1,000.00)	(8,218.00)	(47,455.03)	(1,000.00)	(1,000.00)
	412-48-4810-000	INTEREST ON TEMP INVESTMENTS	-	-	-	-	-	-	-	-	-
	412-48-4830-000	SALE OF CITY PROPERTY	-	-	(1,100.00)	-	-	(100.00)	(10.00)	-	-
	412-48-4831-000	SALE OF SALVAGE & OTHER	-	-	-	-	-	-	(46,945.00)	-	-
	412-49-4910-000	LONG TERM DEBT PROCEEDS	-	-	-	-	-	-	(900,000.00)	-	-
	412-49-4917-000	TRANSFER FROM TIF DISTRICT 1	-	(789,860.00)	(404,465.00)	-	-	-	-	-	-
	412-51-5112-320	LEGIS SUPPORT PR & PUB	-	-	226.15	392.90	-	-	421.74	580.82	-
	412-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	150.00	150.00	150.00	150.00	150.00	1,150.00	150.00	-	-
	412-51-5130-211	ATTORNEY ATTORNEY FEES	3,944.17	2,614.87	5,849.17	2,310.00	5,012.64	14,888.65	17,065.45	4,423.32	418.98
	412-51-5151-214	SPEC ACCTG & AUD PROF FEES	2,146.00	12,508.50	500.00	500.00	950.00	2,075.17	12,178.33	1,168.50	1,200.00
	412-51-5193-510	PROPERTY INSURANCE	-	-	-	-	-	-	2,857.00	-	-
	412-51-5193-512	LIABILITY INSURANCE	-	-	-	-	3,827.00	-	3,600.00	-	-
C	412-53-5310-215	ENG & ADMIN PROF FEES	-	-	11,770.00	9,698.00	5,762.50	18,919.82	98,722.41	54,463.44	20,000.00
	412-53-5310-216	ENG & ADMIN RELOCATION COST	-	-	-	308.88	-	-	-	-	-
	412-56-5670-221	ED 333 W MADISON PLANT ELECTRI	-	-	-	-	-	-	5,503.53	-	-
	412-56-5670-223	ED 333 W MADISON PLANT W & S	-	-	-	-	-	-	1,873.20	-	-
	412-56-5672-221	575 W MADISON STREET ELECTRIC	-	-	-	-	-	11,577.74	25,118.91	-	-
	412-56-5672-223	575 W MADISON WATER/SEWER	-	-	-	-	-	401.78	1,795.79	-	-
	412-56-5674-221	217 N MONROE MOVIN OUT ELECTRI	-	-	-	-	-	-	15.93	-	-
	412-56-5674-223	217 N MONROE WATER/SEWER	-	-	-	-	-	-	-	-	-
	412-56-5676-221	200 S JACKSON STREET ELECTRIC	-	-	-	-	-	-	-	-	-
	412-56-5676-223	200 S JACKSON ST WATER/SEWER	-	-	-	-	-	-	-	-	-
	412-56-5678-221	207 S JACKSON STREET ELECTRIC	-	-	-	-	-	-	1,122.50	-	-
	412-56-5678-223	207 S JACKSON ST WATER/SEWER	-	-	-	-	-	-	948.73	-	-
	412-56-5680-221	275 S JACKSON STREET ELECTRIC	-	-	-	-	-	-	419.33	-	-
	412-56-5680-223	275 S JACKSON ST WATER/SEWER	-	-	-	-	-	-	512.07	-	-
D	412-57-5701-800	CAPITAL PROJ OUTLAY	-	69,413.57	48,360.00	-	152,262.81	39,764.48	1,017,996.11	-	-
	412-57-5701-802	CAPITAL PROJ STORM WATER LAND	-	-	-	-	-	-	-	-	-
	412-57-5701-804	CAPITAL PROJ ROW & EASEMENT	-	-	-	-	-	-	-	-	-
E	412-57-5701-806	CAPITAL PROJ IMPROVEMENT PROG	44.25	2,380.00	3,465.84	-	43,096.76	17,160.43	21,013.00	23,350.13	1,490.87
F	412-57-5701-808	CAPITAL PROJECT RIVERWALK	-	-	24,230.00	184,989.50	-	-	-	-	-
	412-58-5820-620	INTEREST AND FISCAL CHARGES	-	-	-	-	-	-	-	-	-
	412-59-5924-001	CAPITAL PROJECT FUND	-	-	-	-	-	-	-	-	-
	412-59-5926-001	DEBT SERVICE	-	-	-	-	-	-	-	-	-
	412-59-5928-001	TRANSFER TO CDA FUND	-	6,000.00	-	-	-	-	-	-	-
G	412-59-5929-000	TRANSFER TO DEBT SERVICE	-	103,350.00	103,349.00	103,350.00	103,350.00	103,350.00	-	-	-

Activity Notes – District No. 2

(A) A reimbursement from WEDC for expenditures under the Idle Industrial Sites grant remain outstanding. The reimbursement amount is \$584,000. This reimbursement goes along way 12. The debt has been carried forward since. Repayment part of 2019 district close out.

(B) Tax increment is almost entirely from the Monroe Street Apartment project. Increment is below original project plan due to the delay of Hawthorn & Stone Phase 1.

(C) 2011-2013 expense for Vierbicher & Associated Expenses and Façade Grants awarded are being covered by TID #1 revenue.

(D) Capital project outlay funded:

- Pedestrian bridge removal (2017, \$48,360)
- Rediscovered LLC developer incentives at 575 West Madison Street (2018; \$69,413.57)
- Mirus Partners residential development incentives (2015; \$152,262.81)
- Initial development incentives to Rediscovered LLC and Hawthorn & Stone (2013; \$1,017,996)

(E) Façade Grant expenditures over program life.

(F) Riverwalk construction (2017-2018: \$2019,219)

(G) Debt service. Standing on its own, TID #2 is to produce \$103,350 in increment annually to pay debt service. Increment is 1/3 of expected amount with greater sums project from Hawthorn & Stone in 2020.

District No. 3

Link To: [Map](#)

Link To: [Project Plan](#)

		1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015	1/1/2014	1/1/2013	1/1/2012	
		12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014	12/31/2013	12/31/2012	
		2019	2018	2017	2016	2015	2014	2013	2012	
	413-11100	TREASURER'S CASH	(463,795.51)	(461,048.10)	46,706.77	(18,171.14)	(36,244.81)	(35,873.87)	(28,745.19)	(22,821.92)
	413-13101	ACCOUNTS RECEIVABLE PRIOR YEAR	-	-	-	-	-	-	-	-
	413-15800	DUE FROM AGENCY FUND TAXES	4,861.32	18,973.08	31,104.30	23,680.43	26,841.45	43,391.31	5,416.17	-
	413-21100	VOUCHERS PAYABLE	-	(7,441.51)	(7,067.35)	-	(16.50)	-	-	-
	413-21101	RETAINAGES PAYABLE	(10,000.00)	(10,000.00)	-	-	-	-	-	-
	413-25100	DUE TO/FROM GENERAL FUND	-	-	-	-	-	-	-	-
A	413-25200	DUE TO TIF NO 1	(162,000.00)	(162,000.00)	(162,000.00)	(162,000.00)	(162,000.00)	(162,000.00)	(162,000.00)	(162,000.00)
	413-26100	DEFERRED REVENUE	(4,861.32)	(18,973.08)	(31,104.30)	(23,680.43)	(26,841.45)	(43,391.31)	(5,416.17)	-
B	413-34300	FUND BALANCE	640,489.61	122,360.58	180,171.14	198,261.31	197,873.87	190,745.19	184,821.92	-
	413-41-4111-000	TAX INCREMENTS	(14,111.76)	(31,104.30)	(23,680.43)	(26,841.45)	(43,391.31)	(5,416.17)	-	-
	413-43-4364-000	STATE AID EXEMPT COMPUTERS	-	(312.39)	(308.00)	(589.00)	(915.00)	-	-	-
	413-43-4365-000	STATE AID PERSONAL PROPERTY	(117.91)	-	-	-	-	-	-	-
	413-48-4800-000	MISC REVENUES	-	-	-	-	-	-	-	-
C	413-48-4810-000	INTEREST ON TEMP INVESTMENTS	-	-	-	-	-	-	-	-
	413-49-4910-000	LONG TERM DEBT PROCEEDS	-	-	(1,038,283.00)	-	-	-	-	-
	413-49-4917-000	TRANSFER FROM TIF DISTRICT 1	-	-	-	-	-	-	-	-
	413-51-5112-320	LEGIS SUPPORT PR & PUB	-	161.63	125.00	-	-	-	-	-
	413-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	150.00	150.00	150.00	150.00	150.00	150.00	150.00	-
	413-51-5130-211	ATTORNEY ATTORNEY FEES	-	755.00	8,963.33	6,621.28	1,080.75	1,718.19	206.25	4,051.20
D	413-51-5151-214	SPEC ACCTG & AUD PROF FEES	100.00	6,402.50	500.00	500.00	500.00	575.16	153.33	13,530.00
	413-53-5310-215	ENG & ADMIN PROF FEES	3,196.00	60,515.50	32,478.35	285.00	-	8,142.50	1,200.00	920.00
	413-53-5310-216	ENG & ADMIN RELOCATION COST	-	-	-	-	-	-	-	-
E	413-57-5701-800	CAPITAL PROJ OUTLAY	1,256.37	13,227.38	943,867.19	-	-	-	2,324.69	166,320.72
F	413-57-5701-805	CAPITAL PROJ 333 PORTLAND	4,833.20	110,307.64	16,425.00	-	-	-	-	-
G	413-57-5701-898	CAP OUTLAY CONTRACTOR SERVICES	-	356,406.07	150.00	-	-	-	-	-
	413-58-5820-000	INTEREST EXPENSE ON ADVANCE	-	1,620.00	1,802.00	1,784.00	1,963.00	1,959.00	1,889.00	-
	413-58-5820-620	INTEREST AND FISCAL CHARGES	-	-	-	-	-	-	-	-
H	413-59-5924-001	CAPITAL PROJECT FUND	-	-	-	-	41,000.00	-	-	-
	413-59-5926-001	DEBT SERVICE	-	-	-	-	-	-	-	-
	413-59-5929-000	TRANSFER TO DEBT SERVICE	-	-	-	-	-	-	-	-

Activity Notes – District No. 3

(A) A \$162,000 inter-fund load from TID #1 to TID #3 funded the Regius Rubber project. Increment from Regius Rubber was to have paid for the loan over time. With the closure of TID #1 an alternate loan method must be put in place.

(B) Tax increment represents Regius Rubber. The Ab E Manufacturing project will produce \$20,000 in 2019 increment and \$84,000 in increment from 2020 and beyond.

(C) Loan proceeds which funded Ab E Manufacturing project.

(D) Engineering expense the extension of Commercial Avenue and expenses to clean-up 333 Portland Road.

(E) Developer incentive for Regius Rubber (2012: \$166,320) and Ab E Manufacturing (2017-2019: \$958,351)

(F) Demolition and site remediation for 333 Portland Road (2017-2019: \$131,565.84)

(G) Commercial Avenue extension (2018: \$356,406)

(H) Right-off of bad debt, loan to business at 665 Commercial Avenue (2015: \$41,000) and went bankrupt.

District No. 4

Link To: [Map](#)

Link To: [Project Plan](#)

A

		1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015	1/1/2014	1/1/2013
		12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014	12/31/2013
		2019	2018	2017	2016	2015	2014	2013
414-34300	FUND BALANCE	(20,173.93)	1,428.02	16,799.50	16,149.50	15,499.50	12,500.00	-
414-41-4111-000	TAX INCREMENTS	(15,746.12)	(22,007.04)	(15,917.48)	-	-	-	-
414-43-4364-000	STATE AID COMPUTERS	-	(232.41)	(229.00)	-	-	-	-
414-43-4365-000	STATE AID PERSONAL PROPERTY	(83.42)	-	-	-	-	-	-
414-51-5112-320	LEGIS SUPPORT PR & PUB	-	-	125.00	-	-	-	-
414-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	150.00	150.00	150.00	150.00	150.00	1,000.00	-
414-51-5130-211	ATTORNEY ATTORNEY FEES	-	-	-	-	-	-	-
414-51-5151-214	SPEC ACCTG & AUD PROF FEES	100.00	487.50	500.00	500.00	500.00	1,774.50	12,500.00
414-53-5310-215	ENG & ADMIN PROF FEES	-	-	-	-	-	225.00	-
414-53-5310-216	ENG & ADMIN RELOCATION COST	-	-	-	-	-	-	-
414-57-5701-800	CAPITAL PROJ OUTLAY	-	-	-	-	-	-	-

Activity Notes - District No. 4

(A) Due to Dollar General construction tax increment is positive and fund balance is positive.

Item 4d

2020-2025 Budget Deliberations

To be handed out at the meeting