



136 North Monroe Street
Waterloo, WI 53594
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www.waterloowi.us

A MEETING OF THE WATERLOO COMMUNITY DEVELOPMENT AUTHORITY - AGENDA

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

Date: December 17, 2019
Time: 6:00 p.m.
Location: Municipal Building, 136 North Monroe Street (room to be determined)

1. ROLL CALL AND CALL TO ORDER
2. MEETING MINUTES APPROVAL: prior unapproved meeting minutes
3. CITIZEN INPUT
4. UPDATES & REPORTS
 - a. School District Liaison
 - b. Chamber Of Commerce Liaison
 - c. Citizen Engagement/Outreach – Help Out Town Waterloo
 - d. Economic Development Plan Implementation Progress
 - e. Financial Reports
 - i. Fund 600 [CDA]; Funds 412, 413 & 414 [Tax Incremental Finance Districts 2, 3 & 4]
 - f. Grant Tracking
 - g. 333 Portland Road, Site Interest List
 - h. Treyburn Farms
 - i. Maunsha Business Center Window Replacements
5. UNFINISHED BUSINESS
 - a. 203 East Madison Street, Phase 4
 - b. Prioritization/Strategic Overview
6. NEW BUSINESS
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. About Tax Incremental Financing - Tax Incremental Finance Districts Review

8. ADJOURNMENT

Mo Hansen
Mo Hansen
Clerk/Treasurer

Community Development Authority:

Stinnett, Lewandowski, Petts, Whitebird, Deegan, Kuhl and Weihert
School District Superintendent Brian Henning as School District liaison
Posted, Mailed and E-mailed: 12/13/2019

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
Economic Development Strategic Plan Implementation Tracking

12/14/2019 6:53 AM

FOCUS: Industrial & Commercial

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
IC1	Ready 17 acre industrial site (333 Portland Rd) for reuse	Pursue funding for remediation of blighted site with focus on future industrial reuse and job creation		Site ready with for reuse 1/1/2018		2016 site research; 2017 remediation; 2018 marketing
	Task	Status	Due Date	Assignee	Notes	
	Acquire Site	Completed		Clerk/Treasurer		
	EPA Site Rediation	Completed	12/1/2017	Clerk/Treasurer		
	Site Demo Funding	Completed	12/1/2017	Clerk/Treasurer		
	Site Demo Contractor Bidding	Completed	6/7/2018	Clerk/Treasurer		
	Site Demo	Completed	6/8/2018	Contractor		
	Close Out Open DNR/EPA Files	Completed	5/1/2019	EPA / DNR contractor		
	Ready 17 acre industrial site (333 Portland Rd) for reuse	Completed	5/1/2019	Clerk/Treasurer		
	Publish Site Reuse RFP	Completed	10/12/2018	Clerk/Treasurer		
	Get eyes on Reuse RFP	In Progress	4/1/2019	Clerk/Treasurer	see site interest list	
	Wetland delineation	Completed	6/15/2019	Clerk/Treasurer	Heartland Ecological	
	Preliminary geotechnical engineering	Completed	6/15/2019	Clerk/Treasurer	SCS Engineering	
	CDA / Council Select Re-use(s)	In Progress	TBD	CDA / City Council		
	Execute Developer Agreement	Not Started	TBD	Clerk/Treasurer / Attorney		

FOCUS: Aesthetics & Infrastructure

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
AES4	Offer free garden space, surplus produce to food pantry	Re-establish seasonal public community garden space		Make available ten garden plots each March	Approved Concept	?????
	Task	Status	Due Date	Assignee	Notes	
	No action	Deferred				

FOCUS: Communication & Organizational Capacity

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG1	Engage residents with expanded online presence	Expand social media with focus on new residents		2,000 FB likes by August 2018	As of 4/18 FB likes: City=870; WRT+676; Parks 644	2016-2020
	Task	Status	Due Date	Assignee	Notes	
	Weekly use of FB	On Going	On-going	Mo, Gabe, Kelli	DP & Library page also exists; all purposefully not coordinated.	
	Promote use of Waterloo Events Button	Maintain or discontinue button??	8/1/2018	Kelli, Mo	6/2019 - Alder Rhynes testing calendar alternatives	
	Repair former High School sign and Install Downtown To Promote Events	Concept eliminated by CDA		None	Signage purchased from the School District is in storage	

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

12/14/2019 6:53 AM

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG2	Make available New Resident Welcome Packet	Annually update digital and printed welcome material		100% of new residents reached by August 2018		2016-2020
	Task	Status	Due Date	Assignee	Notes	
	2017 Packets Assembled & Distributed	Completed	12/31/2017	Library Staff	Approximately 50 packets distributed	
	2018 Packets Assembled & Distributed	Completed	12/31/2018	Library Staff	Material from a variety of sources	
	2020 Packets Info Assembled & Distributed	Valerie Deegan leading 2020 effort	TBD	CDA	Material from a variety of sources	

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
PRO2	Marketing databases & outreach to market area	PROJECT NEIGHBOR - Build digital market area lists for promotional opportunities		12 creative digital/social media outreach efforts		2019-2020
	Task	Status	Due Date	Assignee	Notes	
	Concept review	Completed		Working Group	Stressed need for opt-in	
	Set-up sign-up box	Completed		Clerk/Treasurer	Used at elections; utility commission and other locations'	
	Assemble public data	Completed	4/10/2018	Clerk/Treasurer	Voters, property owners, dog owners, others	
	Create outreach communications	Completed	4/30/2018	Clerk/Treasurer	Mill / Cleveland contacts; Street Market; Park Events	
	Update data & create outreach communications 2019-2020	In Progress	Scott Quimby programmer pro-bono work in progress	Clerk/Treasurer	Quimby programmer updating data	

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG4	Broaden funding sources for economic development capacity	Explore funding options		New support dollars source in 2017, 2018 and 2019		One new funding source each year
	Task	Status	Due Date	Assignee	Notes	
	2017 discussions	Completed	12/31/2017	Clerk-Treasurer	No from Junginger Foundation	
	2019 discussions	On-going	revised to 12/1/2019	Clerk-Treasurer	RFP for consulting services REISSUED 10/14/19	

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

12/14/2019 6:53 AM

FOCUS: Housing

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
HOU1	Incentivize new home construction	Waive all fees for new home construction		Development agreement(s) with residential builder/developers	Approved Concept	2019-2020
	Task	Status	Due Date	Assignee	Notes	
	Consider continuing for 2019	Completed	12/31/2018	City Council		
	2018 outreach efforts	Completed	3/31/2018	Sue Moe	Flyer to real estate agents	
	2019-2020 Outreach (Treyburn Farms Project)	On-going	monthly reports	Mayor / Clerk-Treasurer	Selling 19 parcels; need private sector home builders	

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
HOU2	Increase investment in improving existing housing stock focused along state highways	Market existing programs directly to property owners in targeted areas along state highways.		10% annual increase in residential projects per permitting application		?????
	Task	Status	Due Date	Assignee	Notes	
	No action	Deferred				

FOCUS: Fostering Entrepreneurial Opportunity

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ENT1	Provide easy access to locally based information for those starting, expanding or relocating a business	Create a "Doing Business in Waterloo" information set with charts describing ease of local development		500 page views per year	Approved Concept	?????
	Task	Status	Due Date	Assignee	Notes	
	No action	Not Started				

FOCUS: 203 East Madison Street Redevelopment

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
2016A	Construct 2015 CDA-CDC concept plan for 203 East Madison Street	Construct concept plan in phases		Riparian area completed by May 1, 2016	Riparian area completed 2017	
	Task	Status	Due Date	Assignee	Notes	
	Contractor riparian area improvements	Completed	1/1/2017	Clerk-Treasurer	need to close out DNR grant for this phase	
	Install Permanent wooden fence for safety purposes	Waiting on receipt of fence	3/15/2019	Public Works Dept.	CDA-CDC votes at Nov 2018 meeting to proceed	2019
	Seek funding for remaining build-out per approved concept plan	In Progress	Parks Coordinator	(1) Parks Coordinator; (2) Clerk/Treas	Appraisal for purchase of private property north of site in progress	2019
	Complete site surface improvements per adopted plan	In Progress	Parks Coordinator	(1) Parks Coordinator; (2) Clerk/Treas	Appraisal for purchase of private property north of site in progress; Alder Thomas proponent of coordinating asphalt with other muni projects	2020

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

410-TIF DISTRICT 1 FUND

ASSETS

410-11100	TREASURER'S CASH	522,147.24	
	TOTAL ASSETS		<u>522,147.24</u>

LIABILITIES AND EQUITY

FUND EQUITY

410-34300	FUND BALANCE	160,496.41	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	361,650.83	
	TOTAL FUND EQUITY		<u>522,147.24</u>
	TOTAL LIABILITIES AND EQUITY		<u>522,147.24</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 410 - TIF DISTRICT 1 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TAXES</u>					
410-41-4111-000 TAX INCREMENTS	.00	225,269.60	196,000.00	(29,269.60)	114.9
TOTAL TAXES	.00	225,269.60	196,000.00	(29,269.60)	114.9
<u>INTERGOVERNMENTAL REVENUE</u>					
410-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	434,656.72	418,239.00	(16,417.72)	103.9
410-43-4365-000 STATE AID PERSONAL PROPERTY	.00	742.99	.00	(742.99)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	435,399.71	418,239.00	(17,160.71)	104.1
TOTAL FUND REVENUE	.00	660,669.31	614,239.00	(46,430.31)	107.6

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 410 - TIF DISTRICT 1 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
410-51-5112-325	.00	.00	150.00	150.00	.0
	.00	.00	150.00	150.00	.0
<u>CLERK</u>					
410-51-5142-110	.00	24,993.06	24,993.06	.00	100.0
	.00	24,993.06	24,993.06	.00	100.0
<u>SPECIAL ACCTG AND AUDITING</u>					
410-51-5151-214	.00	3,319.00	500.00	(2,819.00)	663.8
	.00	3,319.00	500.00	(2,819.00)	663.8
<u>ENGINEERING AND ADMINISTRATION</u>					
410-53-5310-215	3,189.00	4,282.00	.00	(4,282.00)	.0
	3,189.00	4,282.00	.00	(4,282.00)	.0
<u>CAPITAL PROJECT</u>					
410-57-5701-800	.00	91.92	.00	(91.92)	.0
	.00	91.92	.00	(91.92)	.0
<u>DEBT SERVICE</u>					
410-59-5926-001	.00	266,332.50	.00	(266,332.50)	.0
	.00	266,332.50	.00	(266,332.50)	.0
<u>TRANSFER TO OTHER FUNDS</u>					
410-59-5928-001	.00	.00	25,000.00	25,000.00	.0
	.00	.00	25,000.00	25,000.00	.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 410 - TIF DISTRICT 1 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>DEPARTMENT 5929</u>					
410-59-5929-000 TRANSFER TO DEBT SERVICE	.00	.00	70,650.00	70,650.00	.0
TOTAL DEPARTMENT 5929	.00	.00	70,650.00	70,650.00	.0
 TOTAL FUND EXPENDITURES	 3,189.00	 299,018.48	 121,293.06	 (177,725.42)	 246.5
 NET REVENUE OVER(UNDER) EXPENDITURES	 (3,189.00)	 361,650.83	 492,945.94		

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

412-TIF DISTRICT 2 FUND

ASSETS

412-11100	TREASURER'S CASH	464,045.47	
	TOTAL ASSETS		<u>464,045.47</u>

LIABILITIES AND EQUITY

FUND EQUITY

412-34300	FUND BALANCE	(67,728.49)	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	531,773.96	
	TOTAL FUND EQUITY		<u>464,045.47</u>
	TOTAL LIABILITIES AND EQUITY		<u>464,045.47</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 412 - TIF DISTRICT 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TIF DISTRICT 2 FUND</u>					
412-41-4111-000 TAX INCREMENTS	.00	43,356.57	60,894.00	17,537.43	71.2
TOTAL TIF DISTRICT 2 FUND	.00	43,356.57	60,894.00	17,537.43	71.2
<u>INTERGOVERNMENTAL REVENUE</u>					
412-43-4363-000 STATE GRANT IDLE INDUSTRIAL SI	.00	529,851.13	.00	(529,851.13)	.0
412-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	783.22	754.00	(29.22)	103.9
412-43-4366-000 STATE AID PERSONAL PROPERTY	.00	230.84	.00	(230.84)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	530,865.19	754.00	(530,111.19)	70406.
<u>MISCELLANEOUS REVENUES</u>					
412-48-4800-000 MISC REVENUES	.00	.00	138,152.00	138,152.00	.0
TOTAL MISCELLANEOUS REVENUES	.00	.00	138,152.00	138,152.00	.0
TOTAL FUND REVENUE	.00	574,221.76	199,800.00	(374,421.76)	287.4

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 412 - TIF DISTRICT 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
412-51-5112-325	.00	150.00	250.00	100.00	60.0
TOTAL LEGISLATIVE SUPPORT	.00	150.00	250.00	100.00	60.0
<u>ATTORNEY</u>					
412-51-5130-211	.00	3,944.17	4,700.00	755.83	83.9
TOTAL ATTORNEY	.00	3,944.17	4,700.00	755.83	83.9
<u>SPECIAL ACCTG AND AUDITING</u>					
412-51-5151-214	.00	4,324.00	1,000.00	(3,324.00)	432.4
TOTAL SPECIAL ACCTG AND AUDITING	.00	4,324.00	1,000.00	(3,324.00)	432.4
<u>CAPITAL PROJECT</u>					
412-57-5701-800	.00	3,624.63	.00	(3,624.63)	.0
412-57-5701-806	.00	5,405.00	5,000.00	(405.00)	108.1
TOTAL CAPITAL PROJECT	.00	9,029.63	5,000.00	(4,029.63)	180.6
<u>TRANSFER TO CDA FUND</u>					
412-59-5928-001	.00	25,000.00	.00	(25,000.00)	.0
TOTAL TRANSFER TO CDA FUND	.00	25,000.00	.00	(25,000.00)	.0
<u>TRANSFER TO DEBT SERVICE</u>					
412-59-5929-000	.00	.00	103,350.00	103,350.00	.0
TOTAL TRANSFER TO DEBT SERVICE	.00	.00	103,350.00	103,350.00	.0
TOTAL FUND EXPENDITURES	.00	42,447.80	114,300.00	71,852.20	37.1
NET REVENUE OVER(UNDER) EXPENDITURES	.00	531,773.96	85,500.00		

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

413-TIF DISTRICT 3 FUND

ASSETS

413-11100	TREASURER'S CASH	(211,739.97)	
	TOTAL ASSETS		(211,739.97)

LIABILITIES AND EQUITY

LIABILITIES

413-25100	DUE TO/FROM GENERAL FUND	162,000.00	
	TOTAL LIABILITIES		162,000.00

FUND EQUITY

413-34300	FUND BALANCE	(640,489.61)	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	266,749.64	
	TOTAL FUND EQUITY		(373,739.97)
	TOTAL LIABILITIES AND EQUITY		(211,739.97)

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 413 - TIF DISTRICT 3 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TAXES</u>					
413-41-4111-000 TAX INCREMENTS	.00	18,973.08	31,104.00	12,130.92	61.0
TOTAL TAXES	.00	18,973.08	31,104.00	12,130.92	61.0
<u>INTERGOVERNMENTAL REVENUE</u>					
413-43-4363-000 STATE GRANT SITE ASSESSMENT GR	.00	62,164.00	.00	(62,164.00)	.0
413-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	319.95	312.00	(7.95)	102.6
413-43-4365-000 STATE AID PERSONAL PROPERTY	.00	117.91	.00	(117.91)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	62,601.86	312.00	(62,289.86)	20064.
<u>MISCELLANEOUS REVENUES</u>					
413-48-4800-000 MISC REVENUES	.00	20,000.00	.00	(20,000.00)	.0
TOTAL MISCELLANEOUS REVENUES	.00	20,000.00	.00	(20,000.00)	.0
<u>OTHER FINANCING SOURCES</u>					
413-49-4910-000 LONG TERM DEBT PROCEEDS	.00	919,615.00	.00	(919,615.00)	.0
TOTAL OTHER FINANCING SOURCES	.00	919,615.00	.00	(919,615.00)	.0
TOTAL FUND REVENUE	.00	1,021,189.94	31,416.00	(989,773.94)	3250.5

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 413 - TIF DISTRICT 3 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
413-51-5112-325 LEGIS SUPPORT ANNUAL DOR FEE	.00	150.00	15.00	(135.00)	1000.0
TOTAL LEGISLATIVE SUPPORT	.00	150.00	15.00	(135.00)	1000.0
<u>ATTORNEY</u>					
413-51-5130-211 ATTORNEY ATTORNEY FEES	.00	52.50	1,000.00	947.50	5.3
TOTAL ATTORNEY	.00	52.50	1,000.00	947.50	5.3
<u>SPECIAL ACCTG AND AUDITING</u>					
413-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	100.00	500.00	400.00	20.0
TOTAL SPECIAL ACCTG AND AUDITING	.00	100.00	500.00	400.00	20.0
<u>ENGINEERING AND ADMINISTRATION</u>					
413-53-5310-215 ENG & ADMIN PROF FEES	930.00	6,720.00	10,000.00	3,280.00	67.2
TOTAL ENGINEERING AND ADMINISTRATION	930.00	6,720.00	10,000.00	3,280.00	67.2
<u>CAPITAL PROJECT</u>					
413-57-5701-800 CAPITAL PROJ OUTLAY	.00	1,256.37	.00	(1,256.37)	.0
413-57-5701-805 CAPITAL PROJ 333 PORTLAND	4,478.37	21,663.32	.00	(21,663.32)	.0
TOTAL CAPITAL PROJECT	4,478.37	22,919.69	.00	(22,919.69)	.0
<u>TRANSFER TO DEBT SERVICE</u>					
413-59-5929-000 TRANSFER TO DEBT SERVICE	.00	724,498.11	375,675.00	(348,823.11)	192.9
TOTAL TRANSFER TO DEBT SERVICE	.00	724,498.11	375,675.00	(348,823.11)	192.9
TOTAL FUND EXPENDITURES	5,408.37	754,440.30	387,190.00	(367,250.30)	194.9
NET REVENUE OVER(UNDER) EXPENDITURES	(5,408.37)	266,749.64	(355,774.00)		

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

414-TIF DISTRICT 4 FUND

ASSETS

414-11100	TREASURER'S CASH	41,415.83	
	TOTAL ASSETS		41,415.83

LIABILITIES AND EQUITY

FUND EQUITY

414-34300	FUND BALANCE	20,173.93	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	21,241.90	
	TOTAL FUND EQUITY		41,415.83
	TOTAL LIABILITIES AND EQUITY		41,415.83

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 414 - TIF DISTRICT 4 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TIF DISTRICT 4 FUND</u>					
414-41-4111-000 TAX INCREMENTS	.00	21,170.45	22,007.00	836.55	96.2
TOTAL TIF DISTRICT 4 FUND	.00	21,170.45	22,007.00	836.55	96.2
<u>SOURCE 43</u>					
414-43-4364-000 STATE AID COMPUTERS	.00	238.03	229.00	(9.03)	103.9
414-43-4365-000 STATE AID PERSONAL PROPERTY	.00	83.42	.00	(83.42)	.0
TOTAL SOURCE 43	.00	321.45	229.00	(92.45)	140.4
TOTAL FUND REVENUE	.00	21,491.90	22,236.00	744.10	96.7

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 414 - TIF DISTRICT 4 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
414-51-5112-320	.00	.00	125.00	125.00	.0
414-51-5112-325	.00	150.00	300.00	150.00	50.0
TOTAL LEGISLATIVE SUPPORT	.00	150.00	425.00	275.00	35.3
<u>SPECIAL ACCTG AND AUDITING</u>					
414-51-5151-214	.00	100.00	500.00	400.00	20.0
TOTAL SPECIAL ACCTG AND AUDITING	.00	100.00	500.00	400.00	20.0
<u>ENGINEERING AND ADMINISTRATION</u>					
414-53-5310-215	.00	.00	500.00	500.00	.0
TOTAL ENGINEERING AND ADMINISTRATION	.00	.00	500.00	500.00	.0
TOTAL FUND EXPENDITURES	.00	250.00	1,425.00	1,175.00	17.5
NET REVENUE OVER(UNDER) EXPENDITURES	.00	21,241.90	20,811.00		

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

600-COMMUNITY DEVELOP AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	43,321.66	
	TOTAL ASSETS		43,321.66

LIABILITIES AND EQUITY

FUND EQUITY

600-34300	FUND BALANCE	20,172.05	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	23,149.61	
	TOTAL FUND EQUITY		43,321.66
	TOTAL LIABILITIES AND EQUITY		43,321.66

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>PUBLIC CHARGES FOR SERVICE</u>						
600-46-4674-000	MBC BUILDING RENTAL	.00	2,000.00	1,200.00	(800.00)	166.7
	TOTAL PUBLIC CHARGES FOR SERVICE	.00	2,000.00	1,200.00	(800.00)	166.7
<u>MISCELLANEOUS REVENUES</u>						
600-48-4850-000	DONATIONS LOCAL	.00	.00	1,000.00	1,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	1,000.00	1,000.00	.0
<u>OTHER FINANCING SOURCES</u>						
600-49-4926-000	TRANSFER FROM TIF (TID#1)	.00	.00	25,000.00	25,000.00	.0
600-49-4928-000	TRANSFER FROM TID #2	.00	25,000.00	.00	(25,000.00)	.0
	TOTAL OTHER FINANCING SOURCES	.00	25,000.00	25,000.00	.00	100.0
	TOTAL FUND REVENUE	.00	27,000.00	27,200.00	200.00	99.3

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>DEPARTMENT 5130</u>						
600-51-5130-211	ATTORNEY ATTORNEY FEES	.00	262.50	.00	(262.50)	.0
	TOTAL DEPARTMENT 5130	.00	262.50	.00	(262.50)	.0
<u>DEPARTMENT 5151</u>						
600-51-5151-399	SPECIAL ACCTNG COSTS - MISC	.00	375.00	.00	(375.00)	.0
	TOTAL DEPARTMENT 5151	.00	375.00	.00	(375.00)	.0
<u>MAUNESHA BUSINESS CENTER</u>						
600-51-5162-221	MAUNESHA BUSINESS ELECTRIC	29.93	585.43	1,500.00	914.57	39.0
600-51-5162-222	MAUNESHA BUSINESS HEAT	87.68	746.45	900.00	153.55	82.9
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	66.69	611.53	500.00	(111.53)	122.3
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	.00	760.00	750.00	(10.00)	101.3
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	4.29	309.48	750.00	440.52	41.3
	TOTAL MAUNESHA BUSINESS CENTER	188.59	3,012.89	4,400.00	1,387.11	68.5
<u>PLANNING AND CONSERVATION</u>						
600-56-5630-220	PROJECT CDA PROGRAMS	.00	200.00	22,800.00	22,600.00	.9
	TOTAL PLANNING AND CONSERVATION	.00	200.00	22,800.00	22,600.00	.9
	TOTAL FUND EXPENDITURES	188.59	3,850.39	27,200.00	23,349.61	14.2
	NET REVENUE OVER(UNDER) EXPENDITURES	(188.59)	23,149.61	.00		

City of Waterloo Grant Tracking

12/14/2019 9:05 AM

by Clerk/Treas.

Oversight	Grant Name	Award (Y/N)	Funding What Project(s)	Application Submitted?	Award Date	Award Amt	Est. Close Out	Local Match?	Next Admin Action	Project Status
???	Public Service Comm. Energy Innovation Grant	Y	Electric lights and fixtures upgrades in City Hall, Fire Dept., Public Works bldg., Firemen's Park and Library	completed	9/27/2018	\$26,003	Quarter #1 2020	26,033	Receipt of grant monies from state	waiting on receipt of grant monies from state
Moved to CDA	WEDC Site Assessment Grant	Y	333 Portland Rd site assessment phase 2	completed	TBD	\$92,000	10/15/2019	40% local match; TID 3 expense	Complete any required future year reports	closed
Moved to CDA	Idle Site Industrial Grant	Y	333 W Madison St demo; site remediation, Movin' Out incentive, pedestrian bike path, bridge removal	completed	4/3/2014	\$584,000	12/31/2019	Private investment	Complete any required future year reports	closed
Public Works & Property Comm	DNR Recycling	Y	General Fund contracted recycling expense & some compost site activities	completed	TBD	\$11,737	annual	no match	Submit future year grant app by May 1	Funded; recurring annual application and award
Public Works & Property Comm	County Bridge/Culvert Aid	Y	Mill/Cleveland Reconstruct	2020 Completion	2018	smaller than needed for 2018 budget	2020	none	ID dollars as future receivable for Fund 400	confirm dollars are headed to City
Public Works & Property Comm	DNR Private Lead Service Line Program	Y	Private lead water system 2016-2019	completed	10/19/2016	\$300,000 -no daycares means foregoing 30k	12/31/2020	no match	Have spent out, or have obligated to awardees, all remaining dollars. Will have more homes in need of service that grant dollars	Finance Committee discussion post grant Phase 2 work. May involve terminate water service to those that don't comply
???	WisDOT one-time 90-10 Road Grant	TBD	TBD need consensus on Portland Rd focused grant application	Yes, with help of Kunkel Engineering	TBD	TBD	TBD	Yes. 90% WisDOT 10% local	Wait to see if grant is awarded	Have reviewed options; inserted topic into Deli Source / Lipari 333 Portland Rd discussions
???	WisDOT Municipal Street Improvement Discretionary (MSID)	TBD	Improvements to Hendricks to improve viability of 333 Portland Road access.	Yes, with help of Kunkel Engineering	TBD	TBD	TBD	50% local match	(a) Submit boilerplate bike/ped resolution to state after Council approval; (b) Wait to see if grant is awarded	Have reviewed options; inserted topic into Deli Source / Lipari 333 Portland Rd discussions

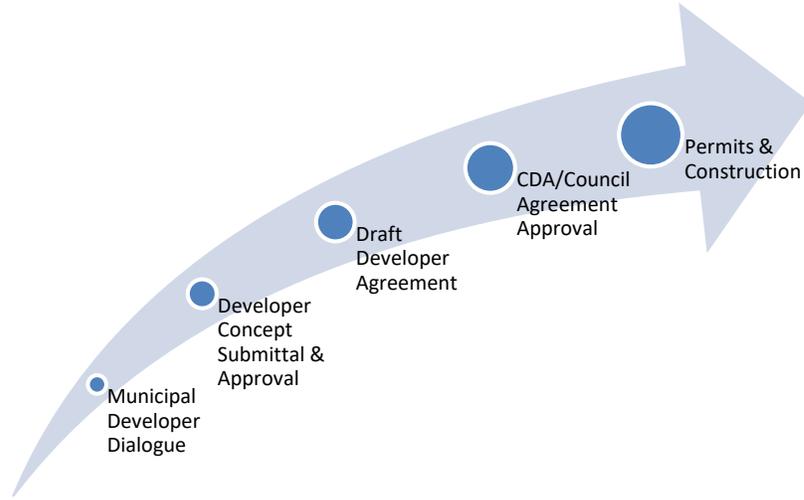
City of Waterloo
333 Portland Rd Re-Use Interest List

ENTITY	DESCRIPTION	STATUS	SUBMITTAL ITEM	DATE	NOTES
RTG Enterprises LLC	Acquisition area requested by Ron Griffin	waiting on status reply	-	12/14/2019	
	Purchase easterly-most 782.86 feet of parcel as shown on 4/15/2019 vacant land offer to purchase	negotiations	Mayor met with Ron Griffin to identify agreeable boundary lines	10/1/2019	
	Purchase easterly-most 782.86 feet of parcel as shown on 4/15/2019 vacant land offer to purchase	concept submitted	Offer to purchase 1.807 acres adjacent to RTG	4/15/2019	
			Map markings showing area of interest + expansion floor plan	7/20/2017 (approx.)	
New Cingular Wireless PCS, LLC	1-year ground lease option time has expired	waiting on status reply		12/14/2019	
	Proposing ground lease for 75 x 75 ground lease of high ground along STH and gravel access lane to substation driveway	concept submitted	multi-page plan set	5/15/2019	Conditional use application before Council 6/6; Revised rent would produce \$385,000 in new TID #3 revenue over life of 25 yr. lease (2019 dollars)
Custom Plastics Industries		waiting on status reply		12/14/2019	
	Seeking 3-4 acres to construction 20,000 sq. ft. \$1 million business expansion near STH and gravel access lane to substation driveway	dialogue	verbal concept presented	5/1/2019	Pinz have been extremely busy. "We have not had a chance to do anything" (5/21/19)
Jay Lang Group		waiting on status reply		12/14/2019	
	Seeking to construct storage units on available buildable ground	concept submitted	verbal concept represented to Mayor May 2019 after 2017 submittal	5/10/2019 (approx.)	
Lipari Foods/Deli Source	Corporation put expansion plans on hold after November 2019 arrival of new Chief Operating Officer Tim Walls	site consideration "on-hold"		10/7/2019	
	Considering site for 118,000 sq. ft. cheese process facility; perhaps in phases. Site selection between Salem WI and Waterloo	dialogue	concept drafted by their engineers; incentive proposal forwarded to Deli Source	10/7/2019	Spiro Liras (Lipari) "We are still interested in exploring constructing a warehouse right there in Waterloo. But, over the next few months I just need to initially work through the operational integration of the 3 cheese converting facilities we just acquired, and then move to making a final warehousing decision thereafter (5/9/2019)

City of Waterloo
333 Portland Rd Re-Use Interest List

Parker Dow	Submitted letter of interest with 3 options for land purchases	concepts submitted	2019-10-15 letter of interest	10/15/2019	10/15 routed to Mayor, CDA and City Council
	Seeking land for incremental expansion of adjacent manufactured home area	dialogue	none	7/10/1905	

Goals: (1)Grow Tax Base; (2) Create Family-Supporting Jobs





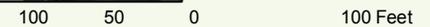
Legend

- Municipality Boundary
- Streams and Ditches
- Surface Water
- Parcel Lines**
- Section/road right of way
- Section/parcel boundary
- Hydrography
- Hydrography in ROW
- Hydrography/parcel boundary
- Hydrography/parcel in ROW
- Land use w/parcel
- Map hooks
- Meander/old lot lines/easements
- Parcel boundary
- Rail centerline
- ROW & parcel boundary
- ROW
- ROW w/parcel boundary
- Woodland Tax & MFL boundary
- Zoning lines w/parcel



Map Printed: 6/15/2017

1 inch = 118 feet



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

**BACKGROUND ON LAST
PHASE COMPLETED**



KUNKEL ENGINEERING GROUP

107 Parallel Street

Beaver Dam, WI 53916

Phone (920) 356-9447 / Fax (920) 356-9454

City of Waterloo – 203 East Madison Street – Pre-Demolition Photos 3-8-2017
Riverbank Demolition & Trail Head Park Project



North side of site looking east from the Madison St Bridge

The lower concrete wall is to remain. The upper cobble masonry wall is to be removed, starting at the bridge rail and moving down at a 45° angle to the lower concrete wall



From same location as above, showing the remainder of the site to the south. The white fence on the left is on the south property line of the site.



Looking southwest from the north side of the site

Showing the back of the wall and area that will be laid back for the integrated bank treatment. All gravel and slabs are to be removed and the site sloped to the river at 2% prior to stabilization.



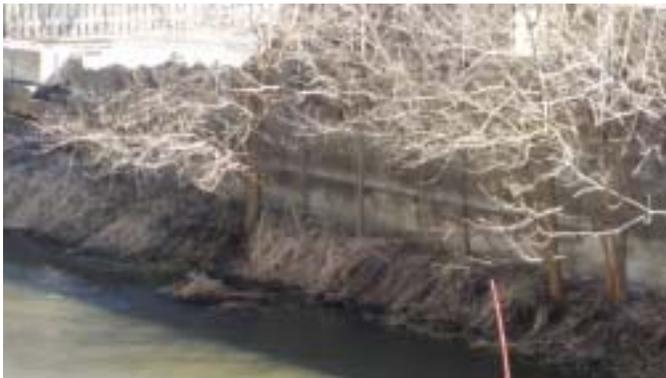
From Center of the site looking SW



From SE cor of site looking NW

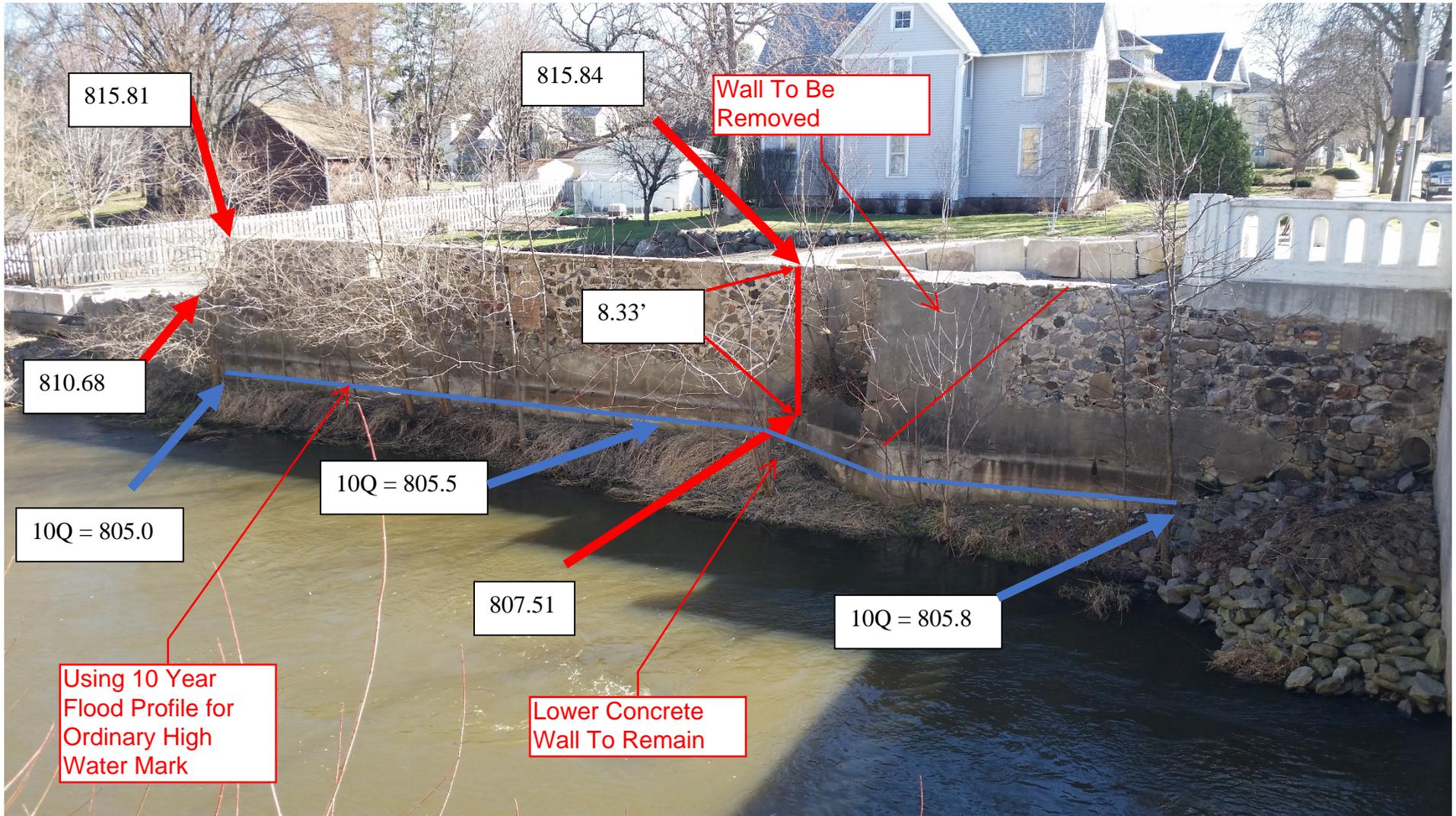


East Side of site – cobble stone wall to remain

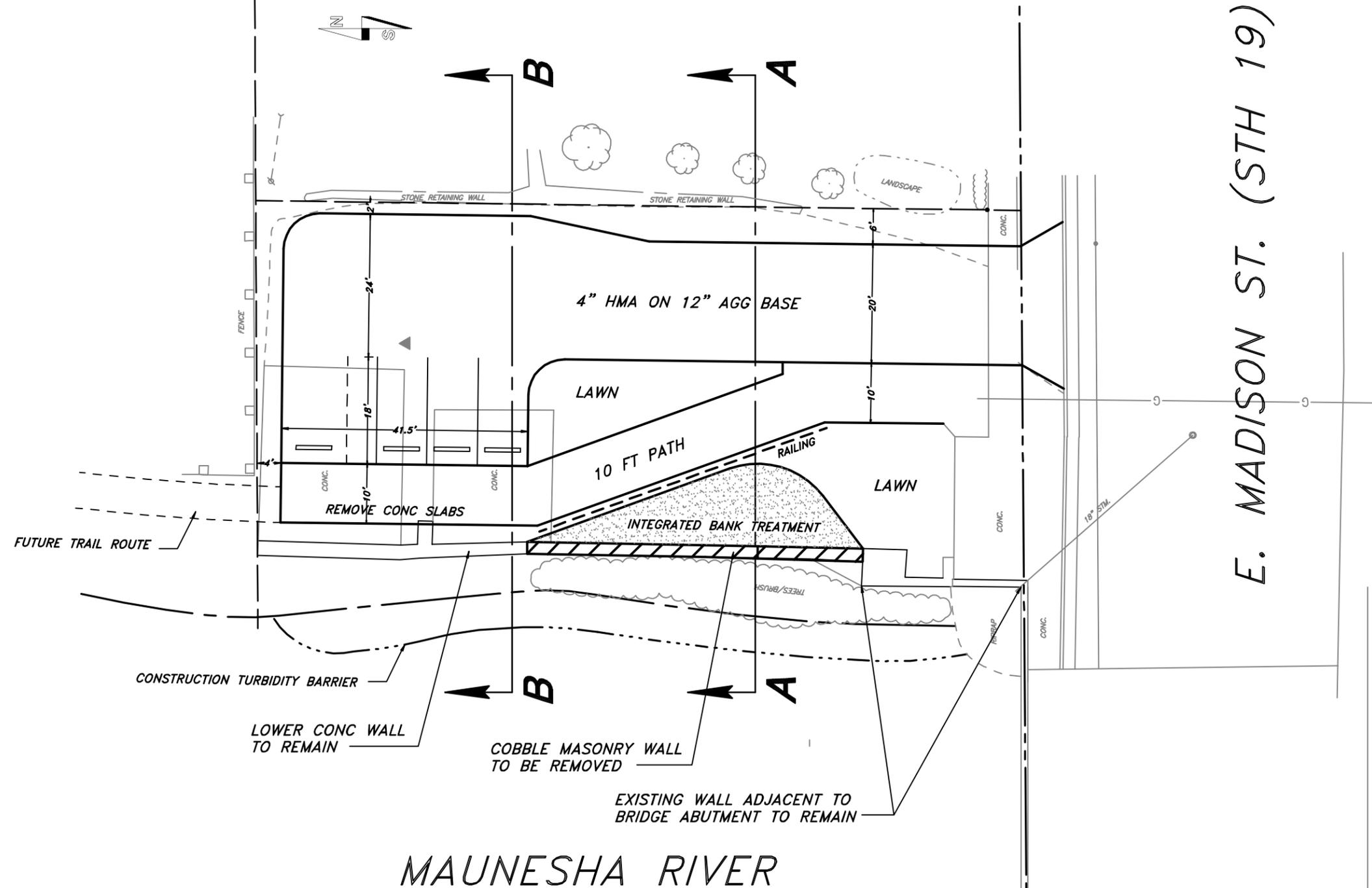


Top of lower concrete wall to remain is approx. 2 feet above the FEMA 10 Year Flood Profile (which we are using for the ordinary high water mark

City of Waterloo - 203 East Madison St - Proposed Trailhead Park
Ordinary High Water Mark Determination



**APRIL 2017
KEG DESIGN**



E. MADISON ST. (STH 19)



PRELIMINARY 4/7/17

SCALE : 1" = 10'

PROJECT : #	DATE : APRIL 2017	DRAWN BY : BAO
		APPROVED BY : BAO

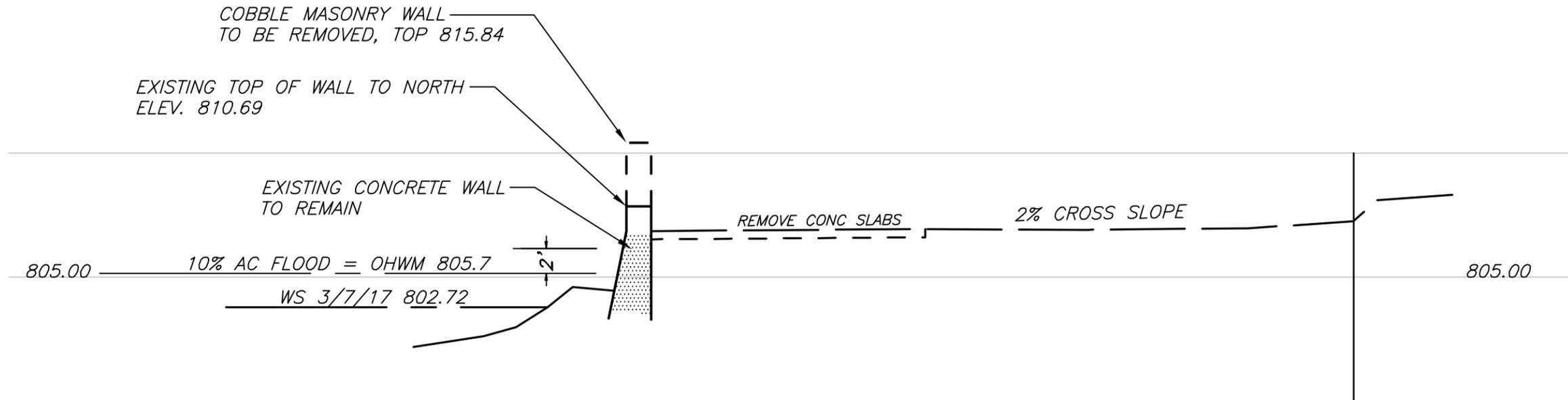
CITY OF WATERLOO, WISCONSIN
TRAILHEAD SITE PLAN
203 EAST MADISON STREET

KUNKEL
engineering
group

107 Parallel Street
Beaver Dam, WI 53916
(920)356-9447
Fax (920)356-9454

TRAILHEAD DEVELOPMENT - 203 E MADISON ST

SHEET 1 OF 3

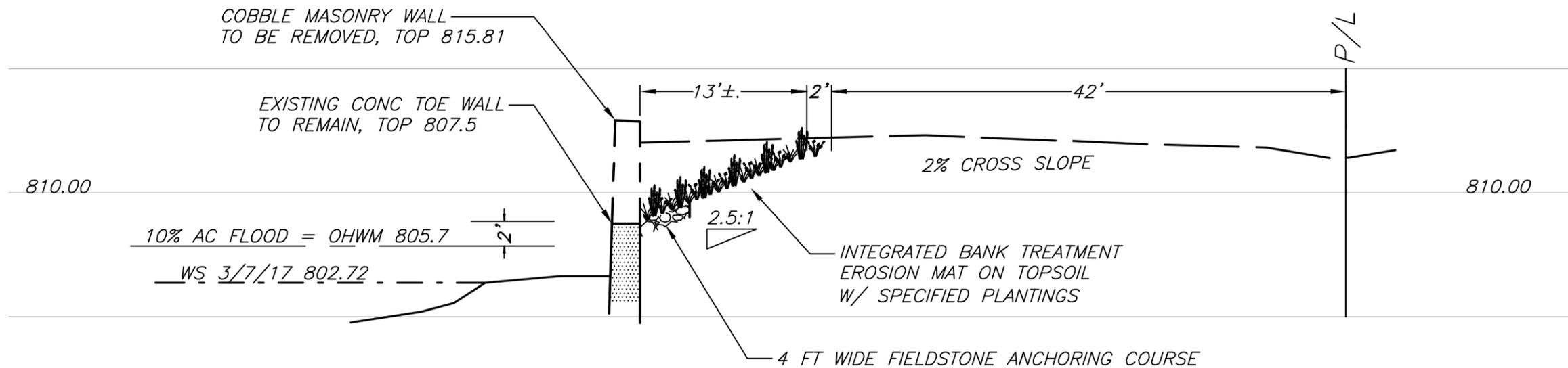


CROSS SECTION B



PRELIMINARY 4/7/17

SCALE : 1" = 5' H&V



CROSS SECTION A

PROJECT : #
DATE : APRIL 2017
DRAWN BY : BAO
APPROVED BY : BAO

CITY OF WATERLOO, WISCONSIN
TRAILHEAD CROSS SECTIONS
203 EAST MADISON STREET



203 E MADISON ST
(LOOKING EAST FROM RIVER)

820

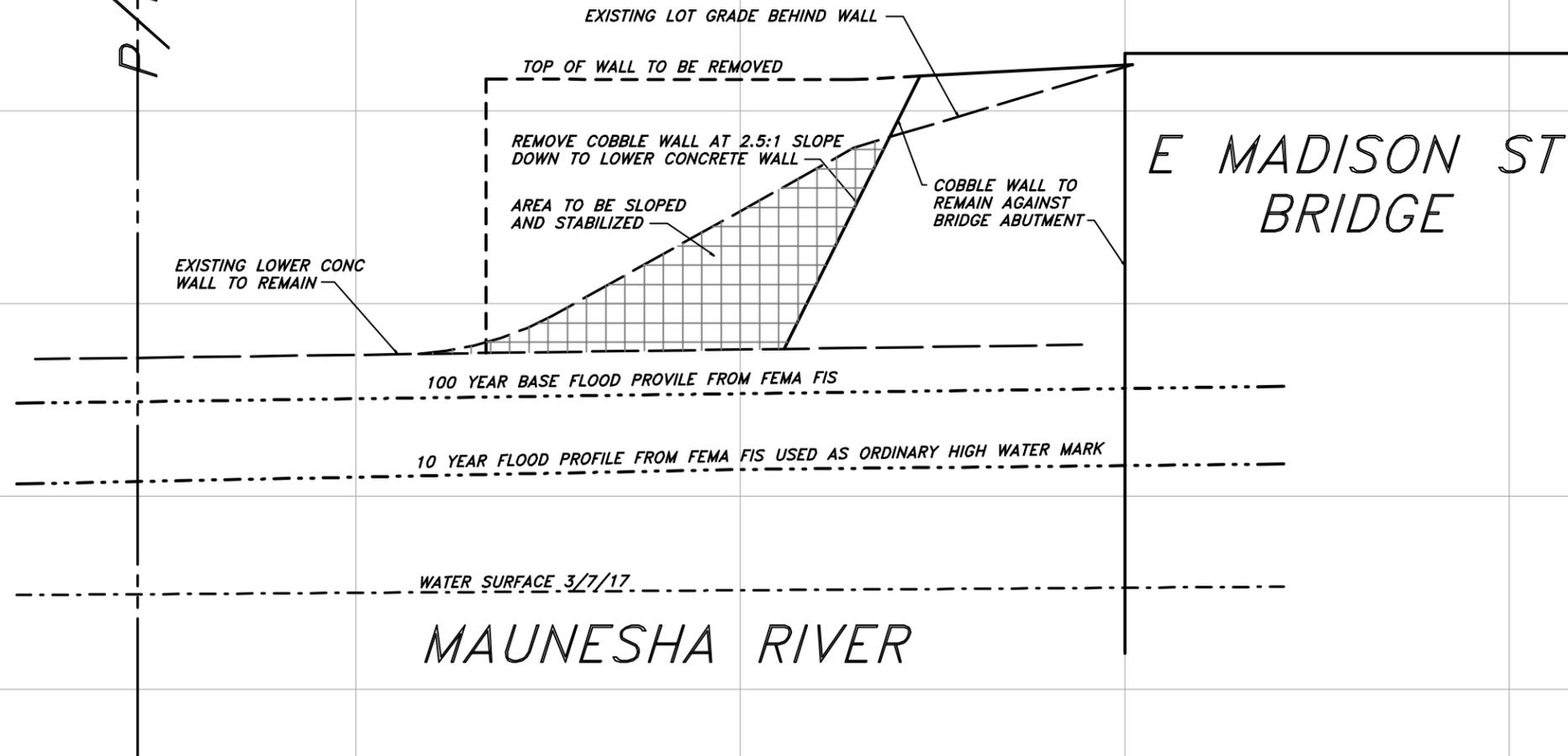
815

810

805

800

P/L



PRELIMINARY 4/7/17

SCALE : 1" = 10'H 2"V

PROJECT : #	DATE : APRIL 2017	DRAWN BY : BAO
		APPROVED BY :

CITY OF WATERLOO, WISCONSIN
TRAILHEAD SITE PLAN
203 EAST MADISON STREET

KUNKEL
engineering
group

107 Parallel Street
Beaver Dam, WI 53916
(920)356-9447
Fax (920)356-9454

CONCEPT
203 E MADISON



ORIGINAL CONCEPT
FROM MCKAY
NURSERY APPROVED
BY CDA

FUTURE PEDESTRIAN CONNECTION

URBAN RIVER EDUCATION
GATHERING SPACE
W/ POTENTIAL SHELTER

MAUNESHA RIVER

RETAINING WALL

POTENTIAL OVERLOOK

WHEEL STOP, TYP.

INTERPRETIVE SIGNAGE

BIKE PARKING, TYP.

KIOSK

BENCH, TYP.

ASPHALT WALK

EXISTING FOUNDATION
(ADD GUARD RAIL)

E. MADISON STREET

