



136 North Monroe Street  
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[www.waterloowi.us](http://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: July 21, 2020  
Time: 6:00 p.m.  
Location: Municipal Building, 136 North Monroe Street (via remote phone conference for participants and public)

### Remote Access Instructions

Join Zoom Meeting: <https://us02web.zoom.us/j/6543055689>  
Meeting ID: 654 305 5689

Dial by your location  
+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
Meeting ID: 654 305 5689

1. ROLL CALL AND CALL TO ORDER
2. MEETING MINUTES APPROVAL: June 16, 2020
3. CITIZEN INPUT
4. UPDATES & REPORTS
  - a. School District Liaison
  - b. Economic Development Plan Implementation Progress
  - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600 (CDA)
  - d. Grant Tracking (verbal)
  - e. 333 Portland Road, Site Interest List (verbal)
  - f. Treyburn Farms (verbal)
5. UNFINISHED BUSINESS
  - a. 203 East Madison Street, Phase 3 - Plan Refinement
6. NEW BUSINESS
  - a. Review Of Tax Increment Finance District Progress
  - b. Future Year Budget Planning
  - c. Align CDA Progress Measures With Budget Planning
  - d. Reaffirm Or Jettison All Active Programs And Projects
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Calendar

### 8. ADJOURNMENT

*Mo Hansen*  
Mo Hansen  
Clerk/Treasurer

### Community Development Authority:

Stinnett, Lewandowski, Petts, Whitebird, Kuhl and Weihert with one vacancy  
School District Superintendent Brian Henning as School District liaison

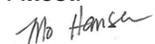
Posted, Mailed and E-mailed: 07/16/2020

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.

**WATERLOO COMMUNITY DEVELOPMENT AUTHORITY**  
**MEETING MINUTES: June 16, 2020**

1. ROLL CALL AND CALL TO ORDER. CDA Chair Stinnett called the meeting to order at 6:00 p.m. which was remotely accessed by all participants. CDA members present: Petts; Stinnett; Whitebird and Weihert. Absent: non-voting member Brian Henning; Kuhl and Lewandowski with one vacancy. Others present: Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: MOTION: Moved by Whitebird, seconded by Petts to approve the May 19, 2020 meeting minutes. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. UPDATES & REPORTS
  - a. School District Liaison – No report.
  - b. Economic Development Plan Implementation Progress – Hansen noted red (new) text on report.
  - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600 (CDA) – In response to a Petts question, Hansen said for grant writing purposes it was assumed the CDA would contribute funds for the local match for the DNR grant (local match could be as much as \$75,000). Hansen said a Joint Review Board meeting was held extending the life of District #3 by six years. He said the Mikki Dempsey property in District #4 was seeking approval of a certified survey map splitting the parcel into two.
  - d. Grant Tracking – Whitebird said August would be the earliest the outcome of the 203 East Madison Street WisDNR Stewardship Fund grant application would be known.
  - e. 333 Portland Road, Site Interest List – No new interest. [NOTE: Reported here, but not at the meeting: Hansen had reached out to Jay Lang on prior year interest. No active reply.]
  - f. Treyburn Farms – Hansen reported four lots with accepted offers; a 6/19 builder/realtor event was taking place; and Intern Alyssa Spies has updated the website.
  - g. Maunsha Business Center Window Replacements – Windows are installed and remain in place..
  - h. 203 East Madison Street Fence Installation – DPW partially completed fence.
5. UNFINISHED BUSINESS
  - a. 203 East Madison Street, Phase 3 – Hansen suggested the body refine the generic concept once the outcome of the DNR grant application is known. Whitebird said a kiosk describing Waterloo's park opportunities had been discussed and is called out as part of the grant. He said a QR code or similar could be considered for an informational kiosk. Petts indicated a preference for a kiosk. Options for additional public project input were weighed and set aside. Petts said the project had been long in the making, already. Stinnett said the CDA was not given much choice in the matter. Whitebird suggested a sign board prompting suggestions. He said the Comprehensive Outdoor Recreation Plan had named the area Riverside Park.
  - b. Strengths, Weaknesses, Opportunity And Threat (SWOT) Analysis – MOTION: Motion by Whitebird, seconded by Petts to remove the agenda item indefinitely noting it could come up as a future calendar item. VOICE VOTE: Motion carried.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Calendar noted.
7. ADJOURNMENT. MOTION: Moved by Petts, seconded by others to adjourn. VOICE VOTE: Motion carried. Approximate time was 6:05 p.m.

Attest:



Mo Hansen  
Clerk/Treasurer

City of Waterloo  
Economic Development Strategic Plan Implementation Tracking

6/12/2020 11:16 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
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>	
	Acquire Site	Completed		Clerk/Treasurer		
	EPA Site Remediation	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	?????
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>	
	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
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>	
	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	Used mostly by Library	On-going	Kelli, Mo	Alder Rhynes completed test of calendar tool	

City of Waterloo  
Economic Development Strategic Plan Implementation Tracking

6/12/2020 11:16 AM

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG2	<b>Make available New Resident Welcome Packet</b>	Annually update digital and printed welcome material		100% of new residents reached by August 2018		2016-2020
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>	
	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	No project lead	TBD	CDA	Material from a variety of sources	

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
PRO2	<b>Marketing databases &amp; outreach to market area</b>	PROJECT NEIGHBOR - Build digital market area lists for promotional opportunities		12 creative digital/social media outreach efforts		2019-2020
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>	
	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	Progress steps	Data used for April election & dog license reminder robo-calls & letters	Clerk/Treasurer		

ITEM	GOAL	ACTION		GOAL/TASK METRICS	NOTES	PHASE / YEAR
ORG4	<b>Broaden funding sources for economic development capacity</b>	Explore funding options		New support dollars source in 2017, 2018 and 2019		One new funding source each year
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>	
	2017 discussions	Completed	12/31/2017	Clerk-Treasurer	No from Junginger Foundation	
	2019 discussions	Dormant; other priorities taking precedence	revised to 12/1/2019	Clerk-Treasurer	RFP for consulting services REISSUED 10/14/19; No interest expressed; Dollars consumed by match for 223 East Madison Street?	

City of Waterloo  
**Economic Development Strategic Plan Implementation Tracking**  
6/12/2020 11:16 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
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>
	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 / Summer Intern	4 of 19 lots with accepted offers; 6/19 noon event to promote sales; 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		?????
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>
	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	?????
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>
	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	
	<b>Task</b>	<b>Status</b>	<b>Due Date</b>	<b>Assignee</b>	<b>Notes</b>
	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 Spring thaw	3/15/2019	Public Works Dept.	CDA-CDC votes at Nov 2018 meeting to proceed
	DNR Stewardship Grant App submittal seeking funding for remaining build-out per approved concept plan	Completed	Parks Coordinator / Garry Whitebird	Parks Coordinator / Garry Whitebird	Grant submitted; will know in August if awarded
	Complete site surface improvements per adopted plan	In Progress	Parks Coordinator	(1) Parks Coordinator; (2) Clerk/Treas	Closing for land acquisition scheduled
	Kunkel Engineer Group with revised concept plan for CDA review	In Progress	Kunkel Engineer Group	(1) Mitch Leisses	See 1/21 meeting materials



# **Community Development Authority**

Financial Reports By Fund

Balance Sheet and Budget vs. Actual

Funds 412 - Tax Incremental District #2

Funds 413 - Tax Incremental District #3

Funds 414 - Tax Incremental District #4

Funds 600 - Community Development Authority

# CITY OF WATERLOO

BALANCE SHEET  
JUNE 30, 2020

## 412-TIF DISTRICT 2 FUND

### ASSETS

412-11100	TREASURER'S CASH	868,371.67	
412-15800	DUE FROM AGENCY FUND TAXES	13,110.92	
	TOTAL ASSETS		<u>881,482.59</u>

### LIABILITIES AND EQUITY

#### LIABILITIES

412-26100	DEFERRED REVENUE	13,110.92	
	TOTAL LIABILITIES		13,110.92

#### FUND EQUITY

412-34300	FUND BALANCE	946,953.18	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	( 78,581.51)	
	TOTAL FUND EQUITY		<u>868,371.67</u>
	TOTAL LIABILITIES AND EQUITY		<u>881,482.59</u>

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020

**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	38,137.55	60,894.00	22,756.45	62.6
TOTAL TIF DISTRICT 2 FUND	.00	38,137.55	60,894.00	22,756.45	62.6
<u>INTERGOVERNMENTAL REVENUE</u>					
412-43-4366-000 STATE AID PERSONAL PROPERTY	.00	2,036.19	.00	( 2,036.19)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	2,036.19	.00	( 2,036.19)	.0
TOTAL FUND REVENUE	.00	40,173.74	60,894.00	20,720.26	66.0

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020

**FUND 412 - TIF DISTRICT 2 FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
412-51-5112-320	LEGIS SUPPORT PR & PUB	8.25	8.25	.00 ( 8.25)	.0
412-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	150.00	.00 ( 150.00)	.0
	<b>TOTAL LEGISLATIVE SUPPORT</b>	<b>8.25</b>	<b>158.25</b>	<b>.00 ( 158.25)</b>	<b>.0</b>
<u>DEPARTMENT 5142</u>					
412-51-5142-110	CLERK SALARY/CLERK	2,215.08	13,290.48	.00 ( 13,290.48)	.0
	<b>TOTAL DEPARTMENT 5142</b>	<b>2,215.08</b>	<b>13,290.48</b>	<b>.00 ( 13,290.48)</b>	<b>.0</b>
<u>SPECIAL ACCTG AND AUDITING</u>					
412-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	418.00	.00 ( 418.00)	.0
	<b>TOTAL SPECIAL ACCTG AND AUDITING</b>	<b>.00</b>	<b>418.00</b>	<b>.00 ( 418.00)</b>	<b>.0</b>
<u>ENGINEERING AND ADMINISTRATION</u>					
412-53-5310-215	ENG & ADMIN PROF FEES	.00	1,539.00	.00 ( 1,539.00)	.0
	<b>TOTAL ENGINEERING AND ADMINISTRATION</b>	<b>.00</b>	<b>1,539.00</b>	<b>.00 ( 1,539.00)</b>	<b>.0</b>
<u>TRANSFER TO DEBT SERVICE</u>					
412-59-5929-000	TRANSFER TO DEBT SERVICE	.00	103,349.52	103,350.00 .48	100.0
	<b>TOTAL TRANSFER TO DEBT SERVICE</b>	<b>.00</b>	<b>103,349.52</b>	<b>103,350.00 .48</b>	<b>100.0</b>
	<b>TOTAL FUND EXPENDITURES</b>	<b>2,223.33</b>	<b>118,755.25</b>	<b>103,350.00 ( 15,405.25)</b>	<b>114.9</b>
	<b>NET REVENUE OVER(UNDER) EXPENDITURES</b>	<b>( 2,223.33)</b>	<b>( 78,581.51)</b>	<b>( 42,456.00)</b>	

# CITY OF WATERLOO

BALANCE SHEET  
JUNE 30, 2020

## 413-TIF DISTRICT 3 FUND

### ASSETS

413-11100	TREASURER'S CASH	20,963.30	
413-15800	DUE FROM AGENCY FUND TAXES	22,810.56	
	TOTAL ASSETS		<u>43,773.86</u>

### LIABILITIES AND EQUITY

#### LIABILITIES

413-26100	DEFERRED REVENUE	22,810.56	
	TOTAL LIABILITIES		22,810.56

#### FUND EQUITY

413-34300	FUND BALANCE	( 749,472.31)	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	770,435.61	
	TOTAL FUND EQUITY		<u>20,963.30</u>
	TOTAL LIABILITIES AND EQUITY		<u>43,773.86</u>

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020

**FUND 413 - TIF DISTRICT 3 FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TAXES</u>					
413-41-4111-000 TAX INCREMENTS	.00	66,352.26	102,403.00	36,050.74	64.8
TOTAL TAXES	.00	66,352.26	102,403.00	36,050.74	64.8
<u>INTERGOVERNMENTAL REVENUE</u>					
413-43-4365-000 STATE AID PERSONAL PROPERTY	.00	903.84	.00	( 903.84)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	903.84	.00	( 903.84)	.0
<u>OTHER FINANCING SOURCES</u>					
413-49-4910-000 LONG TERM DEBT PROCEEDS	.00	1,656,224.90	.00	( 1,656,224.90)	.0
TOTAL OTHER FINANCING SOURCES	.00	1,656,224.90	.00	( 1,656,224.90)	.0
TOTAL FUND REVENUE	.00	1,723,481.00	102,403.00	( 1,621,078.00)	1683.0

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020

**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	.00	( 150.00)	.0
TOTAL LEGISLATIVE SUPPORT	.00	150.00	.00	( 150.00)	.0
<u>SPECIAL ACCTG AND AUDITING</u>					
413-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	418.00	.00	( 418.00)	.0
TOTAL SPECIAL ACCTG AND AUDITING	.00	418.00	.00	( 418.00)	.0
<u>ENGINEERING AND ADMINISTRATION</u>					
413-53-5310-215 ENG & ADMIN PROF FEES	.00	1,150.00	.00	( 1,150.00)	.0
TOTAL ENGINEERING AND ADMINISTRATION	.00	1,150.00	.00	( 1,150.00)	.0
<u>TRANSFER TO DEBT SERVICE</u>					
413-59-5929-000 TRANSFER TO DEBT SERVICE	.00	951,327.39	89,148.98	( 862,178.41)	1067.1
TOTAL TRANSFER TO DEBT SERVICE	.00	951,327.39	89,148.98	( 862,178.41)	1067.1
TOTAL FUND EXPENDITURES	.00	953,045.39	89,148.98	( 863,896.41)	1069.1
NET REVENUE OVER(UNDER) EXPENDITURES	.00	770,435.61	13,254.02		

# CITY OF WATERLOO

BALANCE SHEET  
JUNE 30, 2020

## 414-TIF DISTRICT 4 FUND

### ASSETS

414-11100	TREASURER'S CASH	60,115.06	
414-15800	DUE FROM AGENCY FUND TAXES	6,623.69	
	TOTAL ASSETS		<u>66,738.75</u>

### LIABILITIES AND EQUITY

#### LIABILITIES

414-26100	DEFERRED REVENUE	6,623.69	
	TOTAL LIABILITIES		6,623.69

#### FUND EQUITY

414-34300	FUND BALANCE	41,415.83	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	18,699.23	
	TOTAL FUND EQUITY		<u>60,115.06</u>
	TOTAL LIABILITIES AND EQUITY		<u>66,738.75</u>

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020

**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	19,267.23	22,007.00	2,739.77	87.6
TOTAL TIF DISTRICT 4 FUND	.00	19,267.23	22,007.00	2,739.77	87.6
<u>SOURCE 43</u>					
414-43-4364-000 STATE AID COMPUTERS	.00	.00	229.00	229.00	.0
TOTAL SOURCE 43	.00	.00	229.00	229.00	.0
TOTAL FUND REVENUE	.00	19,267.23	22,236.00	2,968.77	86.7

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020

**FUND 414 - TIF DISTRICT 4 FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
414-51-5112-325 LEGIS SUPPORT ANNUAL DOR FEE	.00	150.00	150.00	.00	100.0
TOTAL LEGISLATIVE SUPPORT	.00	150.00	150.00	.00	100.0
<u>SPECIAL ACCTG AND AUDITING</u>					
414-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	418.00	500.00	82.00	83.6
TOTAL SPECIAL ACCTG AND AUDITING	.00	418.00	500.00	82.00	83.6
TOTAL FUND EXPENDITURES	.00	568.00	650.00	82.00	87.4
NET REVENUE OVER(UNDER) EXPENDITURES	.00	18,699.23	21,586.00		

# CITY OF WATERLOO

BALANCE SHEET  
JUNE 30, 2020

## 600-COMMUNITY DEVELOP AUTHORITY

### ASSETS

600-11100	TREASURER'S CASH	43,502.08	
600-15800	DUE FROM AGENCY FUND TAXES	1,189.61	
	TOTAL ASSETS		<u>44,691.69</u>

### LIABILITIES AND EQUITY

#### LIABILITIES

600-25607	DEFERRED REVENUE	4,650.00	
600-26100	DEFERRED REVENUE	( 3,460.39)	
	TOTAL LIABILITIES		1,189.61

#### FUND EQUITY

600-34300	FUND BALANCE	18,204.76	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	297.32	
	TOTAL FUND EQUITY		<u>43,502.08</u>
	TOTAL LIABILITIES AND EQUITY		<u>44,691.69</u>

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020  
**FUND 600 - COMMUNITY DEVELOP AUTHORITY**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>SOURCE 41</u>					
600-41-4111-000 LOCAL TAX-GENERAL FUND	.00	3,460.39	4,650.00	1,189.61	74.4
TOTAL SOURCE 41	.00	3,460.39	4,650.00	1,189.61	74.4
<u>PUBLIC CHARGES FOR SERVICE</u>					
600-46-4674-000 MBC BUILDING RENTAL	.00	1,200.00	2,400.00	1,200.00	50.0
TOTAL PUBLIC CHARGES FOR SERVICE	.00	1,200.00	2,400.00	1,200.00	50.0
TOTAL FUND REVENUE	.00	4,660.39	7,050.00	2,389.61	66.1

**CITY OF WATERLOO**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING JUNE 30, 2020  
**FUND 600 - COMMUNITY DEVELOP AUTHORITY**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>DEPARTMENT 5151</u>					
600-51-5151-399 SPECIAL ACCTNG COSTS - MISC	.00	.00	375.00	375.00	.0
TOTAL DEPARTMENT 5151	.00	.00	375.00	375.00	.0
<u>MAUNESHA BUSINESS CENTER</u>					
600-51-5162-221 MAUNESHA BUSINESS ELECTRIC	36.15	149.66	1,000.00	850.34	15.0
600-51-5162-222 MAUNESHA BUSINESS HEAT	34.90	504.28	750.00	245.72	67.2
600-51-5162-223 MAUNESHA BUSINESS WATER/SEWER	66.01	327.79	698.00	370.21	47.0
600-51-5162-290 MAUNESHA BUSINESS CLEAN CONTRA	.00	90.00	1,160.00	1,070.00	7.8
600-51-5162-351 MAUNESHA BUSINESS REPAIRS/MAIN	130.00	3,291.34	.00	( 3,291.34)	.0
TOTAL MAUNESHA BUSINESS CENTER	267.06	4,363.07	3,608.00	( 755.07)	120.9
<u>PLANNING AND CONSERVATION</u>					
600-56-5630-220 PROJECT CDA PROGRAMS	.00	.00	250.00	250.00	.0
TOTAL PLANNING AND CONSERVATION	.00	.00	250.00	250.00	.0
TOTAL FUND EXPENDITURES	267.06	4,363.07	4,233.00	( 130.07)	103.1
NET REVENUE OVER(UNDER) EXPENDITURES	( 267.06)	297.32	2,817.00		

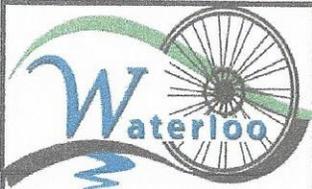


**Legend**

-  Proposed Concrete
-  Existing Green Space
-  Proposed Asphalt
-  Existing Concrete

DRAWN BY: JKB  
 DESIGNED BY: JKB  
 DATE: 1/15/2020  
 SCALE: 1" = 1,600'  
 SHEET:

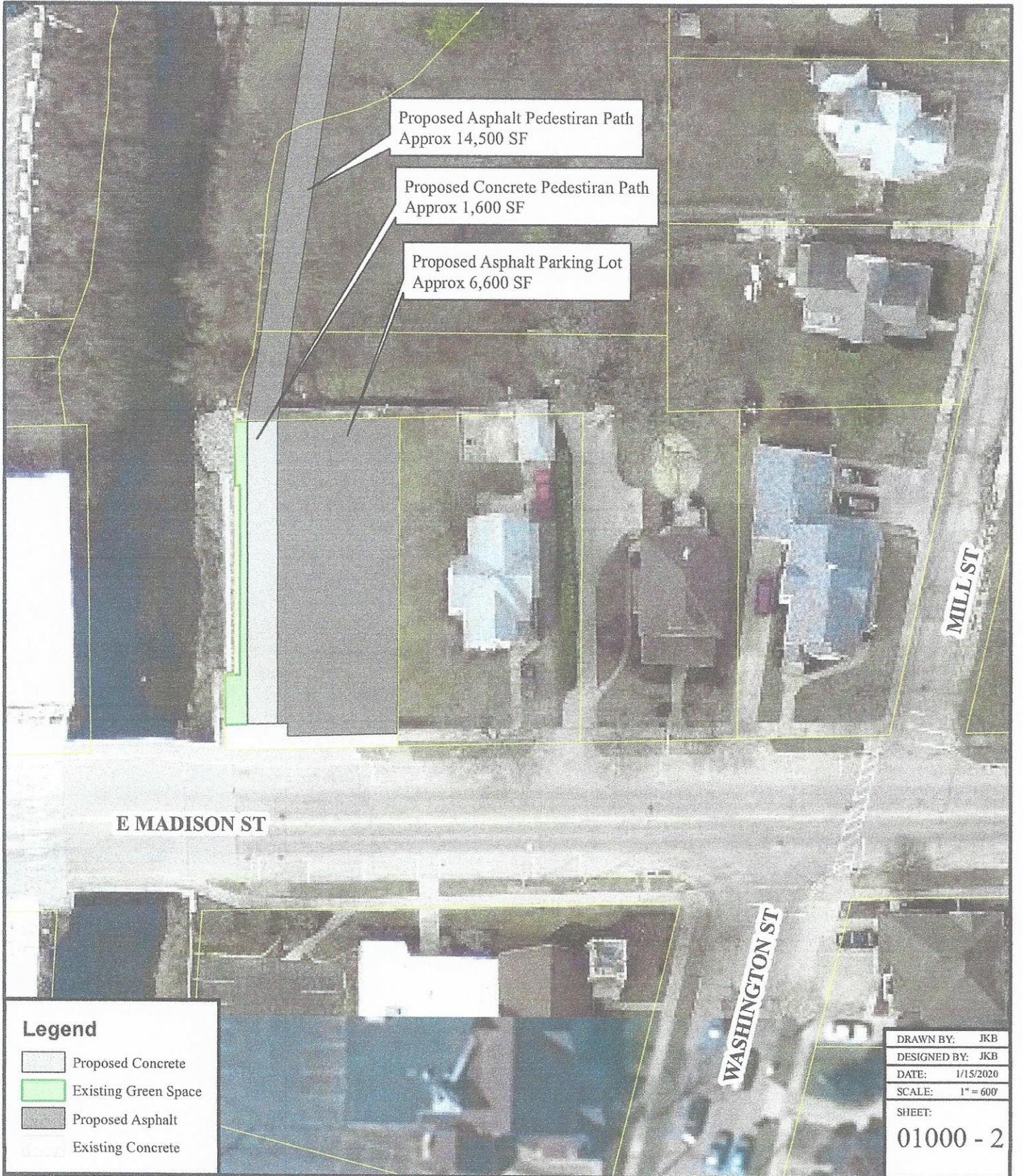
01000 - 1



**203 EAST MADISON STREET  
 PHASE 3**

**CONCEPT PLAN**





Proposed Asphalt Pedestrian Path  
Approx 14,500 SF

Proposed Concrete Pedestrian Path  
Approx 1,600 SF

Proposed Asphalt Parking Lot  
Approx 6,600 SF

E MADISON ST

MILL ST

WASHINGTON ST

**Legend**

-  Proposed Concrete
-  Existing Green Space
-  Proposed Asphalt
-  Existing Concrete

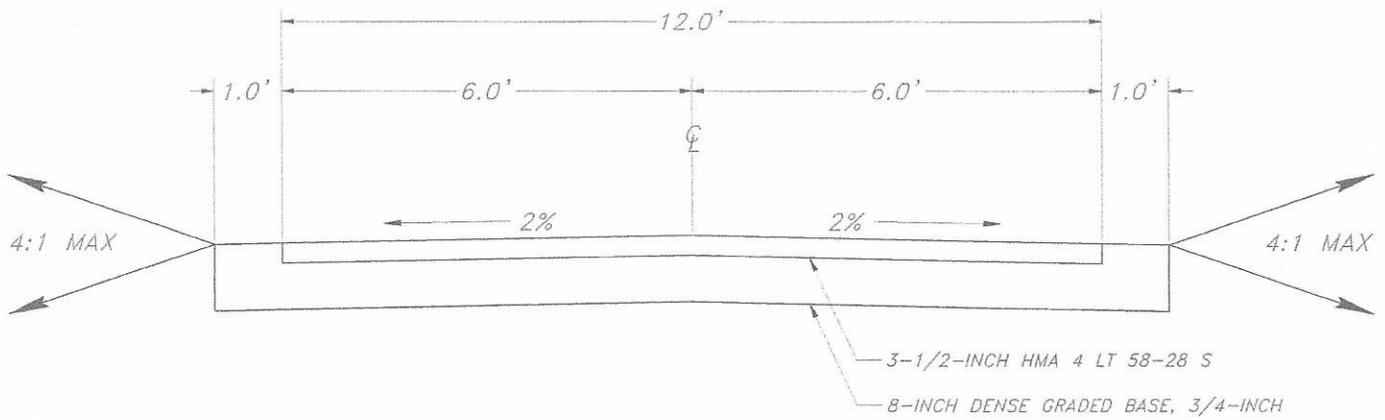
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DESIGNED BY:	JKB
DATE:	1/15/2020
SCALE:	1" = 60'
SHEET:	01000 - 2



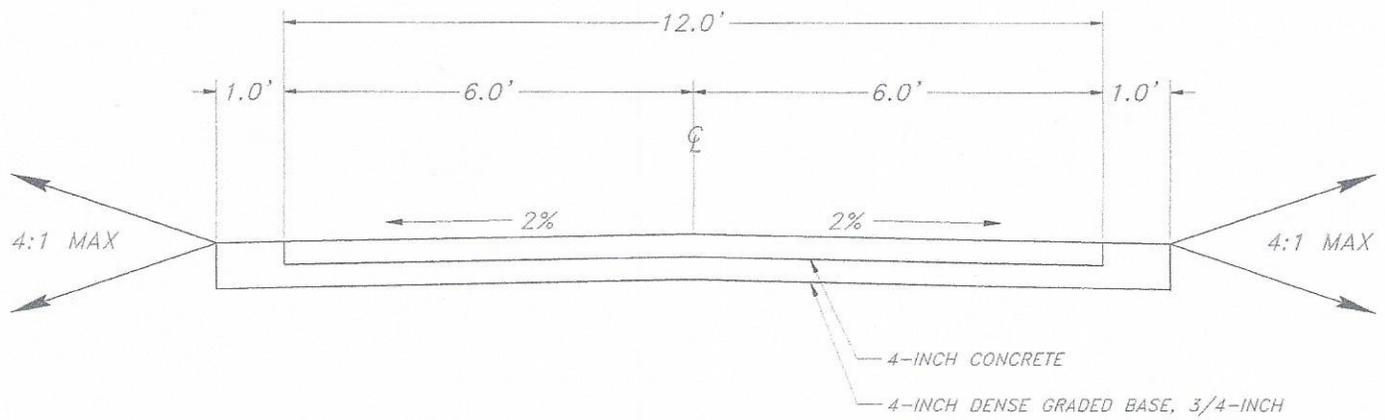
**203 EAST MADISON STREET  
PHASE 3**

**CONCEPT PLAN**





HOT MIX ASPHALT PEDESTRIAN PATH  
TYPICAL CROSS-SECTION



CONCRETE PEDESTRIAN PATH  
TYPICAL CROSS-SECTION

DRAWN BY:	JKB
DESIGNED BY:	JKB
DATE:	1/15/2020
SCALE:	NTS
SHEET:	01000 - 3



203 EAST MADISON STREET  
PHASE 3

DETAIL DRAWINGS



**City of Waterloo, Wisconsin**  
**PRELIMINARY COST ESTIMATE**  
**203 East Madison Street - Phase 3**

January 15, 2020



Construction of a hot mix asphalt parking lot, consisting of four inches of asphalt placed on eight inches of aggregate base, and adjacent concrete pedestrian path, consisting of four inches of concrete on four inches of aggregate base. Said path to extend north, constructed of 3.5 inches asphalt on eight inches of aggregate base, connecting to existing pedestrian path located northwest of the Mill Street Termini. Installation of a way-finding kiosk in parking lot. All disturbed areas to be restored in kind.

**Estimated Quantities**

Quantity	Unit	Item	Unit Cost	Item Cost
1	LS	Unclassified Excavation	\$22,000.00	\$22,000.00
980	TN	Aggregate Base Dense, 3/4-Inch	\$14.00	\$13,720.00
1,600	SF	Concrete Pedestrian Path, 4-Inch Depth	\$6.00	\$9,600.00
350	TN	Hot Mix Asphalt Path, 3-1/2-Inch Depth	\$90.00	\$31,500.00
200	TN	Hot Mix Asphalt Parking Lot, 4-Inch Depth	\$78.00	\$15,600.00
1,250	LF	Epoxy Pavement Markings, 4-Inch	\$1.00	\$1,250.00
2,600	SY	Landscape Restoration	\$7.00	\$18,200.00
1	LS	Way-Finding Kiosk	\$3,200.00	\$3,200.00
1	LS	Erosion Control	\$7,500.00	\$7,500.00
1	LS	Traffic Control and Access	\$1,000.00	\$1,000.00
Engineering and Contingencies				\$12,357.00
<b>Total Construction Cost</b>				<b>\$135,927.00</b>

1428000

MAP #: 6085

VOLUME: 35 PAGE: 268

Office of Register of Deeds

Jefferson County, WI

RECEIVED FOR RECORD

07/16/2020 08:14:27 AM

Staci M. Hoffman

Total Pages: 2

REC FEE: 30.00

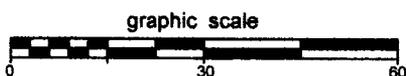
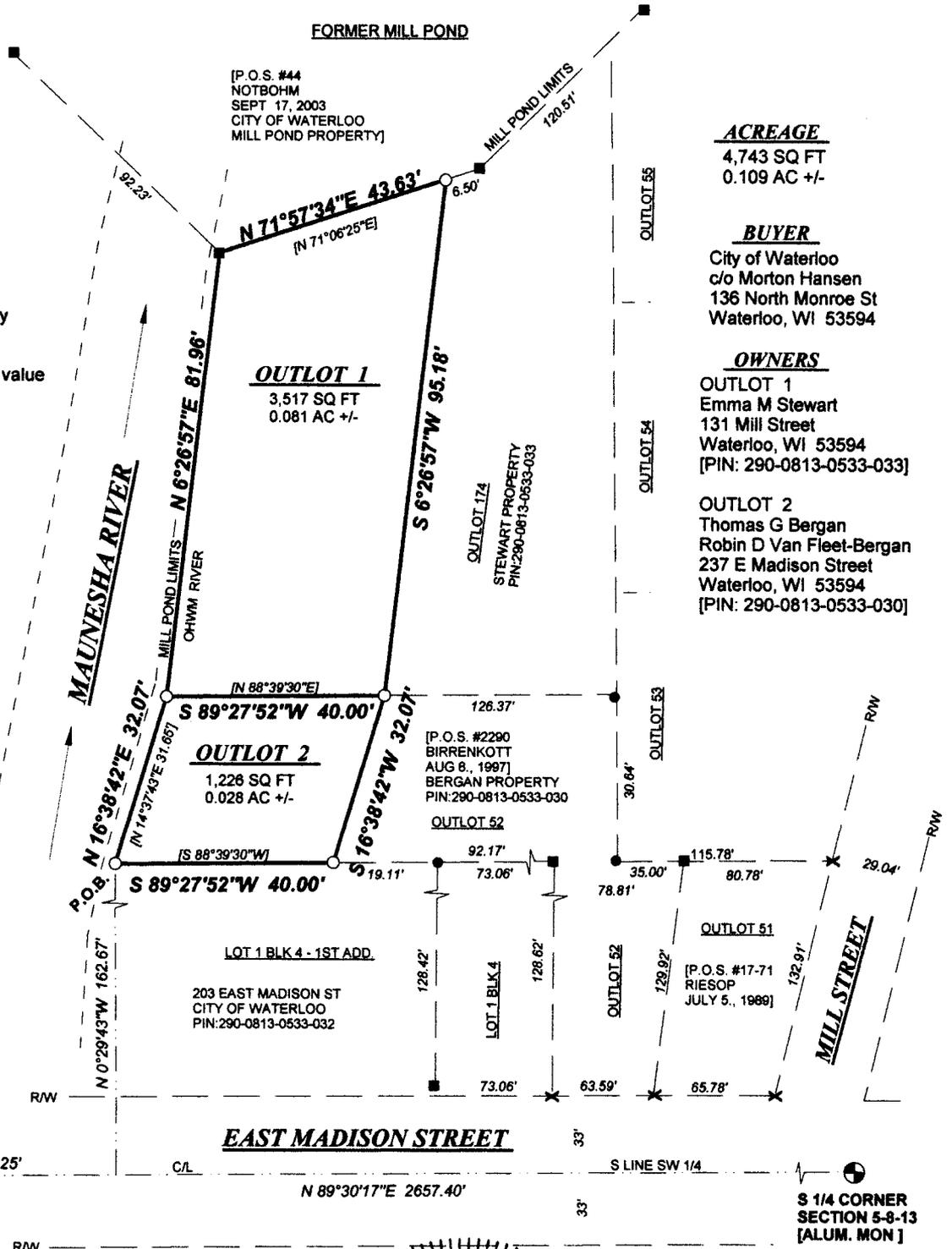
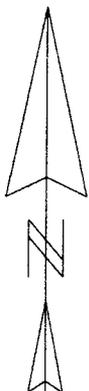
**JEFFERSON COUNTY**  
**CERTIFIED SURVEY MAP NO. 6085**

A PART OF OUTLOT 52 AND A PART OF OUTLOT 174 IN THE CITY OF WATERLOO ACCORDING TO THE ASSESSOR'S PLAT TO THE VILLAGE (NOW CITY) OF WATERLOO AS RECORDED MARCH 22, 1937 IN VOLUME 5 ON PAGE 91, BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

- LEGEND**
- 1" x 18" Iron Pipe Set weighing 1.13 lbs/ft
  - △ Mag Nail Set
  - Jefferson County Survey Monument as shown
  - [R] Recorded or Described value
  - 1-1/4" Iron Pipe Found
  - 3/4" Iron Rebar Found
  - × Chisel Cross Found

**NOTE:**  
These lots were created to be sold to an adjoining owner and cannot be transferred to non adjacent properties.

North point oriented to the Jefferson County Coordinate System,  
South line SW 1/4 Section 5 assumed N. 89° 30' 17"E.

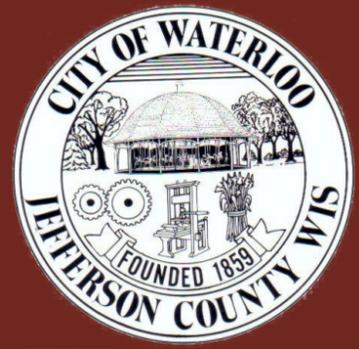


Dated this 15<sup>th</sup> day of July, 2020

Mark R. Tomashek WI PLS - 2340-008  
New Frontier Land Surveying llc  
at Beaver Dam Wisconsin

# **CITY OF WATERLOO**

## **Comprehensive Outdoor Recreation Plan**



**RIVERSIDE PARK  
SELECT PAGES**

**5-Year  
2017-2022**

**Waterloo, Wisconsin**

**Adopted: December 15th, 2016**

## **Future City Parks**

### **Indian Hills Nature Area – 127 Minnetonka Way**

Classification: Nature/Conservation Area

Size: 11.1 acres

Parking: On-street

Amenities: Slightly restored native wooded area with limited mulch walking paths

### **South Side Park – 905 Julia Way**

Classification: Neighborhood Park

Size: 2.5 acres

Parking: Off-street

Amenities: Twenty car and two Handicap parking, picnic shelter, bathrooms, baseball/softball field, basketball court, walking and biking trail, playground and Skate Park.

### **Riverside Park – 203 E. Madison Street**

Classification: Neighborhood Park

Size: 1 acre

Parking: Off-street

Amenities: Seven car and connections to downtown Waterloo and Youker Park, river walk and picnic area.

### **Naming Rights TBA – 720 W. Madison Street**

Classification: Neighborhood Park

Size: 2 acres

Parking: Off-street

Amenities: Twenty car parking lot with two Handicap parking stalls, river walk, sand volleyball court, kayak launch, playground area, restrooms with changing rooms, basketball court/ice skate area, splash pad and sheltered picnic area.

### **Public Power Park & Mauneshia River Greenway – S. Monroe Street Dead end**

Classification: Neighborhood Park

Size: 2.5 acres

Parking: On-street

Amenities: The area already holds a stamped asphalt river walk with benches, ornamental lighting and accent plantings. The area is frequently flooded and has shown wear over the years but is maintained by the public works department. A recent grant awarded to the City of Waterloo for flood mitigation in the South Monroe Street area could be used for improving and expanding the Mauneshia River walk. Men's and women's Restrooms, playground area, picnic shelter area and river walk would be the future link to wrap around the entire dead end of Monroe Street along with educational signage on electricity and usage.

## **Waterloo Area Parks and Recreational Areas**

### **Garman Nature Preserve**

Classification: County Park

Size: 80 acres

Parking: Off-street

Amenities: Wooded area with invasive species, groomed mulch walking paths, entry sign, interpretive signage, Indian mounds and eight space paved parking lot, restrooms and covered picnic area with tables.

# EXPANSION OF PARKS PROGRAM

The neighboring needs analysis suggests that Waterloo should both improve existing park and playgrounds and expand park facilities. Recommendations for neighborhoods that require the greatest amount of additional land for outdoor recreation are as follows:

## **Future Recreation Sites:**

### **Indian Hills Nature Area**

- Clearing and grubbing of invasive plants
- Connecting paths to internal mulch path
- Path grading and re-mulching improvements
- Design and implement interpretive nodes
- Design and implement park entrance signs

### **Naming Rights TBA**

- River improvements through grants
- Future use will be a park to include shelter, bathroom facility, kayak launch and splash pad
- Signage welcoming visitors to Waterloo with kiosk

### **Riverside Park**

- River improvements through grants
- Future use will be a park to include picnic area, river walk connecting downtown Waterloo and Youker Park/Firemen's Park
- Signage welcoming visitors to Waterloo with kiosk describing historic Waterloo

### **South Side Park**

- Parking area connecting to Julia Way
- Future use will be a park to include shelter, bathroom facility, basketball court, playground & baseball field
- Walking path connecting to Waterloo Regional Trailhead

### **Public Power Park**

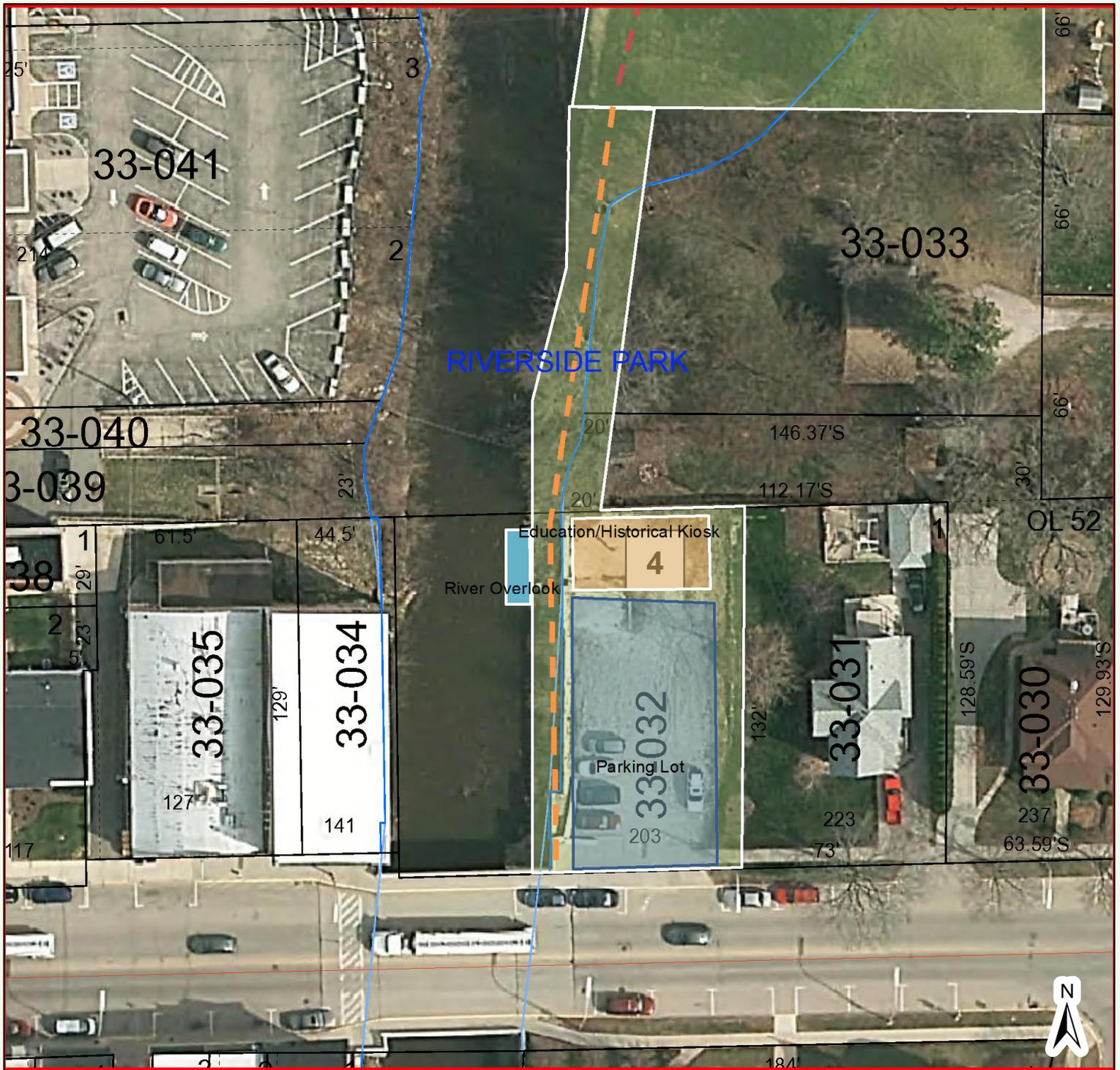
- River walk connecting north side Monroe street river walk of dead end
- Future use will be a park to include sheltered picnic area, bathroom facility and playground
- Signage for educational purposes on electricity and energy usage

## **Signage**

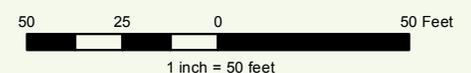
Signage of the park and recreation sites is one portion of the park program that needs attention. To increase local awareness, all parks should be signed. Names of proposed parks should be descriptive of the natural environment of the specific site designated. Signs should be constructed of a rustic material and should be uniform in design throughout the City of Waterloo. Directional signs from major highways would also be helpful those visiting the City of Waterloo.

	PARK AMENITIES							WATERLOO AREA RECREATION OPTIONS																				Comments		
	Banquet Facility / Tavern	Indoor Shelter	Outdoor Shelter	Bathroom Facility	Playground Area	Picnic Area	Baseball Field	Softball Field	Open Green Space	Tennis Court	Basketball Court	Volleyball Court	Football / Soccer Field	Hiking / Walking Trails	Biking Trail	Kayak/Canoe Area	Camping / RV Area	Geocaching	Sledding Hill	Disc Golf	Fishing	Hunting	Running Track	Pool / Splash Pad	Ice Skating	Skate Park	Dog Park		Scenic View	Disability Accessible
<b>WATERLOO RECREATION AREAS</b>																														
Firemen's Park	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X							X	X	
Waterloo Regional Trailhead		X	X	X	X	X			X				X	X			X											X	X	X
Morrison Field			X	X	X	X			X			X	X	X												X		X		
Veteran's Memorial Park			X			X											X											X		
Youker Park									X				X	X	X						X							X		
St. John Lutheran School					X	X		X	X		X																			
Holy Family School & Parish					X	X			X		X								X											
Waterloo Public School					X	X	X		X	X	X	X	X					X					X					X		
<b>UNDEVELOPED RECREATION AREAS</b>																														
DeYoung Farms			X			X			X				X	X			X											X		
South Side Park			X	X	X	X			X		X		X	X			X											X		X
Indian Hills Nature Area						X			X				X	X			X										X			
720 W. Madison			X	X	X	X					X		X	X	X		X				X			X	X			X	X	
Riverside Park			X			X							X	X	X		X				X							X	X	
Public Power Park			X	X	X	X							X	X	X		X				X							X	X	
<b>AREA RECREATION AREAS</b>																														
Garman Preserve					X	X							X															X		
Holzhueter State Park						X			X				X	X														X		
Waterloo Wildlife Area						X			X				X		X					X	X							X		

# Jefferson County Land Information



- |  |   |   |
|--|---|---|
|  Municipal Boundaries  |  Section Lines       |  Red: Band_1   |
|  Property Boundary     |  Surface Water       |  Green: Band_2 |
|  Old Lot/Meander Lines |  Map Hooks           |  Blue: Band_3  |
|  Rail Right of Ways    |  Tax Parcels         |   |
|  Road Right of Ways    |  Streams and Ditches |   |



**TO:** COMMUNITY DEVELOPMENT AUTHORITY  
**FROM:** CLERK/TREASURER  
**SUBJECT:** TAX INCREMENTAL FINANCE DISTRICT PROGRESS 2019-2020  
**DATE:** JULY 18, 2020

---

## TAX INCREMENTAL FINANCE PROGRESS 2019-2020

### District No. 1

- **Description:** The geographic area included Trek Bicycle and the Briess Malting & Ingredients facility.
  - **2019-2020 Progress:** *Closed April 2019.* Established as a donor district to TID #2. At time of closure, \$522,147 was transferred from TID #1 to TID #2. This had the effect of bringing the TID #1 fund balance to zero immediately prior to its closure.
- 

### District No. 2

- **Description:** Downtown area east to 575 West Madison Street. See attached map.
- **2019-2020 Progress:** No new projects. Only general discussion of using revenue to partially fund 203 East Madison Street Phase 3. Increment being received from Hawthorn & Stone and Rediscovered LLC per developer agreements. July of 2020 Rediscovered LLC sought agreement waiver to lower annual revenue payment lower than existing \$42,229. [*not granted by City Council*] 2019 infusion of \$522,147 from TID #1 means TID #2 and 2019 receipt WEDC grant reimbursements means District is cash positive [*June 2020 Fund Balance - \$868,371*] with sufficient cash to pay-off all remaining project debts resulting in an interest payment savings to the District of \$16,302.
- **TID #2 Project Progress** – No new projects.
  - **[Funding TID #2 Façade and Interior Build-out Grants](#)**. No grants made in 1/1/2019 -6/30/2020 period with one open application for the 120 North Monroe Street. This is our lead program for downtown business development.
  - **[Monroe Street Apartments](#)**, 217 North Monroe Street, 24 unit apartment building completed 12/30/2015.
    - **ADDED PROPERTY VALUE.** Added \$914,400 in property value to location that was blighted parking lot.
    - **INCREMENT.** Annual tax increment generated: \$10,165.
  - **[Waterloo Tech Center \(Rediscovered LLC\)](#)**, 575 West Madison Street, rehab and reuse of 50,000 sq. ft of office space. Home to [ASCEND Retail Management Solutions](#) and thirty+ family supporting jobs. Since 2004 property value has been maintained at \$1.7 million. To be reduced to \$1.1 million in coming year. Annual tax increment generated \$42,229. 2020 lease expiration could have a major effect on this project.
    - **ADDED PROPERTY VALUE.** Zero.

- INCREMENT. Guaranteed per existing agreement at \$42,229 until 2023.
- MUNICIPAL LOAN GUARANTEE. Seven year \$400,000 City loan guarantee for debt held by LLC expires January 24, 2021.
- EMPLOYMENT TARGETS. With ASCEND leasing the building, the project has exceeded annual employment targets.
- **Riverwalk Senior Assisted Living (Hawthorn & Stone LLC)**, 477 W Madison St, construct 20+ residential units.
  - ADDED PROPERTY VALUE. \$1.59 million.
  - EMPLOYMENT TARGETS. The project has not met annual employment targets.
  - INCREMENT. Municipal increment shown in table below as “City Payment” varies per 2018 amended agreement.

Revised Financial Schedule per December 10, 2018 Addendum No. 2 to Tax Incremental Financing Developer's Agreement

EXHIBIT B  
Financial Schedule

REVENUE YEAR	*TIF REVENUES	DEVELOPER PAYMENT	CITY PAYMENT	REVENUE YEAR
2013	\$0	\$0	\$0	2013
2014	\$0	\$0	\$0	2014
2015	\$0	\$0	\$0	2015
2016	\$0	\$0	\$0	2016
2017	\$81,906	\$0	\$81,906	2017
2018	\$68,562	\$0	\$68,562	2018
2019	\$69,076	\$0	\$69,076	2019
2020	\$139,188	\$0	\$139,188	2020
2021	\$140,232	\$0	\$140,232	2021
2022	\$141,284	\$0	\$141,284	2022
2023	\$142,344	\$0	\$142,344	2023
2024	\$143,412	\$63,438	\$79,974	2024
2025	\$144,487	\$62,924	\$81,563	2025
2026	\$145,571	\$132,000	\$13,571	2026
2027	\$146,663	\$132,000	\$14,663	2027
2028	\$147,763	\$132,000	\$15,763	2028
2029	\$148,871	\$132,000	\$16,871	2029
2030	\$149,987	\$132,000	\$17,987	2030
2031	\$151,112	\$132,000	\$19,112	2031
2032	\$152,246	\$132,000	\$20,246	2032
2033	\$153,388	\$132,000	\$21,388	2033
2034	\$154,538	\$0	\$154,538	2034
2035	\$155,697	\$0	\$155,697	2035
2036	\$156,865	\$0	\$156,865	2036
2037	\$158,041	\$0	\$158,041	2037
2038	\$159,227	\$0	\$159,227	2038
<b>TOTAL</b>	<b>\$3,050,460</b>	<b>\$1,182,362</b>	<b>\$1,868,098</b>	

\*TIF Revenues constitute "Guaranteed TIF Revenues Through Revenue Year 2023"

• **TID #2 Action Recommendations**

- Pay-off all remaining project debt (approx. \$293,746) resulting in a savings in interest expense of an estimated \$16,302.
- Aggressively seek developer for residential development immediately east of assisted living facility. Offer pay-as-you-go incentives to bring about development.

## District No. 3

- **Description:** Primarily industrial parcels featuring 333 Portland Road. See attached.
- **2019-2020 Progress** – No new projects.
  - The cell tower project terminated when the AT&T let the agreement expire.

- RTG Enterprises (Ron & Tama Griffin) has not finalized a proposal to acquire a portion of 333 Portland Road after two 2019 meetings with the Mayor.
  - A small area of 333 Portland Road is being sold to adjacent property owner Parker Dow.
  - Existing debt refinanced. Debt funding (a) Ab E Project land acquisition from Larry Waldo; (b) Ab E Project road & utility extension of Commercial Avenue north; and (c) incurred expense for clean-up of 333 Portland Road has been refinanced shifting the debt structure from an internal zero interest municipal inter-fund loan to bonds with interest extending out for the life of the District.
  - District life extended. The Tax Incremental Finance Joint Review Board met June 16, 2020 and unanimously voted to extend out the life of TID #3 six years.
- **TID #3 Project Progress**
    - **Regius Rubber**, 620 Commercial Ave, 20,000 sq. ft. manufacturing building completed March of 2013.
      - ADDED PROPERTY VALUE. \$663,300 in assessed property value added to bare ground parcel.
      - INCREMENT. Annual tax increment generates: \$18,387, \$2,000 more than originally projected.
      - EMPLOYMENT REQUIREMENTS. The company has met annual employment targets.
    - **Ab E Manufacturing**, 700 Commercial Ave, 29,500 sq. ft. manufacturing facility and pilot-scale lab.
      - ADDED PROPERTY VALUE. \$2.224 million in assessed property value added to bare ground parcel.
      - INCREMENT. Annual added increment via tax bill is: \$56,898.71 with developer guarantee of total increment revenue payments, include tax bill, of \$86,300 annually.
      - EMPLOYMENT REQUIREMENTS. The company has met annual employment targets.
  - **TID #3 Action Recommendations**
    - Hire student intern to assist with marketing of 333 Portland Rd.
    - Aggressively seek 333 Portland Road industrial site development offering pay-as-you go incentives and electric/water/sewer discounts as feasible within the constraints that project must be self-funding over the life of TID #3.
- 

## District No. 4

- **Description:** Primarily commercial and residential parcels featuring six plus acres of bare ground at corner of Clarkson Road and N Monroe Street. See attached.
  - **2019-2020 Progress:** No project for the duration of district's life. Due to construction of the Dollar General store, the District annually generates approximately \$19,000 in increment revenue.
  - **TID #2 Action Recommendations**
    - Negotiate with School District and property owners north of school to endure land remains tax generating parcels going forward.
    - Aid property owner at Clarkson & Monroe identify a developer.
-

**MAP -- TID #2**

POB TID #2 EXTENSION BOUNDARY  
LEGAL DESCRIPTION

AS AMENDED AND ADOPTED



- 2) CITY OF WATERLOO  
565, 575, 625, 629 W MADISON  
290-0813-0643-049
- 1) CITY OF WATERLOO  
333 W MADISON ST  
290-0813-0644-065
- 6) MICHAEL NEITZEL  
327 W MADISON ST  
290-0813-0644-057
- 5) MICHAEL NEITZEL  
327 W MADISON ST  
290-0813-0644-056
- 4) MICHAEL NEITZEL  
327 W MADISON ST  
290-0813-0644-055
- 3) HAWTHORN & STONE DEV, IN  
467 W MADISON ST  
290-0813-0644-064

EXISTING TID #2

EXISTING TID #2 BOUNDARY  
  
 TID #2 AMENDMENT BOUNDARY  


POB TID #2 AMENDMENT  
BOUNDARY LEGAL DESCRIPTION

REDUCED 1/2

# MAP -- TID #3

**POB TID #3**  
**Metes & Bounds**  
**Legal Description**

- B. Redevelopment of 333 Portland Road and adjacent parcels
- C. Business expansion and job creation
- D. Further development of Lot 1 CSM 3395-15-93 (Waldo parcel)



**D) Waldo Parcel**  
 665 Commercial Ave  
 290-0813-0513-001  
 Lot 1 CSM 3395-15-93

**A) City of Waterloo**  
 660 Commercial Ave  
 290-0813-0542-013  
 Lot 9 E Side Ind Park

**A) City of Waterloo**  
 620 Commercial Ave  
 290-0813-0542-012  
 Lot 8 E Side Ind Park

**C) Schoenherr Parcel**  
 970 Industrial Dr  
 290-0813-0542-006  
 Lot 1 CSM 4980-28-151

**B) Gauthier Parcel**  
 333 Portland Road  
 290-0813-0531-001  
 Lot 1 CSM 1295-42-43

**C) Jim's Cheese Pantry Inc**  
 410 Portland Rd  
 290-0813-0642-001  
 Lot 1, Deferts Acres

**B) RTG Enterprises LLC**  
 347 Portland Road  
 290-0813-0543-034  
 Lot 1 CSM 549-2-357

**B) Yohn Parcel**  
 337 Portland Road  
 290-0813-0543-035  
 Lot 2 CSM 549-2-357

**MAP -- TID #4**



- 8) MARILYN DEMPSEY  
200 W CLARKSON ROAD  
290-0813-0611-000
- 9) MATTHEW MCCUNN  
940 HERRON DRIVE  
290-0813-0613-033
- 7) LYLE BRAUNSCHWEIG  
1043 N MONROE STREET  
290-0813-0611-001
- 4) MARTHA GAY  
991 N MONROESTREET  
290-0813-0611-002
- 5) ROBERT HENSLER  
1023 N MONROE STREET  
290-0813-0611-003
- 6) KUHL ENTERPRISES  
1003 N MONROE STREET  
290-0813-0611-004
- 3) MARTHA GAY  
991 N MONROE STREET  
290-0813-0611-005
- 2) JAYSTONE PROPERTIES LLC  
N MONROE ST & ANNA ST  
290-0813-0523-062
- 1) LANNOY FAMILY  
PARTNERSHIP LLC  
810 N MONROE STREET  
290-0813-0523-054
- 9) WATERLOO SCHOOL DISTRICT  
785 N MONROE STREET  
290-0813-0614-000

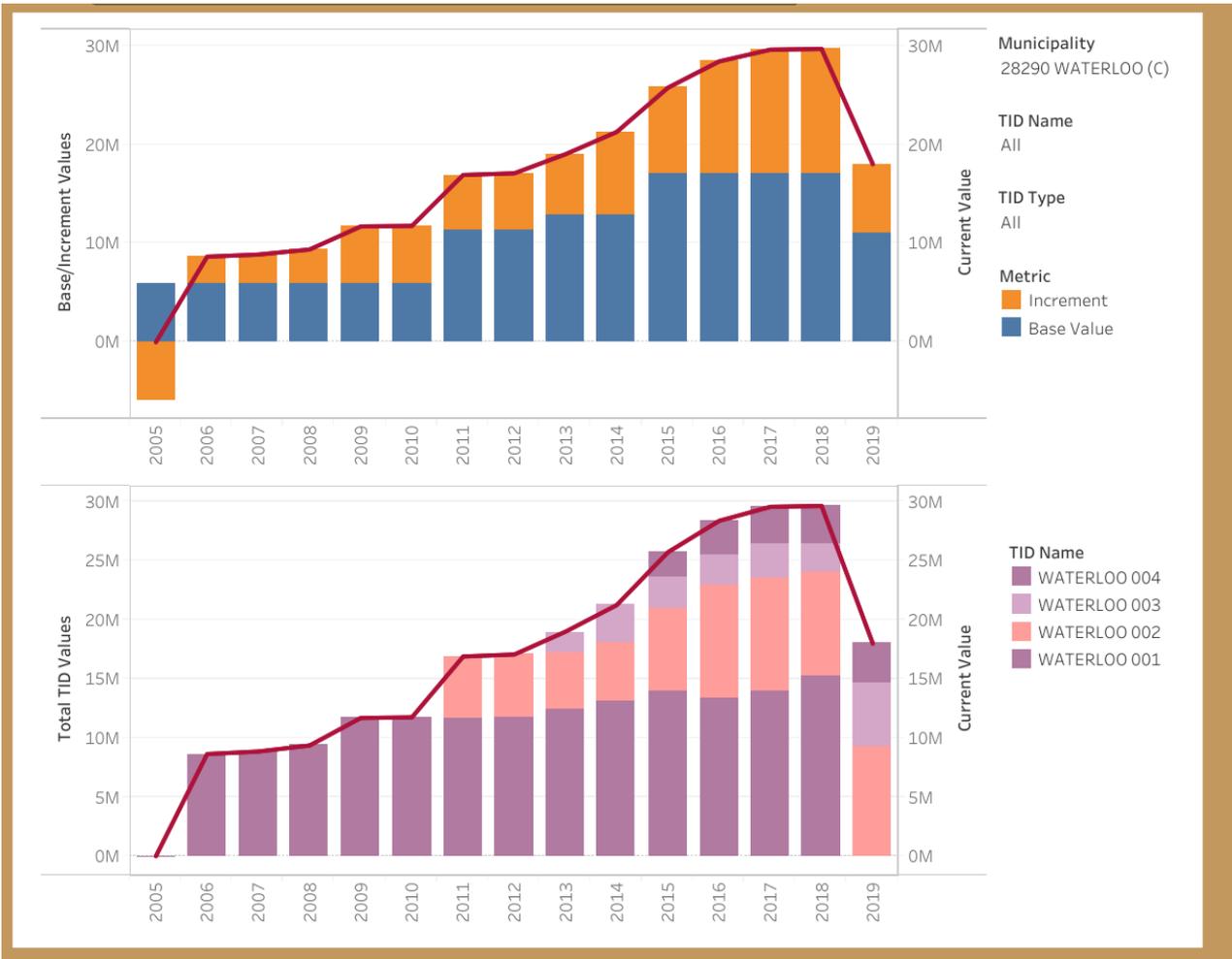
POB TID #4 BOUNDARY  
LEGAL DESCRIPTION

**REDUCED 1/2**

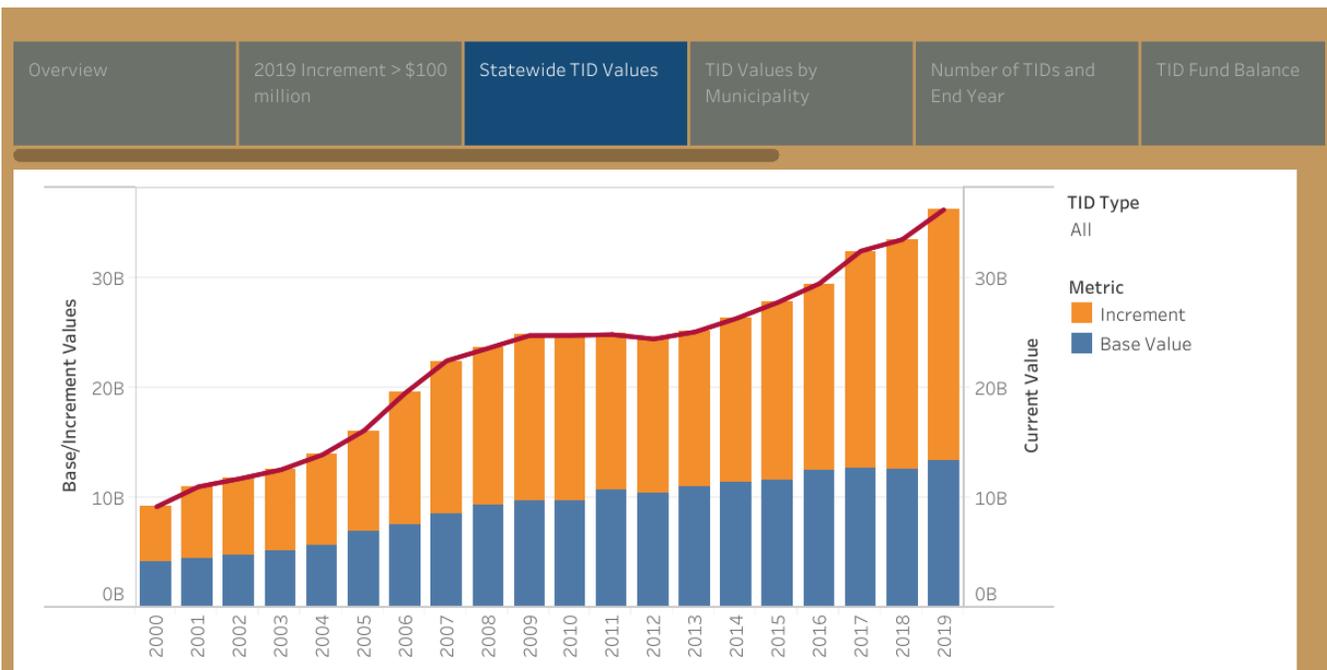
**TAX INCREMENTAL DISTRICT #4, CITY OF WATERLOO**

# WATERLOO TAX INCREMENTAL DISTRICTS -- IN EIGHT CHARTS

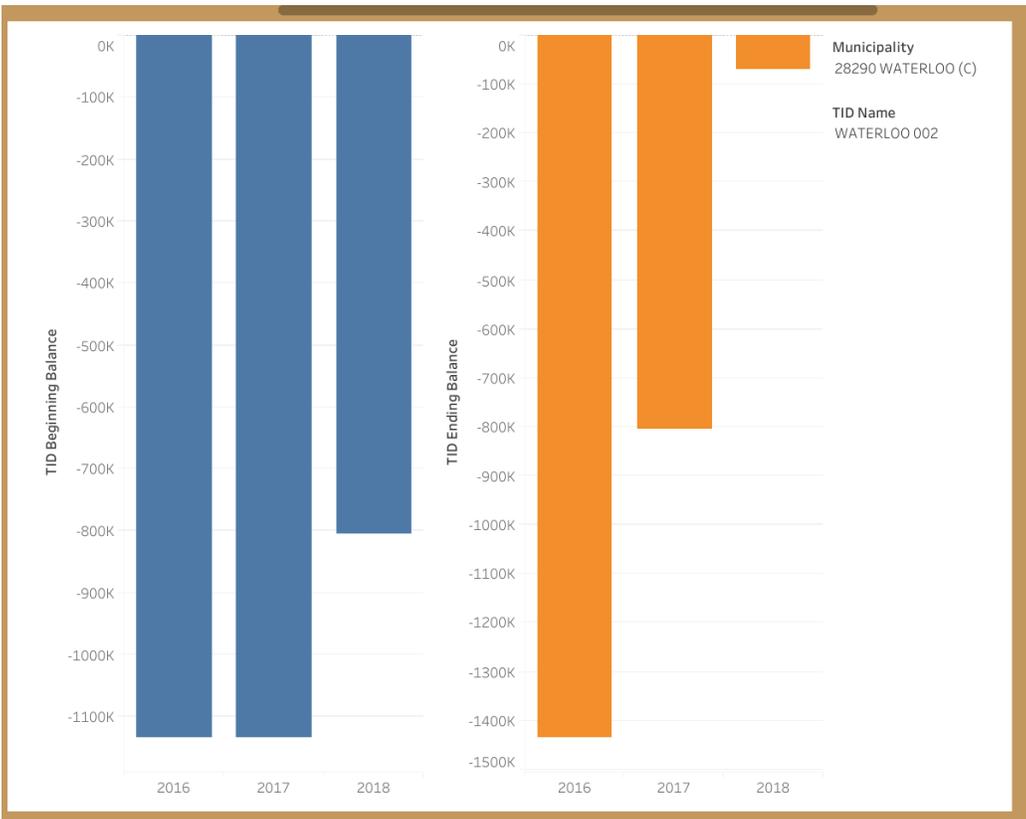
## A. 2005-2019 Waterloo Tax Incremental Finance District Property Values



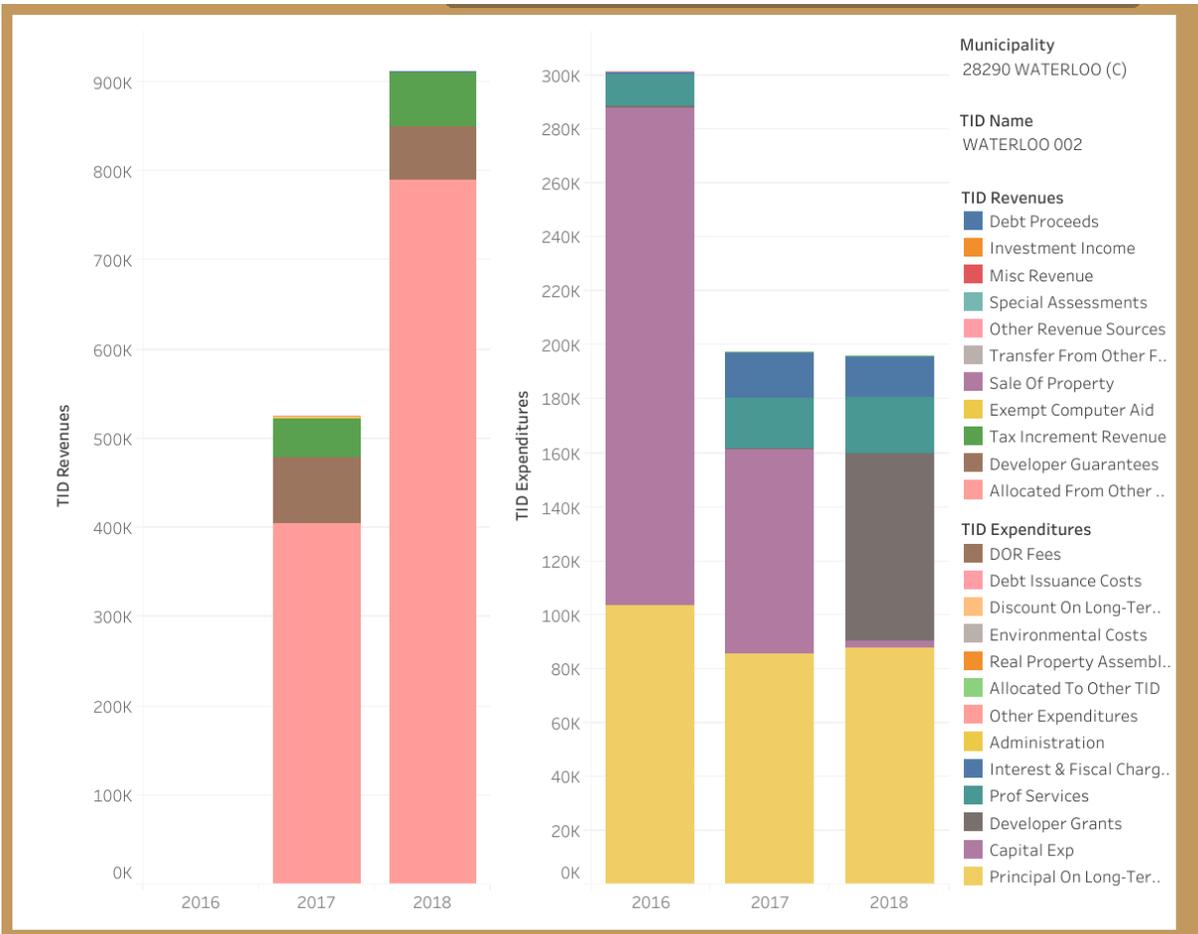
## B. 2000-2019 Statewide Property Values (for comparison trendline purposes)



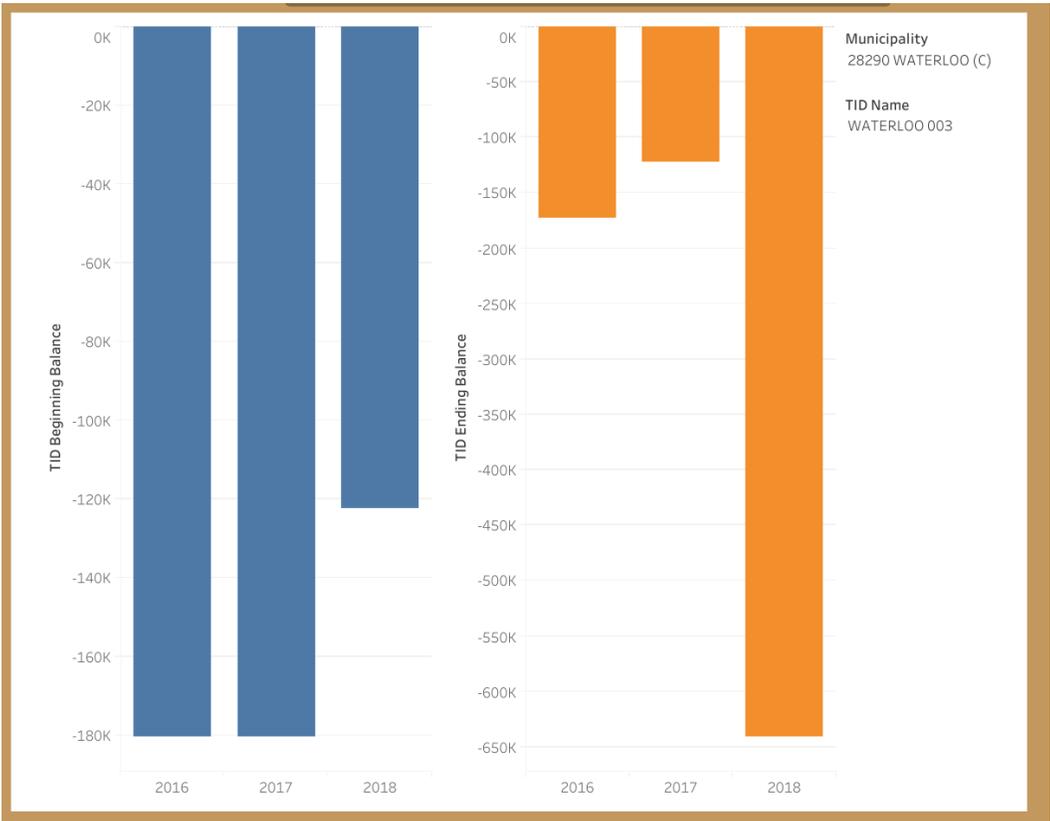
### C. TID #2 Fund Balances



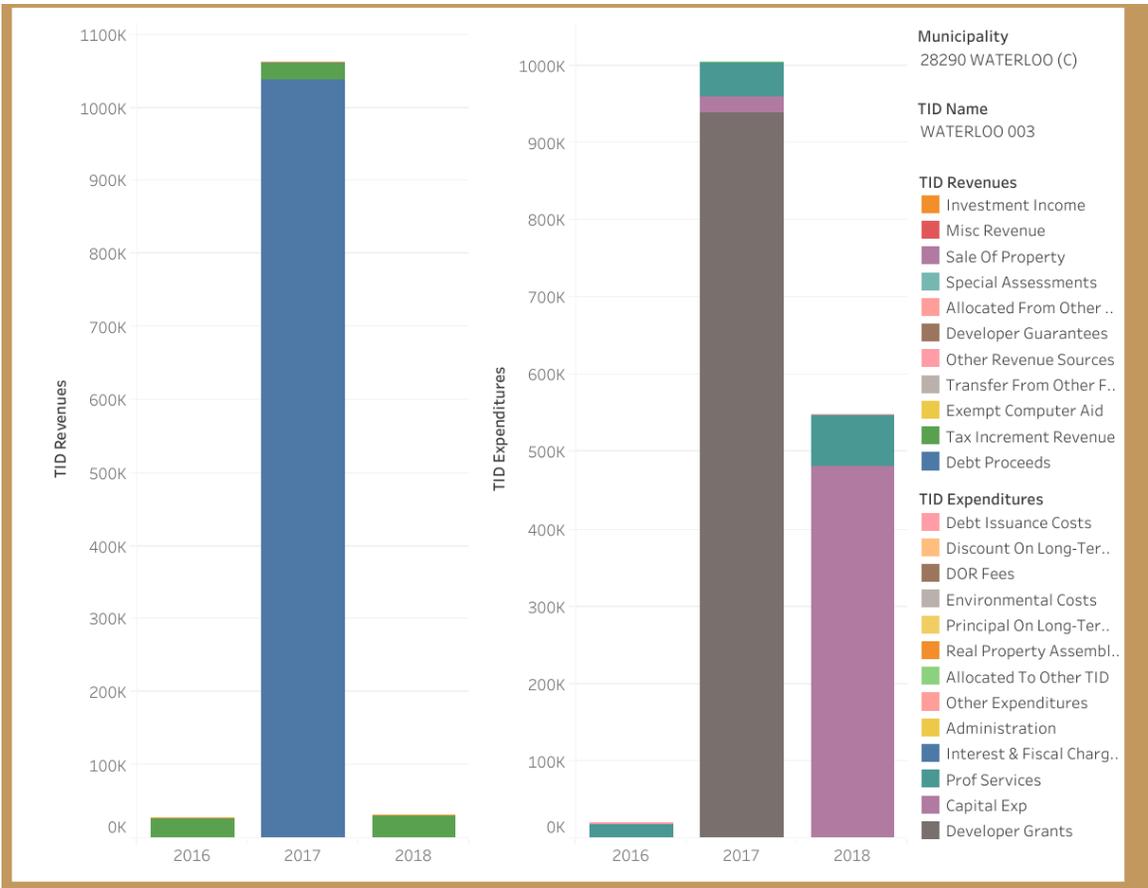
### D. TID #2 Rev-Exp



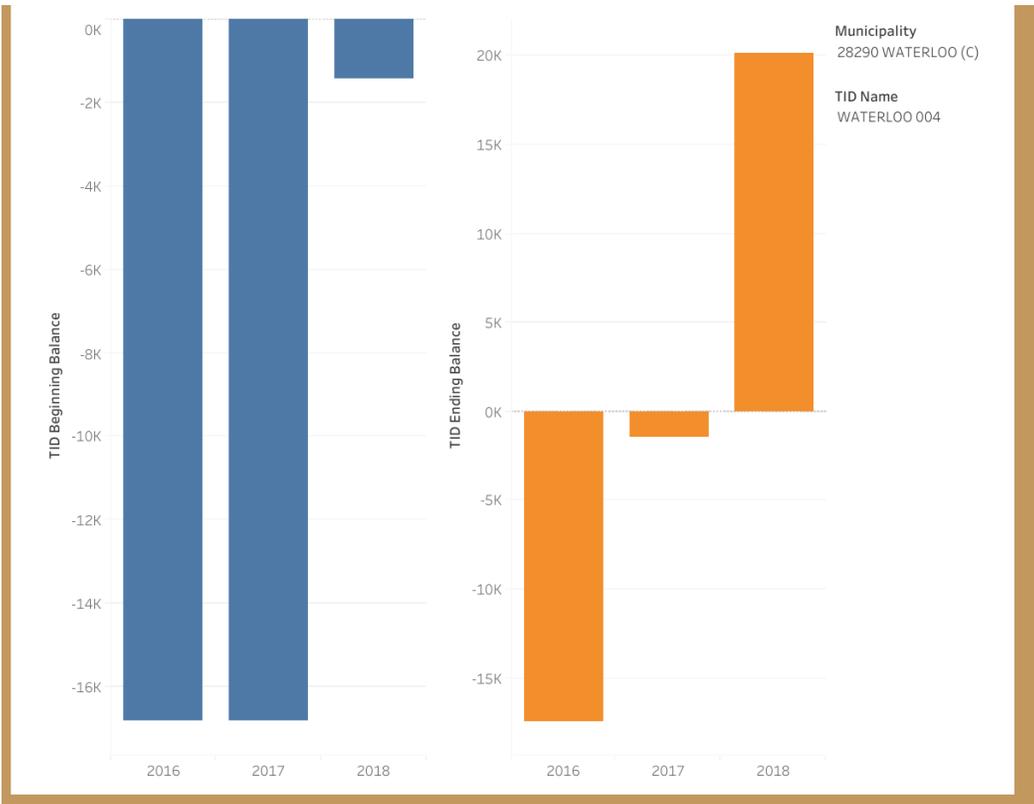
### E. TID #3 Fund Balances



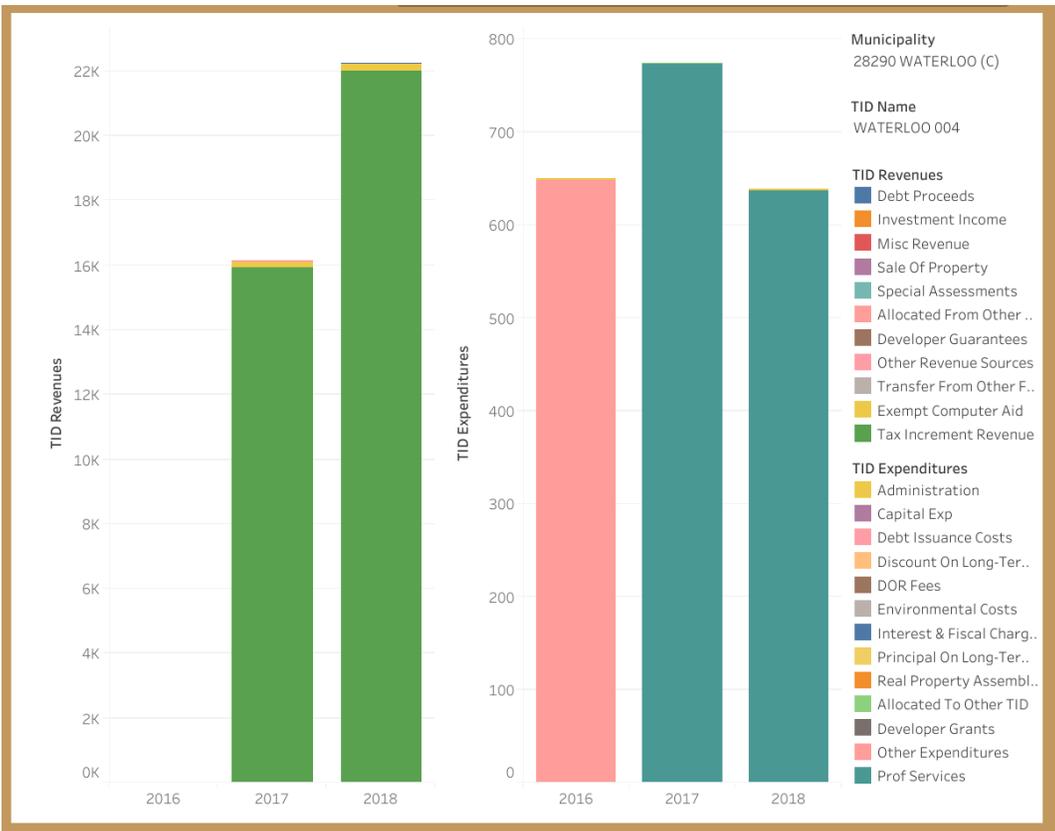
### F. TID #3 Rev-Exp



### G. TID #4 Fund Balances



### H. TID #4 Rev-Exp



# Waterloo Community Development Authority -- Annual Calendar

(updated: \_\_\_\_)

Preferred meeting night: 3<sup>rd</sup> Tuesday of month at 6:00 pm

Recurring monthly review and action (1) CDA Implementation Plan Progress; (2) Grant Application Tracking

## JANUARY

- evaluate CDA Progress Measures
- finalize prior year Annual Report

## FEBRUARY

- notify Mayor of member reappointment interest
- align/modify CDA Progress Measures as needed
- submit Annual Report to City Council

## MARCH

- notify Mayor of member reappointment interest
- Push to closeout incomplete prior year items

## APRIL

- Mayoral appointments
- Push to closeout incomplete prior year items

## MAY

- CDA election of Chair and Vice Chair
- evaluate CDA Progress Measures

## JUNE

- start future year budget submittal
- review of tax increment finance district progress

## JULY

- review of tax increment finance district progress
- future year budget planning
- align CDA Progress Measures with budget planning
- reaffirm or jettison all active programs and projects

## AUGUST

- future year budget submittal to Finance, Insurance & Personnel Committee, including tax incremental finance funds

## SEPTEMBER

- evaluate CDA Progress Measures

## OCTOBER

- strength, weaknesses opportunities & threats (SWOT) exercise

## NOVEMBER

- community outreach

## DECEMBER

- community outreach
- review staff draft, Annual Report to City Council
- update calendar