

**CITY OF WATERLOO  
JOINT REVIEW BOARD**

**TAX INCREMENTAL DISTRICT NO. 2 CREATION AND TAX INCREMENTAL DISTRICT NO. 1 PROJECT PLAN  
AMENDMENT AND TO ALLOW THE SHARING OF INCREMENT WITH TAX INCREMENTAL DISTRICT NO. 2  
WITHIN THE CITY OF WATERLOO, WISCONSIN**

**MEETING MINUTES  
THE MUNICIPAL BUILDING POLICE TRAINING ROOM - 136 NORTH MONROE ST  
July 27, 2011  
5:30 p.m.**

1. **CALL TO ORDER & ROLL CALL.** The body came to order at 5:33 p.m. in the Police Training Room. Board members present: Mo Hansen - City of Waterloo, Dennis Heling - Jefferson County, Lynn Forseth - Madison College, and Connie Schiestl – Waterloo School District. Excused And Absent: Bill Dovi – Public Member. Others Present: Dawn Gunderson of Ehler's & Associates.
2. **REVIEW AND CONSIDERATION OF MINUTES FROM ORGANIZATIONAL MEETING.** **Motion:** Moved by Hansen, seconded by Forseth to approve the minutes as presented that night to the body. **Voice Vote:** Motion carried.
3. **REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION RESOLUTIONS, AND THE RESOLUTIONS PASSED BY THE COMMON COUNCIL APPROVING THE CREATION AND THE AMENDMENT.** **Discussion:** All attending confirmed that they had received or had in-hand the various documents generated as part of the statutory process. No action taken.
4. **CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 2 CREATION.** **Discussion:** Dawn Gunderson from Ehler's & Associates reviewed the project plan noting one clerical correction identified during the Council resolution approval step. Hansen further described how projects may occur, stating that items such as facade improvements and flood plain boundary changes would be sought by establishing programs and otherwise traditional developer driven projects would take place with a focus on leveraging private investment. Hansen said due to tight general fund budgets discipline would be required to make sure TIF dollars aren't spent on streets and sidewalks in the absence of a specific increment gain opportunity. Forseth and Heling stressed the need for broadband connectivity. Schiestl said previous efforts had missed the mark. Hansen noted Briess Malting and Trek Bicycle as two examples of success. **Motion:** Moved by Hansen, seconded by Heling to approve the resolution as presented. **Voice Vote:** Motion passed.
5. **CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 1 AMENDMENT.** **Motion:** Moved by Hansen, seconded by Forseth to approve the resolution as presented with the understanding that the primary purpose of the amendment is to share revenue from District No. 1 to District No.2. **Voice Vote:** Motion passed.
6. **CONSIDERATION TO DISBAND.** **Motion:** Moved by Heling, seconded by Schiestl to disband. **Voice vote.** Motion carried.
7. **ADJOURN.** **Motion:** Moved by Heling, seconded by Schiestl to adjourn. **Voice Vote:** Motion passed. Time of adjournment was approximately 6:10 p.m.

Attest:

Morton Hansen  
Clerk/Treasurer