



136 North Monroe Street, Waterloo. Wisconsin 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

-- PUBLIC MEETING NOTICE --
CITY OF WATERLOO
COMMUNITY DEVELOPMENT AUTHORITY

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

DATE: April 16, 2013

TIME: 6:00 p.m.

LOCATION: Municipal Building, 136 N. Monroe Street (room location to be assigned)

1. Roll Call And Call To Order
2. Approval Of Meeting Minutes
3. Citizen Input
4. Recurring Reports - *Informational*
 - a. Budget Report
 - b. Maunasha Business Development Program
 - c. Find Your Path Here Program
5. Unfinished Business
 - a. Entering Into Negotiations Regarding Redevelopment & Reuse Sites – *Update*
 - i. 333 Portland Road, 173 North Monroe Street, 115 North Monroe Street, 123 South Monroe Street
 - b. Interactive Map Update
6. New Business
 - a. Lighting Find Your Path Here Welcome Signs
 - b. 120 West Madison Street – Considering Financial, Operational And Overall Project Feasibility (Referred To CDA By Finance, Insurance & Personnel Committee).
7. Future Agenda Items And Announcements
8. Adjourn

Mo Hansen

Mo Hansen
Clerk/Treasurer

Community Development Authority Members: Wiltzius, Cole, Sellnow, Van Holten, Stinnett, Ziaja, and Freund
Posted, Mailed and E-mailed: April 10, 2013

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

BALANCE SHEET

MARCH 31, 2013

FUND 600 - COMMUNITY DEVELOP AUTHORITY

ASSETS

| | | | |
|-----------|--------------------------------|----------------|------------------|
| 600-11100 | TREASURER'S CASH | (146,748.25) | |
| 600-13000 | DUE FROM OTHER GOVERNMENTS | 185,073.00 | |
| 600-13101 | ACCOUNTS RECEIVABLE PRIOR YEAR | .00 | |
| 600-18101 | CONSTRUCTION IN PROGRESS CDA | .00 | |
| | | <hr/> | |
| | TOTAL ASSETS | | <u>38,324.75</u> |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|-----------|-------------------|-------|-----|
| 600-21100 | VOUCHERS PAYABLE | .00 | |
| 600-26100 | DEFERRED REVENUE | .00 | |
| | | <hr/> | |
| | TOTAL LIABILITIES | | .00 |

FUND EQUITY

| | | | |
|-----------|---------------------------------|--------------|------------------|
| 600-34300 | FUND BALANCE | 45,719.51 | |
| | REVENUE OVER EXPENDITURES - YTD | (7,394.76) | |
| | | <hr/> | |
| | TOTAL FUND EQUITY | | <u>38,324.75</u> |
| | TOTAL LIABILITIES AND EQUITY | | <u>38,324.75</u> |

CITY OF WATERLOO
 DETAIL REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2013

FUND 600 - COMMUNITY DEVELOP AUTHORITY

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|---|------------------|------------|------------------|----------------|----------------|
| <u>INTERGOVERNMENTAL REVENUE</u> | | | | | |
| 600-43-4326-000 OTHER FEDERAL FUNDING | .00 | .00 | 200,000.00 | (200,000.00) | .00 |
| TOTAL INTERGOVERNMENTAL REVENUE | .00 | .00 | 200,000.00 | (200,000.00) | .00 |
| <u>OTHER FINANCING SOURCES</u> | | | | | |
| 600-49-4910-000 REVOLVING LOAN FUND REIMBURSE | .00 | .00 | 40,000.00 | (40,000.00) | .00 |
| TOTAL OTHER FINANCING SOURCES | .00 | .00 | 40,000.00 | (40,000.00) | .00 |
| TOTAL FUND REVENUE | .00 | .00 | 240,000.00 | (240,000.00) | .00 |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2013

FUND 600 - MAUNESHA BUSINESS CENTER

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET AMOUNT | VARIANCE | % OF BUDGET |
|--|------------------|--------------|------------------|----------------|----------------|
| <u>ATTORNEY</u> | | | | | |
| 600-51-5162-220 MAUNESHA BUSINESS TELEPHONE | 84.37 | 84.37 | 200.00 | 115.63 | 42.19 |
| 600-51-5162-221 MAUNESHA BUSINESS ELECTRIC | 388.19 | 388.19 | 2,000.00 | 1,611.81 | 19.41 |
| 600-51-5162-222 MAUNESHA BUSINESS HEAT | 527.92 | 527.92 | 1,100.00 | 572.08 | 47.99 |
| 600-51-5162-223 MAUNESHA BUSINESS WATER/SEWER | 74.90 | 74.90 | 400.00 | 325.10 | 18.73 |
| 600-51-5162-290 MAUNESHA BUSINESS CLEAN CONTRA | 148.80 | 148.80 | 1,000.00 | 851.20 | 14.88 |
| 600-51-5162-341 MAUNESHA BUSINESS INTERNET | 216.57 | 216.57 | .00 | (216.57) | .00 |
| 600-51-5162-351 MAUNESHA BUSINESS REPAIRS/MAIN | 177.45 | 177.45 | .00 | (177.45) | .00 |
| TOTAL ATTORNEY | 1,618.20 | 1,618.20 | 4,700.00 | 3,081.80 | 34.43 |
| <u>PLANNING AND CONSERVATION</u> | | | | | |
| 600-56-5630-220 PROJECT MAUN BUS DEVELOP PROGR | 5,776.56 | 5,776.56 | 40,000.00 | 34,223.44 | 14.44 |
| TOTAL PLANNING AND CONSERVATION | 5,776.56 | 5,776.56 | 40,000.00 | 34,223.44 | 14.44 |
| TOTAL FUND EXPENDITURES | 7,394.76 | 7,394.76 | 44,700.00 | 37,305.24 | 16.54 |
| NET REVENUES OVER EXPENDITURES | (7,394.76) | (7,394.76) | 195,300.00 | (202,694.76) | (3.79) |

4/15/2013

City of Waterloo
 Community Development Authority
 Find Your Path Here
 Recipient Activity Report

| RECIPIENT NUMBER | SUBMIT DATE | New or Existing | NAME1 | NAME2 | ADDRESS | PHONE | EMAIL | AWARD DATE | NOTES |
|------------------|-------------|-----------------|-------------------|-------------------|--------------------|--------------|----------------------------|------------|---|
| 1 | 11/30/12 | E | Caitlin Haessly | Nathan Galston | 1311 Oak St | 608-217-0656 | catctl@aol.com | 11/30/12 | Nate (Marshall); Caitlin (Poynette) |
| 2 | 12/12/12 | E | Abby Wiersma | Gabe Haberkorn | 559 N Monroe St | 920-988-6297 | ghabs14@yahoo.com | 12/12/12 | Abby (Deforest, works at Madison Law Firm); Gabe Waterloo, works at Deppe's |
| 3 | 12/03/12 | E | Naomi Tucker | Jacob Banbury | 236 Leschinger St | 920-253-9328 | ntucker307_pcpro@yahoo.com | 01/10/12 | press release |
| 4 | 02/04/13 | E | Kevin Novak | Samantha Deppe | 152 W Porter St | 920-342-2857 | knovak@hotmail.com | 02/25/13 | |
| 5 | 02/04/13 | E | Nicole Hennessy | Ryan Hennessy | 1034 Portland Road | 920-478-8181 | 9hennessy@gmail.com | 02/27/13 | |
| 6 | 02/22/13 | E | William Frasier | Elizabeth Frasier | 1140 Lexington Way | 608-333-2655 | billnliz7@aol.com | 02/22/13 | |
| 7 | 02/25/13 | E | David Webb | Laurie Webb | 1170 Lexington Way | 920-675-6047 | lauriew572@hotmail.com | 02/25/13 | |
| 8 | 02/24/13 | E | Dionne Ratliffe | Flora Ratliffe | 440 Milwaukee Ave | 920-478-1151 | dionne1976@hotmail.com | 02/25/13 | |
| 9 | 03/04/13 | E | Chris Josheff Jr. | Chris Josheff III | 1071 Jills Ct | 608-335-6401 | cjosheff@charter.net | 03/07/13 | |
| 10 | 03/05/13 | E | Daniel Knapton | none | 258 W. Polk St | 608-358-4429 | none | 03/05/13 | |
| 11 | 03/10/13 | E | Joyce Gehler | David Gehler | 258 Goehl Rd | 920-478-3326 | djgehler@frontier.com | 03/10/13 | |
| 12 | 03/15/13 | E | April Schultz | Daniel Hough | 345 N. Monroe St | 920-988-7249 | aprilschultz65@hotmail.com | 03/15/13 | |
| 13 | 03/28/13 | E | Andrew Vosters | | 680 Bluegrass Tr | 920-810-8050 | ajvosters@gmail.com | 03/28/13 | |

**ACCOUNT #
600-56-5630-220**

CDA Agenda Items 5a

Entering Into Negotiations Regarding Redevelopment & Reuse Sites

333 Portland Road
173 North Monroe Street
115 North Monroe Street
123 South Monroe Street

REAL ESTATE PAYMENT RECEIPT

4/15/2013

JEFFERSON COUNTY

TAX YEAR: 2012

MORTON J. HANSEN
CITY OF WATERLOO
136 N. MONROE
WATERLOO, WI 53594

Total Tax: \$3,827.27
Less Lottery Credit Claimed: \$0.00
Less Tax Paid: \$0.00
Balance Due: \$3,827.27

Legal Description
LOT 1, CSM 1295-4-243
EX BEG NW/C CSM 1295-4-243,
N55DG47'E 111.93FT,N67DG25'E
138.73FT,S82DG57'E 290.72FT,
S33DG44'W 180.64FT,S43DG48'W

Parcel Number: 29008130531001
Bill Number: 000243
Physical Address: 333 PORTLAND RD

JAMES GAUTHIER
71 FIRST ST
CARTWRIGHT, OK 74731

Land Assessment: \$53,600.00
Improvement Assessment: \$103,200.00
Total Assessment: \$156,800.00
EFMV: \$158,900.00
Special Assessments: \$0.00
MFL/FCL: \$0.00
Acreage: 17.87

| Receipt Date | Operator | Check # | Batch # | Tax Paid | Refund | Other | Total Paid |
|----------------|----------|---------|---------|----------|--------|-------|------------|
| Receipt Number | Paid By | | | | | | |

THANK YOU

REAL ESTATE PAYMENT RECEIPT

4/15/2013

JEFFERSON COUNTY

TAX YEAR: 2012

MORTON J. HANSEN
CITY OF WATERLOO
136 N. MONROE
WATERLOO, WI 53594

Total Tax: \$2,444.40
Less Lottery Credit Claimed: \$0.00
Less Tax Paid: \$2,444.40
Balance Due: \$0.00

Legal Description
S40FT OF LOT 11,BLK 2, 1ST
ADD TO WATERLOO. ALSO &
SUBJ TO ROW

Parcel Number: 29008130644029
Bill Number: 000834
Physical Address: 173 N MONROE ST

JAMES GAUTHIER
71 FIRST ST
CARTWRIGHT, OK 74731

Land Assessment: \$15,900.00
Improvement Assessment: \$85,200.00
Total Assessment: \$101,100.00
EFMV: \$102,500.00
Special Assessments: \$0.00
MFL/FCL: \$0.00
Acreage: 0.31

| Receipt Date | Operator | Check # | Batch # | Tax Paid | Refund | Other | Total Paid |
|----------------|----------------|---------|---------|------------|--------|--------|------------|
| Receipt Number | Paid By | | | | | | |
| 1/17/2013 | RB | 3882 | 14 | \$2,444.40 | \$0.00 | \$0.00 | \$2,444.40 |
| 1252 | JAMES GAUTHIER | | | | | | |

THANK YOU

REAL ESTATE PAYMENT RECEIPT

4/15/2013

JEFFERSON COUNTY

TAX YEAR: 2012

MORTON J. HANSEN
CITY OF WATERLOO
136 N. MONROE
WATERLOO, WI 53594

Total Tax: \$3,989.63
Less Lottery Credit Claimed: \$0.00
Less Tax Paid: \$0.00
Balance Due: \$3,989.63

Legal Description
BEG INTER W/L S. MONROE ST &
A LINE 193.5FT S OF N/S/L, S
54FT, W165FT, N82.50FT, E49.
5FT, S24.3FT, ELY TO POB.
EX ROWS

Parcel Number: 29008130711010
Bill Number: 000895
Physical Address: 123 S MONROE ST

JAMES GAUTHIER
71 FIRST ST
CARTWRIGHT, OK 74731

Land Assessment: \$30,700.00
Improvement Assessment: \$124,000.00
Total Assessment: \$154,700.00
EFMV: \$156,800.00
Special Assessments: \$214.50
MFL/FCL: \$0.00
Acreage: 0.25

| Receipt Date | Operator | Check # | Batch # | Tax Paid | Refund | Other | Total Paid |
|----------------|----------|---------|---------|----------|--------|-------|------------|
| Receipt Number | Paid By | | | | | | |

THANK YOU

REAL ESTATE PAYMENT RECEIPT

4/15/2013

JEFFERSON COUNTY

TAX YEAR: 2012

MORTON J. HANSEN
CITY OF WATERLOO
136 N. MONROE
WATERLOO, WI 53594

Total Tax: \$2,517.39
Less Lottery Credit Claimed: \$0.00
Less Tax Paid: \$0.00
Balance Due: \$2,517.39

Legal Description
LOT 3, BLK 2, 1ST ADD TO
WATERLOO. ALSO BEG NW/C OF
LOT 3, W43FT, S24.50FT, E43
FT, N24.50FT TO POB

Parcel Number: 29008130644039
Bill Number: 000844
Physical Address: 115 N MONROE ST

JAMES GAUTHIER
71 FIRST ST
CARTWRIGHT, OK 74731

Land Assessment: \$12,700.00
Improvement Assessment: \$82,700.00
Total Assessment: \$95,400.00
EFMV: \$96,700.00
Special Assessments: \$214.50
MFL/FCL: \$0.00
Acreage: 0.05

| Receipt Date | Operator | Check # | Batch # | Tax Paid | Refund | Other | Total Paid |
|----------------|----------|---------|---------|----------|--------|-------|------------|
| Receipt Number | Paid By | | | | | | |

THANK YOU