



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: February 16, 2021
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/87630689442?pwd=NU9sVXVXaXVwNm83b0h3UmtDUCs5Zz09>

Meeting ID: 876 3068 9442 Passcode: 245510

Dial-in Join By Phone

+1 312 626 6799 US (Chicago)

Meeting ID: 876 3068 9442 Passcode: 245510

1. ROLL CALL AND CALL TO ORDER
2. MEETING MINUTES APPROVAL: January 19, 2021
3. CITIZEN INPUT
4. UPDATES & REPORTS
 - a. School District Liaison (verbal)
 - b. Grant Tracking (verbal)
 - c. Treyburn Farms (verbal)
 - d. Economic Development Plan Implementation Progress Including 333 Portland Road Site Interest List
 - i. Intern Update - 333 Portland Road Development
 - e. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600
 - f. 2021 Downtown Vacancy Report
5. UNFINISHED BUSINESS
 - a. Implementing A Blight Policy – Recommendations To City Council Regarding A Request For Proposal For Non-Compliance Officer Services
6. NEW BUSINESS
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Annual Calendar
 - b. Comprehensive Plan Update Process Is In Progress See www.waterloowi.us

8. ADJOURNMENT

Mo Hansen
Clerk/Treasurer

Community Development Authority: Stinnett, Lewandowski, Petts, Kuhl, Weihert and Woods with one vacancy and School District Superintendent Brian Henning as School District liaison

Posted, Mailed and E-mailed: 02/11/2021

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: January 19, 2021

Digital audio files are archived with these written minutes additionally serving as the official record.

1. ROLL CALL AND CALL TO ORDER. CDA Chair Stinnett called the meeting to order at 6:00 p.m. which was attended in-person and remotely. CDA members present: Petts, Stinnett, Kuhl, Weihert and Woods. Absent: Lewandowski, non-voting member Henning with one vacancy. Others present: Stephen Parker; Craig Ahrendt; Valerie Deegan; Jeff Deegan; Amber Gerber with the Courier; Mark Herbst; Alder Thomas and Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: December 15, 2020. DISCUSSION: Weihert asked if the minutes were missing action on 120 West Madison Street. Kuhl said the City Council had taken an action prior to the last CDA meeting. MOTION: Moved by Petts, seconded by Kuhl to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. UPDATES & REPORTS
 - a. School District Liaison. No report.
 - b. Grant Tracking - WisDOT Local Roads Improvement Program Matching Grant Award - Hendricks Street. Hansen informed participants of a 1/18 meeting held by the Utility Superintendent with one item discussed being the timing of Hendricks Street improvements. Hansen said the Utility Superintendent had forwarded a general utility time to the Mayor and other attendees.
 - c. Treyburn Farms. Hansen said the individual with Lot #2 interest would be back to the Plan Commission in February after a December concept presentation.
 - d. Economic Development Plan Implementation Progress Including 333 Portland Road Site Interest List
 - i. Intern Update - 333 Portland Road Development. Hansen reported intern Tyler Remmers was finalizing a marketing slide deck for use in presentations to brokers and developers. Hansen said a broker's incentive as discussed in a prior time by the CDA was under consideration.
 - e. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600. No questions.
5. UNFINISHED BUSINESS
 - a. Implementing A Blight Policy – A Request For Proposal For Non-Compliance Officer Services. DISCUSSION: Hansen said the request was going out with no replies yet returned. Petts said five submittals would be preferred. No action.
 - b. 122 South Monroe Street - Recommending An RFP Submittal To The City Council. DISCUSSION: The meeting materials contained two submittals. Petts asked Steven Parker and Craig Ahrendt to introduce themselves. Kuhl said he was impressed with the quality of the submittals, saying he liked the Parker/Ahrendt proposal and its prompt start-up. MOTION: Moved by Petts seconded Woods to recommend the QCS LLC (dba Monroe Street Pizza) Parker/Ahrendt proposal to the City Council. VOICE VOTE: Motion passed.
6. NEW BUSINESS
 - a. Evaluate CDA Progress Measures. Members commented favorably on immediate past successes. The benefits of focusing on specific projects was lauded. Petts recognized the Mayor's efforts to advance projects as beneficial. Petts asked that land next to the assisted living facility be added to the implementation list. She said municipal measures to facilitate commercial activity on the part of Todd Strauss owner of 120 West Madison Street would be beneficial. Woods said a laundromat downtown would be beneficial. No action taken.
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Annual Calendar. Noted.
 - b. In response to the Petts questions, Hansen described the sale of property at 575 West Madison Street as stalled after an auction process was completed.
 - c. Petts asked that the downtown vacancy report be refreshed and presented.
8. ADJOURNMENT. MOTION: Moved by Petts, seconded by others to adjourn. VOICE VOTE: Motion carried. Approximate time was approximately 6:40 p.m.

Attest:



Mo Hansen
Clerk/Treasurer

CITY OF WATERLOO

BALANCE SHEET
JANUARY 31, 2021

412-TIF DISTRICT 2 FUND

ASSETS

412-11100	TREASURER'S CASH	216,820.41	
412-15800	DUE FROM AGENCY FUND TAXES	81,308.47	
	TOTAL ASSETS		<u>298,128.88</u>

LIABILITIES AND EQUITY

LIABILITIES

412-21100	VOUCHERS PAYABLE	4,960.50	
412-26100	DEFERRED REVENUE	81,308.47	
	TOTAL LIABILITIES		86,268.97

FUND EQUITY

412-34300	FUND BALANCE	482,159.92	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(270,300.01)	
	TOTAL FUND EQUITY		<u>211,859.91</u>
	TOTAL LIABILITIES AND EQUITY		<u>298,128.88</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021

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	.00	81,435.00	81,435.00	.0
TOTAL TIF DISTRICT 2 FUND	.00	.00	81,435.00	81,435.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
412-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	.00	780.00	780.00	.0
412-43-4366-000 STATE AID PERSONAL PROPERTY	.00	.00	2,030.00	2,030.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	2,810.00	2,810.00	.0
<u>MISCELLANEOUS REVENUES</u>					
412-48-4800-000 MISC REVENUES	.00	.00	50,000.00	50,000.00	.0
412-48-4830-000 SALE OF CITY PROPERTY	30,000.00	30,000.00	.00	(30,000.00)	.0
TOTAL MISCELLANEOUS REVENUES	30,000.00	30,000.00	50,000.00	20,000.00	60.0
TOTAL FUND REVENUE	30,000.00	30,000.00	134,245.00	104,245.00	22.4

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021

FUND 412 - TIF DISTRICT 2 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>						
412-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	.00	150.00	150.00	.0
	TOTAL LEGISLATIVE SUPPORT	.00	.00	150.00	150.00	.0
<u>ATTORNEY</u>						
412-51-5130-211	ATTORNEY ATTORNEY FEES	.00	.00	150.00	150.00	.0
	TOTAL ATTORNEY	.00	.00	150.00	150.00	.0
<u>DEPARTMENT 5142</u>						
412-51-5142-110	CLERK SALARY/CLERK	.00	.00	25,000.00	25,000.00	.0
	TOTAL DEPARTMENT 5142	.00	.00	25,000.00	25,000.00	.0
<u>SPECIAL ACCTG AND AUDITING</u>						
412-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	.00	1,000.00	1,000.00	.0
	TOTAL SPECIAL ACCTG AND AUDITING	.00	.00	1,000.00	1,000.00	.0
<u>ENGINEERING AND ADMINISTRATION</u>						
412-53-5310-215	ENG & ADMIN PROF FEES	.00	.00	2,500.00	2,500.00	.0
412-53-5310-380	TID 2 COMPUTER SUPPLY/MAINT	24.79	24.79	437.00	412.21	5.7
	TOTAL ENGINEERING AND ADMINISTRATION	24.79	24.79	2,937.00	2,912.21	.8
<u>CAPITAL PROJECT</u>						
412-57-5701-800	CAPITAL PROJ OUTLAY	.00	.00	71,489.00	71,489.00	.0
	TOTAL CAPITAL PROJECT	.00	.00	71,489.00	71,489.00	.0
<u>TRANSFER TO DEBT SERVICE</u>						
412-59-5929-000	TRANSFER TO DEBT SERVICE	300,275.22	300,275.22	103,350.00	(196,925.22)	290.5
	TOTAL TRANSFER TO DEBT SERVICE	300,275.22	300,275.22	103,350.00	(196,925.22)	290.5

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021

FUND 412 - TIF DISTRICT 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
TOTAL FUND EXPENDITURES	300,300.01	300,300.01	204,076.00	(96,224.01)	147.2
NET REVENUE OVER(UNDER) EXPENDITURES	(270,300.01)	(270,300.01)	(69,831.00)		

CITY OF WATERLOO

BALANCE SHEET
JANUARY 31, 2021

413-TIF DISTRICT 3 FUND

ASSETS

413-11100	TREASURER'S CASH	19,991.45	
413-13101	ACCOUNTS RECEIVABLE PRIOR YEAR	27,272.29	
413-15800	DUE FROM AGENCY FUND TAXES	87,858.19	
	TOTAL ASSETS		<u>135,121.93</u>

LIABILITIES AND EQUITY

LIABILITIES

413-26100	DEFERRED REVENUE	87,858.19	
	TOTAL LIABILITIES		87,858.19

FUND EQUITY

413-34300	FUND BALANCE	47,263.74	
	TOTAL FUND EQUITY		<u>47,263.74</u>
	TOTAL LIABILITIES AND EQUITY		<u>135,121.93</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021

FUND 413 - TIF DISTRICT 3 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TAXES</u>					
413-41-4111-000 TAX INCREMENTS	.00	.00	87,995.00	87,995.00	.0
TOTAL TAXES	.00	.00	87,995.00	87,995.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
413-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	.00	320.00	320.00	.0
413-43-4365-000 STATE AID PERSONAL PROPERTY	.00	.00	904.00	904.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	1,224.00	1,224.00	.0
<u>MISCELLANEOUS REVENUES</u>					
413-48-4800-000 MISC REVENUES	.00	.00	20,000.00	20,000.00	.0
TOTAL MISCELLANEOUS REVENUES	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND REVENUE	.00	.00	109,219.00	109,219.00	.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021

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	.00	150.00	150.00	.0
TOTAL LEGISLATIVE SUPPORT	.00	.00	150.00	150.00	.0
<u>SPECIAL ACCTG AND AUDITING</u>					
413-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	.00	1,500.00	1,500.00	.0
TOTAL SPECIAL ACCTG AND AUDITING	.00	.00	1,500.00	1,500.00	.0
<u>ENGINEERING AND ADMINISTRATION</u>					
413-53-5310-215 ENG & ADMIN PROF FEES	.00	.00	1,500.00	1,500.00	.0
TOTAL ENGINEERING AND ADMINISTRATION	.00	.00	1,500.00	1,500.00	.0
<u>TRANSFER TO DEBT SERVICE</u>					
413-59-5929-000 TRANSFER TO DEBT SERVICE	.00	.00	92,378.00	92,378.00	.0
TOTAL TRANSFER TO DEBT SERVICE	.00	.00	92,378.00	92,378.00	.0
TOTAL FUND EXPENDITURES	.00	.00	95,528.00	95,528.00	.0
NET REVENUE OVER(UNDER) EXPENDITURES	.00	.00	13,691.00		

CITY OF WATERLOO

BALANCE SHEET
JANUARY 31, 2021

414-TIF DISTRICT 4 FUND

ASSETS

414-11100	TREASURER'S CASH	66,976.78	
414-15800	DUE FROM AGENCY FUND TAXES	28,076.47	
	TOTAL ASSETS		<u>95,053.25</u>

LIABILITIES AND EQUITY

LIABILITIES

414-26100	DEFERRED REVENUE	28,076.47	
	TOTAL LIABILITIES		28,076.47

FUND EQUITY

414-34300	FUND BALANCE	66,976.78	
	TOTAL FUND EQUITY		<u>66,976.78</u>
	TOTAL LIABILITIES AND EQUITY		<u>95,053.25</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021

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	.00	28,119.98	28,119.98	.0
TOTAL TIF DISTRICT 4 FUND	.00	.00	28,119.98	28,119.98	.0
<u>SOURCE 43</u>					
414-43-4364-000 STATE AID COMPUTERS	.00	.00	239.00	239.00	.0
TOTAL SOURCE 43	.00	.00	239.00	239.00	.0
TOTAL FUND REVENUE	.00	.00	28,358.98	28,358.98	.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021

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	.00	150.00	150.00	.0
TOTAL LEGISLATIVE SUPPORT	.00	.00	150.00	150.00	.0
<u>SPECIAL ACCTG AND AUDITING</u>					
414-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	.00	500.00	500.00	.0
TOTAL SPECIAL ACCTG AND AUDITING	.00	.00	500.00	500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	650.00	650.00	.0
NET REVENUE OVER(UNDER) EXPENDITURES	.00	.00	27,708.98		

CITY OF WATERLOO

BALANCE SHEET
JANUARY 31, 2021

600-COMMUNITY DEVELOPMENT AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	45,525.85	
600-15800	DUE FROM AGENCY FUND TAXES	4,650.00	
	TOTAL ASSETS		<u>50,175.85</u>

LIABILITIES AND EQUITY

LIABILITIES

600-26100	DEFERRED REVENUE	4,650.00	
	TOTAL LIABILITIES		4,650.00

FUND EQUITY

600-34300	FUND BALANCE	20,356.81	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	169.04	
	TOTAL FUND EQUITY		<u>45,525.85</u>
	TOTAL LIABILITIES AND EQUITY		<u>50,175.85</u>

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021
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	.00	4,650.00	4,650.00	.0
	TOTAL SOURCE 41	.00	.00	4,650.00	4,650.00	.0
<u>PUBLIC CHARGES FOR SERVICE</u>						
600-46-4674-000	MBC BUILDING RENTAL	200.00	200.00	2,400.00	2,200.00	8.3
	TOTAL PUBLIC CHARGES FOR SERVICE	200.00	200.00	2,400.00	2,200.00	8.3
	TOTAL FUND REVENUE	200.00	200.00	7,050.00	6,850.00	2.8

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2021
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	.00	.00	1,000.00	1,000.00	.0
600-51-5162-222 MAUNESHA BUSINESS HEAT	.00	.00	750.00	750.00	.0
600-51-5162-223 MAUNESHA BUSINESS WATER/SEWER	.00	.00	698.00	698.00	.0
600-51-5162-290 MAUNESHA BUSINESS CLEAN CONTRA	.00	.00	1,160.00	1,160.00	.0
600-51-5162-351 MAUNESHA BUSINESS REPAIRS/MAIN	30.96	30.96	.00	(30.96)	.0
TOTAL MAUNESHA BUSINESS CENTER	30.96	30.96	3,608.00	3,577.04	.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	30.96	30.96	4,233.00	4,202.04	.7
NET REVENUE OVER(UNDER) EXPENDITURES	169.04	169.04	2,817.00		

Waterloo Downtown 1st Floor Occupancy Rates

1/29/2021

Purpose: Measuring Occupancy As An Indicator Of Economic Activity

DOWNTOWN 1ST FLOOR OCCUPANCY RATES OVER TIME

As Of	1st Fl. Commercial (Cnt)	Vacant (Cnt)	Occupied (Cnt)	Occupancy %	Vacancy %
1/29/2021	45	9	36	80%	20%
3/23/2018	45	10	35	78%	22%
9/15/2016	45	12	33	73%	27%

Defining occupancy for report purposes: a visible curbside indication (commercial signage or similar) of business activity OR a residential presence. Storage or warehousing is not a C-1 permitted activity. Boxes or storage as a primary use not considered occupancy. Vacant equals not occupied.

1/29/2021 LISTING (by street directional, street & street number)

Parcel	Owner	Physical Address	Street Number	Street	Vacant
29008130822042	ROTH, TINA	100 E MADISON ST	100	E MADISON ST	
29008130822041	AYALA, GREGORIO	104 E MADISON ST	104	E MADISON ST	
29008130822040	HUBRED PROPERTIES LLC	108 E MADISON ST	108	E MADISON ST	
29008130822039	HUBRED PROPERTIES LLC	112 E MADISON ST	112	E MADISON ST	1
29008130822038	EMMANINA LLC	116 E MADISON ST	116	E MADISON ST	
29008130822037	HANSEN PROPERTIES LLC	120 E MADISON ST	120	E MADISON ST	
29008130822036	HURLEY, MARK	126 E MADISON ST	126	E MADISON ST	1
29008130533035	BLINKY'S BOWL INC	127 E MADISON ST	127	E MADISON ST	
29008130822034	HURLEY, MARK	130 E MADISON ST	130	E MADISON ST	
29008130822035	GRAYBRYN RENTALS LLC	134 E MADISON ST	134	E MADISON ST	
29008130533034	MATHESON, JAMES	141 E MADISON ST	141	E MADISON ST	1
29008130644041	DAVIS, LIZ/LARON	103 N MONROE ST	103	N MONROE ST	
29008130644040	HARTWIG, SCOTT	111 N MONROE ST	111	N MONROE ST	
29008130644039	HARTWIG, ROYAL	115 N MONROE ST	115	N MONROE ST	1
29008130644038	QUALITY CONTROL SOLUTIONS LLC	119 N MONROE ST	119	N MONROE ST	
29008130533038	TOM HOTMAR TRUST	120 N MONROE ST	120	N MONROE ST	
29008130644037	QUALITY CONTROL SOLUTIONS LLC	121 N MONROE ST	121	N MONROE ST	
29008130533039	SILLMAN TRUST	124 N MONROE ST	124	N MONROE ST	
29008130644036	SELLNOW PROPERTIES LLC	129 N MONROE ST	129	N MONROE ST	
29008130644035	FREDRICK, DENNIS	137 N MONROE ST	137	N MONROE ST	
29008130644034	OFFICIALLY 139 LLC	139 N MONROE ST	139	N MONROE ST	
29008130644033	KARI AUGUSTINE	145 N MONROE ST	145	N MONROE ST	1
29008130644032	COACHES ALLEY LLC	151 N MONROE ST	151	N MONROE ST	
29008130822043	HIGH ENERGY REAL ESTATE LLC	114 S MONROE ST	114	S MONROE ST	
29008130711001	KRAUSE-LANGER POST VFW #66	115 S MONROE ST	115	S MONROE ST	
29008130711011	DEEGAN, JEFFREY	119 S MONROE ST	119	S MONROE ST	
29008130822044	QUALITY CONTROL SOLUTIONS LLC	122 S MONROE ST	122	S MONROE ST	
29008130711010	COMMUNITY HALL 1926 LLC	123 S MONROE ST	123	S MONROE ST	
29008130822045	HURLEY, MARK	200 S MONROE ST	200	S MONROE ST	1
29008130822033	HURLEY, MARK	174 SCHULTZ ST	174	SCHULTZ ST	1
29008130711000	HURLEY VENTURES	104 W MADISON ST	104	W MADISON ST	
29008130711002	PETERSEN, GREGORY	112 W MADISON ST	112	W MADISON ST	
29008130711003	BOHN, MITCHEL	118 W MADISON ST	118	W MADISON ST	
29008130711004	STRAUSS, TODD	120 W MADISON ST	120	W MADISON ST	1
29008130644042	AVESTAR CREDIT UNION	125 W MADISON ST	125	W MADISON ST	
29008130711007	SCHUMANN, DEVON	132 W MADISON ST	132	W MADISON ST	
29008130644044	135 W MADISON ST LLC	135 W MADISON ST	135	W MADISON ST	
29008130711008	NCENTRPRISES LLC	144 W MADISON ST	144	W MADISON ST	
29008130644048	HOTMAR TRUST	151 W MADISON ST	151	W MADISON ST	
29008130644049	RUTHLESS LLC	203 W MADISON ST	203	W MADISON ST	
29008130711013	FARMERS & MERCHANT BANK	210 W MADISON ST	210	W MADISON ST	
29008130644050	HART FAMILY LIMITED PARTNERSHIP	213 W MADISON ST	213	W MADISON ST	1
29008130644052	EHLIN LIMITED PARTNERSHIP	241 W MADISON ST	241	W MADISON ST	
29008130644055	NEITZEL REAL ESTATE LLC	305 W MADISON ST	305	W MADISON ST	
29008130644065	RIVERWALK OF WATERLOO LLC	477 W MADISON ST	477	W MADISON ST	
end of list					

AGENDA ITEM: Implementing A Blight Policy – Recommendations To City Council Regarding A Request For Proposal For Non-Compliance Officer Services

I have been delayed in routing the RFP to all (six) prospective firms or individuals in the region.

More time may be needed for entities to reply. As of the creation of this meeting packet (2/11/2021 2:56 PM) No submittals have been received.

Waterloo Community Development Authority -- Annual Calendar

Preferred meeting night: 3rd Tuesday of month at 6:00 pm

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

JANUARY <ul style="list-style-type: none">- evaluate CDA Progress Measures- finalize prior year Annual Report
FEBRUARY <ul style="list-style-type: none">- notify Mayor of member reappointment interest- align/modify CDA Progress Measures as needed- submit Annual Report to City Council
MARCH <ul style="list-style-type: none">- notify Mayor of member reappointment interest- Push to closeout incomplete prior year items
APRIL <ul style="list-style-type: none">- Mayoral appointments- Push to closeout incomplete prior year items
MAY <ul style="list-style-type: none">- CDA election of Chair and Vice Chair- evaluate CDA Progress Measures
JUNE <ul style="list-style-type: none">- start future year budget submittal- review of tax increment finance district progress
JULY <ul style="list-style-type: none">- 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 <ul style="list-style-type: none">- future year budget submittal to Finance, Insurance & Personnel Committee, including tax incremental finance funds
SEPTEMBER <ul style="list-style-type: none">- evaluate CDA Progress Measures
OCTOBER <ul style="list-style-type: none">- <u>s</u>trength, <u>w</u>eaknesses <u>o</u>pportunities & <u>t</u>hreats (SWOT) exercise
NOVEMBER <ul style="list-style-type: none">- community outreach
DECEMBER <ul style="list-style-type: none">- community outreach- review staff draft, Annual Report to City Council- update calendar