

January 23, 2017

Mr. Joe Gromacki
Department of Planning and Community and Economic Development
Economic Development Division
PO Box 2983
Madison, WI 53701-2983

Dear Mr. Gromacki:

I am writing to express my interest in serving as the public member of the City of Madison Tax Increment Finance Joint Review Board.

Prior to my retirement in 2011, I enjoyed a 35 year career with the City of Madison, holding a variety of accounting, budgeting and finance positions. For the last 16 of those years, while serving as Deputy City Comptroller and then as City Comptroller/Finance Director, I was actively involved in the administration of the City's TIF program, participating directly in the planning, budgeting, monitoring and financing of the City's TIF funds and districts. During that time I also played a role in the development of the City's TIF policies and in negotiations with developers of potential projects seeking TIF assistance. In addition, for a brief period prior to my retirement, I served as the City's representative on the Joint Review Board. Since 2013 I have been a board member of the Madison Community Development Authority, currently serving as chair.

Through my past experiences I have gained a fairly solid understanding of how TIF works in Wisconsin and the practical implications that the creation of TIF districts can have on the tax base and financial health of the overlying taxing districts. I believe that TIF can be used as an effective tool for stimulating development, thus enhancing the tax base and the future financial strength of all four of the overlying tax districts. But I also recognize that, if created indiscriminately, TIF districts can languish or fail, resulting in the diminution of our ability to support quality local public services and educational institutions. I believe that it is important to be judicious in the creation and extension of districts. TIF resources are locally generated property taxes. They should be invested as wisely as we would invest any other public resource. The job of the TIF Joint Review Board is to take a careful look at each proposed new district plan and each amendment to an existing plan to help ensure that future TIF investments are made wisely from the shared perspective of all of the taxing districts. It's not a very glamorous responsibility, but I think it's an important one. I'd like to help with it.

Sincerely,



Dean Brasser
902 Sauk Ridge Trail
Madison, WI 53717
608-836-4605 (home)
608-215-2432 (cell)
dcbrasser@gmail.com



Gromacki, Joseph

From: Joseph Lotegeluaki [jlotegeluaki@ncsrcc.org]
Sent: Tuesday, November 22, 2016 11:45 AM
To: Gromacki, Joseph
Subject: Vacancy

Categories: Blue Category

Dear MR. Gromacki,

I would like to apply for the vacant position on the City of Madison JRB. I have firsthand knowledge of how these projects impact communities and the lives of those who work on them. I have been a carpenter for 11 years with the carpenters Union. I have worked on various projects in and around Madison. I know what it means to for jobs when big developments take place, or in more recent cases, fall through. I also understand the financial responsibility that this board holds. Throwing money into a project just to get it built does not always make sense. For the past 3 years, I have worked as a business rep for the North Central States Regional Council Of Carpenters. In this role, I have had a firsthand account of the financial liability that the city faces when considering these projects. I do, however, know that this process can work for all sides involved if given the proper consideration and planning.

Thank you for your consideration,
Joseph Lotegeluaki
608-576-6790
jlotegeluaki@ncsrcc.org

410 Hubbell st
Marshall WI, 53559

Application for City of Madison Tax Increment Finance (TIF) Standing Joint Review Board

For

Gary L. Peterson, AICP

**I. Contact Information – 210 Marinette Trail; Madison, Wisconsin 53705; 608.231.1199;
Plannergary@sustainablegary.com**

II. Statement of Background and Interest:

I would like to use my extensive Planning Consulting experience which involved utilizing the TIF law in my practice starting near the time of its inception in Wisconsin through today. Throughout my 45 years of experience as a planning consultant, I worked with dozens of communities in the State of Wisconsin to assist them with forming TIDs. I would like to use these skills to serve the Joint Review Board. I am a life-long resident of Madison with two degrees in Geography from UW Madison. As I mentioned, I have worked as a community planning consultant for over 45 years, owning my own firm for over 33 years. My planning work consisted of Tax Increment Finance Districts, Comprehensive Plans, Strategic Plans, Grant Applications, Grant Administration, Community Sustainability Plans and Zoning Ordinances. I have a very good understanding of local government finances.

III. I do wish to serve the public because:

- I care about Madison and the people.
- As a planner I have developed the documentation creating dozens of TIDs and attended the Joint Review Board Meetings.
- I am very familiar with the TID State Statutes and the Joint Review Board provisions.
- I have the time to put into research on proposed TIDs.

