



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes TIF REVIEW BOARD

Thursday, September 29, 2016

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Meeting was called to order at Noon.

Present – Gawenda, Mertz, Poulson, Casper, Hicklin

Absent –

Staff – Rolfs, Schmiedicke, Gromacki, Ramakrishna, Horan, Monks

Present: 5 - David M. Gawenda; Gary L. Poulson; Tim Casper; T.J. Mertz and Charles Hicklin

Excused: 2 - Aaron Burkes and Brian K. Nowicki

APPROVAL OF MINUTES

Motion by Mertz, second by Gawenda to approve the minutes. Motion carried.

PUBLIC COMMENT

John Jacobs (Madison) – He urged the JRB to reject the amendment to the project plan for TID #25. He said that the JDS project did not meet the “but for” test. He said that while no current City employee was involved in the JDS project plan or the TID #25 overspending, he said that George Austin, the City’s contractor on the JDS project was a City employee when the overspending on TID #25 occurred. He said that other proposals for JDS were better for the City. He referenced ULI’s JDS proposal which only requested \$12 million in City subsidy. He said there is false information in the proposed plan, including the blight finding from the original project plan. He said that many properties that were listed as blighted in the original TID project plan have since been redeveloped and no longer qualify as blighted.

DISCLOSURES AND RECUSALS

Poulson disclosed that he is the chair of the Transit and Parking Commission, which has some authority over the Parking Utility. He did not recuse himself as he did not have a personal financial stake in the proposed project.

NEW BUSINESS

[44062](#)

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR TID #25
(WILSON ST CORRIDOR)

Attachments: [10857 TID #25 Project Plan Amendment 2016 - JRB Report 1.pdf](#)
[TID #25 2016 Amendment \(Resolution & Project Plan\)](#)
[10857 - TID #25 Schmiedicke Letter -- MMSD -- 9-22-16.pdf](#)
[10857 TID #25 Public speaker registration.pdf](#)

Rolfs provided an overview of the proposed project plan amendment. Mertz thanked Schmiedicke for being responsive on the MMSD's request for additional information regarding the status of TID #25. He asked for the letter from Schmiedicke to be entered into the public record. He said that he felt that the JDS project before them met the "but for" request. Mertz requested that the JRB members be informed when one of the City's TIDs has an audit that shows it is out of compliance. Motion to approve by Gawenda, second by Mertz. Motion carried.

44063

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR TID #41 (UNIVERSITY / WHITNEY)

Attachments: [TID #41 2016 Donor Amendment](#)
[11021 TID #41 #40 Donor Plan JRB Report 1.pdf](#)

Rolfs provided an overview of the proposed project plan amendment. Motion by Casper, second by Hicklin to approve. Motion carried.

DISCUSSION AND POSSIBLE SELECTION OF JOINT REVIEW BOARD PUBLIC MEMBER REPLACEMENT

Poulson said that he had heard from Dean Brasser as a potential interested member to take his place as the public member on the Joint Review Board. Poulson said he had agreed to stay on through the end of 2016. Gawenda asked Staff to describe the timing of an organizational meeting for the JRB. Gromacki noted that the City would probably hold an organizational meeting in the first quarter of 2017 when a project plan amendment or creation would come before the JRB in the regular course of business. Gawenda asked what the expectations for the group were when they would meet in the future, to see what members were looking for in a public member. Poulson said he envisioned a brief interview by the JRB at the next meeting of potential members. Mertz asked for this opening to be posted on the City's Committee listing page, and to have potential interested parties submit a paragraph about their interest and qualifications to the JRB in advance. Hicklin suggested having people submit their letters of interest by Feb 28, 2017. Motion by Mertz to have the opening submitted to the City website to include a request for a letter of interest of approximately one paragraph to the Joint Review Board and to appropriately notice this to the public, second by Gawenda. Motion carried. Poulson thanked the members of the JRB for their service to the City and the community, and thanked City Staff for their efforts. Gawenda thanked Poulson for his service to the Community.

ADJOURNMENT

Motion by Poulson, second by Mertz to adjourn. Motion carried at 12:38 PM.