



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes TIF REVIEW BOARD

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Tuesday, April 22, 2014

12:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 313 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Present – Mertz, Poulson, Casper, Gawenda, Hicklin**  
**Staff – Rolfs, Gromacki, Zellhoefer**  
**Call to Order at Noon.**

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

### APPROVAL OF MINUTES

**This was Approve the Minutes**

**Motion by Gawenda, second by Mertz, to approve the minutes of September 23, 2013. Motion carried.**

### PUBLIC COMMENT

**None.**

### DISCLOSURES AND RECUSALS

### NEW BUSINESS

#### [32406](#)

Reminder that all members of City of Madison committees, commissions, or boards must file a Statement of Interests form with the City Clerk's Office by January 7, 2014.

**This Miscellaneous was Received an Informational Presentation**

#### [33741](#)

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR TID #35 (TODD DRIVE)

**Attachments:** [TID #35 Project Plan Amendment \(Legistar File #33609\)](#)  
[10315 TID #35 #38 Donor Plan JRB Report 1.pdf](#)  
[10315 TID #35 #38 - TID #38\\_TID #35 Status Rpt.pdf](#)

Rolfs provided an overview of the proposed project plan amendment in TID #35. The project plan amendment was to allow for the creation of a donor / recipient relationship between TID #35 and TID #38. He stated that the goal was to allow TID #35 to provide \$500,000 in incremental revenue a year for five (5) years to TID #38 to help TID #38 to recover costs. He noted that TID #38 had been created right before the national recession hit, and had never had a positive incremental value. He also stated that tax increments would only be donated from TID #35 to TID #38 as they were available.

Casper asked if the proposed amendment would delay the closure of TID #35. Groamcki said that it would delay it for five years. He stated that TID #38 had a large amount of value in it, and Staff felt that this donor / recipient project plan amendment would help it to repay its indebtedness. Rolfs also reviewed a memo to the Joint Review Board detailing the current status of TID #38 and the projects that were anticipated when the TID was created. He noted that the Villager Mall was purchased in 2006, before TID #38 was created. While the CDA did purchase two gas stations that were adjacent to the Villager in 2008 (the year the TID was created), they were valued at less than \$500,000. Rolfs also provided an overview of the CDA's purchase of the Burr Oaks properties (between Hughes Place, Cypress Way, and Badger Road). He referred to a memo outlining the change in value over time of the Burr Oaks properties, and that they were nearly back to their original value, with one parcel yet to be redeveloped. He also noted that the memo spelled out the total and percent decline in the value of both TID #38 and the City of Madison as a whole. He stated that while property values in the City had declined, property values in TID #38 had declined even faster during the nation-wide recession. He noted that, given the most recent revaluation in the City, Staff felt that TID #38 would begin to show some incremental value that would start to generate incremental revenue.

## ADJOURNMENT

This was Adjourn.

Motion by Mertz, second by Hicklin to adjourn. Motion carried at 12:14 PM.