



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes TIF REVIEW BOARD

Tuesday, April 11, 2017

12:00 PM

30 West Mifflin Street
Room 1002

CALL TO ORDER / ROLL CALL

Meeting was called to order at 12:01 PM by Gawenda as Assistant Chair.

Present - Gawenda, Hicklin, Mertz, Ramirez (for Madison College)

Staff - Gromacki, Monks, Erdman, Schmiedicke, Mikolajewski, Ramakrishna

Present: 4 - David M. Gawenda; T.J. Mertz; Charles Hicklin and Sylvia Ramirez

Excused: 3 - Tim Casper; Aaron Burkes and Brian K. Nowicki

APPROVAL OF MINUTES

Motion by Hicklin, second by Mertz to approve. Motion carried.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

NEW BUSINESS

[46487](#)

Selection of Joint Review Board Public Member

Tax Increment Finance (TIF) Joint Review Board Public Member Applications / Statements

Attachments: [JRB Public Member Applicant Statements.pdf](#)

The Joint Review Board asked Brassler and Peterson to make statements regarding their desire to serve as the Public Member of the Joint Review Board (JRB). Joseph Lotegeluaki was not present.

Brassler stated the TIF policy is important not just for the City, but for the overlying taxing jurisdictions as well. The JRB is a public entity that does important work. He said that he currently chairs the City's CDA and that the elimination of blight is extraordinarily important and that he would like to help.

Peterson said that he is a member of the American Institute of Certified Planners (AICP) and operates under their code of ethics. This is a major responsibility to the public. He has helped create 38 TIDs in 15 different communities. He has helped create Business Improvement Districts (BIDs), conducted blight studies in Madison, helped create 1/2 Mile rule approvals, and been active in TIF policy. He was involved with municipal funding for various projects including CDBG and Clean Water.

Ramakrishna was asked if there was any conflict of interest with Brassier serving on the CDA. Ramakrishna stated that there was not.

Hicklin nominated Brassier, based upon experience and synergy with the CDA. Second by Mertz.

Brassier was elected unanimously.

[46586](#)

RESOLUTION APPROVING THE USE OF THE "1/2 MILE RULE" FOR TID #25 (EAST AND WEST WILSON STREET CORRIDOR)

Attachments: [11279 TID #25 - 1 2 Mile rule 2017 - JRB rpt.pdf](#)

Gromacki provided a report on the proposed use of the 1/2 Mile Rule. Brassier asked when the TID would close. Schmiedicke estimated either 2020 or 2021. The question of whether the additional costs for the parking ramp would impact the TID. Schmiedicke indicated that they would not.

[46587](#)

SECOND SUBSTITUTE RESOLUTION APPROVING THE USE OF THE "1/2 MILE RULE" FOR TID #32 (UPPER STATE STREET)

Attachments: [11256 TID #32 - 1 2 Mile rule 2017 JRB rpt v2.pdf](#)
[46587 - Version 1 - Master19-Apr-2017-01-29-07.pdf](#)
[11256 TID #32 - 1 2 Mile rule 2017 JRB rpt.pdf](#)
[46587 - Version 2 - Master11-May-2017-02-15-01.pdf](#)

Gromacki provided an overview of the proposed use of the 1/2 Mile Rule in TID #32. Brassier asked if the TID would close on time with this proposal. Gromacki said it would still close on time. Mertz asked if the small cap was for retail or bars. Mikolajewski said not generally, but it was possible that future tenants could be a bar. Brassier asked if the costs could be separated. Ramakrishna said they could be, as long as it was properly noticed for the second JRB meeting.

[46588](#)

RESOLUTION APPROVING THE USE OF THE "1/2 MILE RULE" FOR TID #35 (TODD DRIVE / WEST BELTLINE HIGHWAY)

Attachments: [11255 TID #35 - 1 2 Mile rule 2017 Lights - JRB rpt.pdf](#)

Gromacki provided an overview of the proposed use of the 1/2 Mile Rule in TID #35. Gawenda asked if the lighting was for the noted area. Alder Carter said yes.

[46589](#)

RESOLUTION APPROVING THE USE OF THE "1/2 MILE RULE" FOR TID #45 (CAPITOL SQUARE WEST)

Attachments: [11280 TID #45 - 1 2 Mile rule 2017 Capitol Square - JRB rpt.pdf](#)

Gromacki provided an overview of the proposed use of the 1/2 Mile Rule in TID #45.

ADJOURNMENT

Motion by Mertz, second by Gawenda to adjourn. Motion carried at 12:30 PM.