



City of Madison

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

Wednesday, May 10, 2017

12:00 PM

30 West Mifflin St
Room 1000 B

CALL TO ORDER / ROLL CALL

Gawenda called the meeting to order at Noon.

Present – Gawenda, Brasser, Hicklin, Casper, Mertz

Absent –

Staff – Rolfs, Gromacki, Mikolajewski, Schmiedicke, Alder Ledell Zellers,

MPD Captain Freedman

Present: 5 - David M. Gawenda; Dean Brasser; Tim Casper; T.J. Mertz and Charles Hicklin

Excused: 3 - Aaron Burkes; Brian K. Nowicki and Sylvia Ramirez

APPROVAL OF MINUTES

Motion by Hicklin second by Mertz to approve this minutes. Motion carried.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

ELECTION OF CHAIR AND VICE-CHAIR

Brasser nominated Gawenda to act as Chair, seconded by Hicklin. Motion carried unanimously.

Casper nominated Brasser for Vice Chair, second by Hicklin. Motion carried.

[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](#)

Rolfs provided an overview of the proposed use of the ½ Mile Rule. Motion by Casper, second by Mertz, to approve the use of the ½ Mile Rule in TID #25. Brassier noted that his concerns with the use of the ½ Mile Rule were things that were not logical extensions of the original TID and the original plan. Motion carried.

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](#)

Rolfs provided an overview of the proposed use of the ½ Mile Rule. Motion by Casper, second by Mertz, to approve the use of the ½ Mile Rule in TID #25. Brassier noted that his concerns with the use of the ½ Mile Rule were things that were not logical extensions of the original TID and the original plan. Motion carried.

TID #32 – Rolfs provided an overview of the proposed use of the ½ Mile Rule. Alder Zellers spoke on the historic study and the proposed installation of cameras. Zellers noted that the area included for the historic study would be within one to one and a half blocks away from the current TID. She noted that the downtown plan called for a local historic district to be put in place to help protect the historic nature of the downtown area. A historic study would help clarify what areas are open for redevelopment, and what areas should be preserved. She quoted a study that historic districts helped to, at a minimum, protect existing value, and often helped to increase values in the historic district. Alder Zellers referred to a study conducted Center on Wisconsin Studies (COWS) regarding the use of TIF.

Alder Zellers noted that she was convinced that the installation of cameras would help to enhance safety and the perception of safety in the downtown area. She had seen the impact that cameras had had on crime prevention and solving crimes in the downtown. She noted that seven cameras for installation were within the current TID, and the others were within approximately one block of the TID.

Captain Freedman noted that he felt that the cameras had become very useful in solving the crimes in the downtown area, especially as an investigative tool. He said that it helped MPD to find out what actually happened in an incident. He also noted that it helped MPD to do proactive work in areas where there are ongoing problems. He said that the cameras also help coordinate command and control when larger events like Freak Fest occur. He said that the camera installation proposal before the JRB was to upgrade a few cameras and to fill in the gaps that exist in the current system.

Discussion took place around how the cameras that are to be installed costs, and where they are located.

Motion by Casper, second by Hicklin, to approve.

Motion by Hicklin to amend the resolution to add:

“BE IT FURTHER RESOLVED that the Tax Increment Finance Joint Review Board for TID #32 hereby approves an expenditure not to exceed \$282,950 for the installation of security cameras”

Motion carried 4-1, with Mertz voting NO.

Mertz said that the School Board had a lengthy discussion about what costs it felt were in the best interests of MMSD. He noted that MMSD felt that many of these costs should be funded through the City’s operating budget, and not through TIF.

Brasser echoed Mertz’s concerns.

Vote on the over all Motion - 4-1, with Mertz voting NO.

[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](#)

Rolfs provided an overview of the proposed use of the ½ Mile Rule in TID #35. Motion by Casper, second by Mertz to approve. Motion carried.

[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](#)

Rolfs provided an overview. Motion by Casper, second by Brasser to approve. Motion carried.

ADJOURNMENT

Motion by Casper, second by Mertz to adjourn. Motion carried at 12:43 PM.