



City of Madison

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

Wednesday, September 26, 2018

12:00 PM

210 Martin Luther King, Jr. Blvd.
Room 108 (City County Building)

CALL TO ORDER / ROLL CALL

Present: Dean Brasser, David Gawenda, Chuck Hicklin, Tim Caspar

Also Present: Joe Gromacki, Matt Wachter, David Schmiedicke, Jennifer Horan, Kevin Ramakrishna

Call to Order. The meeting was called to order at 12:04PM.

Present: 4 - David M. Gawenda; Dean Brasser; Tim Casper and Charles Hicklin

Absent: 1 - T.J. Mertz

Excused: 5 - Lori Ames; Laurie Grigg; Aaron Burkes; Brian K. Nowicki and Sylvia Ramirez

APPROVAL OF MINUTES

On a motion by Caspar, seconded by Hicklin the minutes were approved.
Motion passed unanimously.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

REPORTS

[53139](#)

2018 Annual TIF Report

Attachments: [2018 JRB Annual Report Cover Memo.pdf](#)
[2018 City of Madison TID Value Changes.pdf](#)
[2018 TIF Value Limitation Report - 2018tiflim.pdf](#)
[TIF Values and Increments.pdf](#)
[2018 City of Madison TID PE-300 Reports.pdf](#)
[Madison, City TIF No. 25 FS Final 2017.pdf](#)
[Madison, City TIF No. 29 FS Final 2017.pdf](#)
[Madison, City TIF No. 35 FS Final 2017.pdf](#)
[Madison, City TIF No. 36 FS Final 2017.pdf](#)
[Madison, City TIF No. 37 FS Final 2017.pdf](#)
[Madison, City TIF No. 38 FS Final 2017.pdf](#)
[Madison, City TIF No. 39 FS Final 2017.pdf](#)
[Madison, City TIF No. 41 FS Final 2017.pdf](#)
[Madison, City TIF No. 42 FS Final 2017.pdf](#)
[Madison, City TIF No. 44 FS Final 2017.pdf](#)
[Madison, City TIF No. 45 FS Final 2017.pdf](#)
[Madison, City TIF No. 46 FS Final 2017.pdf](#)
[Madison, City TIF No. 47 FS Final 2017.pdf](#)

Annual Meeting Report. Gromacki outlined the four documents that were provided to the board in advance of the meeting and stated that as this was the first annual meeting of the board, that staff would welcome any suggestions as to what additional information might be useful in future annual meetings.

Gromacki stated that overall, the value of all active TIDs stood at 2.86%, safely within the 12% statutory cap. All active TIDs except TID 38 are producing positive tax increment. TID 38, which lost significant base value due to the national economic recession that occurred after its 2008 creation, was currently receiving excess increment donations from TID 35 to repay about \$4.6M of TIF expenditures. In addition, TID 38 lost the economic generator anticipated for the district due to unforeseen circumstances.

Gromacki reviewed each TID, referencing a GIS map of the TID boundary, the 2017 audit findings and any additional information concerning 2018 expenditures, additional generator projects.

Caspar suggested, with the board's agreement, that the following information be included in the 2019 Annual Report:

- Add the TIF Section from the previous years' City Capital Budget.
- Include the estimated closure dates of active TIDs.
- Remove the closed TIDs from the TID matrix document.
- Include the last years' increment revenue from the TID audit.
- Include expenditures to date that do not appear in the TID audit.

ADJOURNMENT

Having no further business, on a motion by Brasser, seconded by Hicklin, the meeting adjourned at 12:50 PM. The motion passed unanimously.