



City of Madison

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

Meeting Minutes TIF REVIEW BOARD

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Tuesday, August 18, 2020

12:00 PM

VIRTUAL

CALL TO ORDER / ROLL CALL

Call to Order – 12:06 pm

Present – Ramirez, Carusi, Brasser, Hicklin, Schmiedicke

Staff – Rolfs, Gromacki, Mikolajewski, Klawiter, Wachter

Present: 5 - David Schmiedicke; Dean Brasser; Cris Carusi; Charles Hicklin and Sylvia Ramirez

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

APPROVAL OF MINUTES

Motion by Carusi, second by Ramirez to approve the minutes. Motion carried.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

61749

RESOLUTION APPROVING THE AMENDMENT OF THE PROJECT PLAN FOR TID 39 (STOUGHTON RD)

Attachments: [12046 TID 39 2020 Project Plan Amendment JRB Report.pdf](#)
[12046 TID 39 2020 Project Plan Amendment.pdf](#)

Carusi asked Staff, how are you defining Small Cap Business program? Rolfs shared a handout and will email it to members and attach it in Legistar. Carusi asked if the "But..For Rule" had been met? Gromacki noted that it falls within the objectives of the law, also noting that it had been done previously for housing, and was now extending to businesses. Gromacki said, given the pandemic, these are extenuating circumstances. Ramirez asked if there are plans for upgrading Pflaum Rd. Rolfs indicated he would have to follow up with City Engineering. Brasser asked if there will be a longer term donor plan in the future. Gromacki said that right now, a year-by-year approach makes more sense to see how everything goes. The City could can

then revisit in future once more is known.

61752

RESOLUTION APPROVING THE USE OF THE "1/2 MILE RULE" FOR TID 39 (stoughton road)

Attachments: [12055 TID 39 Half Mile Rule 2020 - JRB rpt.pdf](#)
[TID 39 Small Cap TIF FINAL.pdf](#)

Brasser asked if the Small Cap TIF program must be used within the 1/2 Mile area. Rolfs indicated that the funds could only be spent within the 1/2 Mile area, within the City of Madison.

61750

RESOLUTION APPROVING THE AMENDMENT TO THE PROJECT PLAN FOR TID 42 (WINGRA)

Attachments: [12047 TID 42 2020 Project Plan Amendment JRB Report.pdf](#)
[12047 TID 42 2020 Project Plan Amendment v2.pdf](#)

Rolfs provided an overview. Carusi asked how the Census to Census is study paid for. Gromacki pointed out that information is included under the Organizational and Professional Costs section of the Project Plan. Carusi asked how has the "but for" standard been applied. Gromacki described this process. Brasser asked for clarification of potential closing dates. Gromacki replied that Staff can only estimate a closing date, but the TID is close to closing. He re-emphasized that's why it is only a one year plan for now. Brasser asked if the City anticipates keeping it open just to be a donor TID. Gromacki said it is too early to consider that and that the City wait and see where things go.

61751

RESOLUTION APPROVING THE USE OF THE "1/2 MILE RULE" FOR TID 42 (wingra)

Attachments: [12054 TID 42 Half Mile Rule 2020 - JRB rpt.pdf](#)

Rolfs provided an overview. Carusi asked for additional information for the MMSD Board, to inform their decision process. Rolfs said Staff would be happy to provide additional info as necessary for School Board votes

ADJOURNMENT

Motion by Schmiedicke, second by Ramirez to adjourn. Motion carried at 12:44 PM.