



# 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?*

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Tuesday, September 8, 2020

12:00 PM

Virtual

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### CALL TO ORDER / ROLL CALL

Call to Order – 12:01 pm

Present – Ramirez, Carusi, Brassler, Hicklin, Schmiedicke

Absent –

Staff – Rolfs, Gromacki, Mikolajewski, Klawiter, Wachter, Ramakrishna

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

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

### APPROVAL OF MINUTES

This was Approve the Minutes

### PUBLIC COMMENT

None.

### DISCLOSURES AND RECUSALS

None.

### NEW BUSINESS

[61841](#)

2020 Annual TIF Report to the Joint Review Board

**Attachments:** [2020 JRB Annual Report Cover Memo.pdf](#)  
[2020 City of Madison TID Statement of Value Changes](#)  
[2020 8-17 TIF Values and Increments.pdf](#)  
[2020 TIF Value Limitation Report.pdf](#)  
[2019 PE 300 TID Forms.pdf](#)  
[City of Madison TIF 25 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 29 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 35 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 36 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 37 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 38 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 39 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 41 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 42 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 44 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 45 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 46 AUD 12-31-19 FS Final.pdf](#)  
[City of Madison TIF 47 AUD 12-31-19 FS Final.pdf](#)

Rolfs discussed the highlights and summarized materials provided. Brassler asked how "active districts" are different from other districts. Rolfs said that "Active districts" are currently open. Rolfs also noted a spreadsheet error that will be corrected. Brassler asked if opening a new South Madison TID in 2023 would impact the City's overall TIF capacity, relative to the Statutory 12% cap. Rolfs and Gromacki replied that it would, but that Staff could not predict how much exactly, but overall, it should not be too impactful. Gromacki noted that it would be a replacement for TID 38 so it would not move the needle too much. The TID Metric was discussed. Rolfs said that it would be distributed to the Board and discussed at a future meeting.

**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](#)

**This Miscellaneous was Approve**

**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](#)

**This Miscellaneous was Approve**

**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](#)

**This Miscellaneous was Approve**

**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](#)

**This Miscellaneous was Approve**

**ADJOURNMENT**

**This was Adjourn**