



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?*

Friday, February 12, 2021

1:00 PM

VIRTUAL

CALL TO ORDER / ROLL CALL

Call to order: 1:00 PM

Present – Ramirez, Carusi, Brassler, Hicklin, Schmiedicke

Staff – Rolfs, Gromacki, Mikolajewski, Horan, Ramakrishna, Bottari,

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

Excused: 4 - 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

[64040](#)

RESOLUTION APPROVING THE AMENDMENT TO THE PROJECT PLAN FOR TID 36
- CAPITOL GATEWAY

Attachments: [TID 36 2021 Project Plan Amendment JRB Report.pdf](#)
[TID 36 Project Plan and Resolution](#)
[2021 2-12 TIF JRB mtg RegistrantsReport-PriorMeetings.pdf](#)
[Madison Public Market JRB 2-12-21.pdf](#)

Gromacki provided an overview of the proposed third amendment to TID 36. Carusi asked to get more information on the Public Market, as it relates to a strategy to address racial and social equity. Mikolajewski provided an overview of the project, focusing on a racial and social equity analysis of the project. Carusi asked if the Public Market could have a role in something that could impact the public schools; would vendors / producers be able to produce at the scale that would be a source for public schools? Mikolajewski said that public market and the equipment therein could possibly help provide an

opportunity for vendors to do this. Ramirez asked if, in a post-pandemic world, has there been any thinking on reconfiguring the space to address the changes that this might bring? Mikolajewski indicated that the public market planning had been considering how this would have to change, given the changes that the pandemic is bringing about. Carusi asked about the timing of this project, and the impact on taxpayers. Mikolajewski noted that there are multiple funds coming in to the project, including Federal funds and donated dollars. He also noted that some of the funding coming from US EDA was only available as a result of the CARES Act funding. He said that if the project were to be delayed, the window for using Federal EDA funds may close. Hicklin asked if all the sources of funding for the project were for construction? Mikolajewski said that the City would own the site, and lease the property to the public market foundation. He noted that the public market itself would most likely be required to pay property taxes, as the businesses inside the market would be for-profit businesses. Mikolajewski said a final decision on the taxability of the property would be made by the City Assessor later.

ADJOURNMENT

Motion by Ramirez, second by Hicklin to adjourn. Motion carried at 1:30 PM.