



136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
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www.waterloowi.us

A MEETING OF THE WATERLOO COMMUNITY DEVELOPMENT AUTHORITY - AGENDA

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and to the news media, that a public meeting will be held to consider the following:

Date: June 21, 2022
Time: 6:00 p.m.
Location: Municipal Building, 136 North Monroe Street (via remote phone conference for participants and public)

Join Zoom <https://us02web.zoom.us/j/82114472849?pwd=bTRqbDh6KzV3SjU3ekVoSzRLM0VyUT09>
Meeting ID: 821 1447 2849 Passcode: 761230
Dial by phone +1 312 626 6799 US (Chicago)

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL
2. MEETING MINUTES APPROVAL: May 17, 2022
3. UPDATES & REPORTS
 - a. Non-Metro Connections Update
 - b. Clerk/Treasurer Report –
 - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600-May
 - d. Business Association Liaison Report, (contact undetermined)
 - e. School District Liaison (contact undetermined)
4. OLD BUSINESS
 - a. Welcome Packet for new residents
 - b. 333 Portland Road -Archaeological Study
5. NEW BUSINESS
 - a. Manuesha Business Center – Crack in wall of building.
 - b. 333 Portland Road – Offer to Purchase
 - c. Community Assessment update - NMC
 - d. Economic Development Plan Proposal - NMC
6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Annual Calendar
7. ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Community Development Authority: Soter, Petts, C. Kuhl, A. Kuhl, Woods, O'Connell, Sharpe and School District Superintendent Brian Henning as non-voting School District liaison
Posted, Mailed and E-mailed: 06/16/2022

Please note: it is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

WATERLOO COMMUNITY DEVELOPMENT AUTHORITY -- MEETING MINUTES: May 17, 2022

Digital audio files are archived with these written minutes additionally serving as the official record.

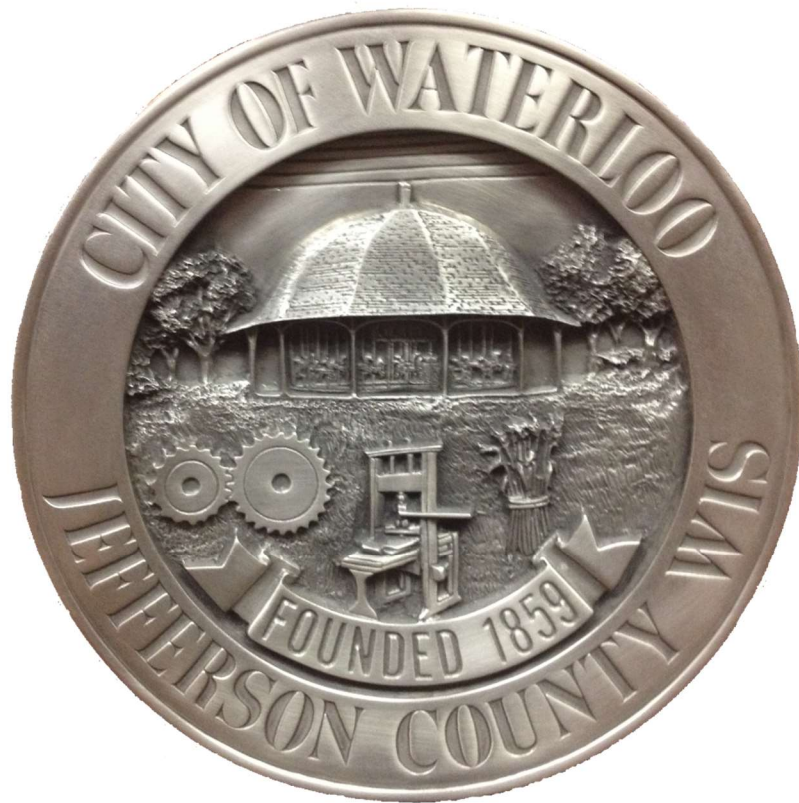
1. PLEDGE OF ALLEGIANCE, ROLL CALL AND CALL TO ORDER. CDA Co-Chair O'Connell called the meeting to order at 6:00 p.m. Members present: A. Kuhl, C. Kuhl, M. Soter, and Petts. Remote: none
Absent: Sharpe, Woods, and the non-voting member from School District and Business Association.
Others in Attendance or remote: Maureen Geise, Dale Van Holten and Clerk Ritter.
2. MEETING MINUTES APPROVAL: April 19, 2022. MOTION: [Petts/O'Connell] to approve the minutes as listed and presented. VOICE VOTE: Motion carried.
3. UPDATES & REPORTS.
 - a. Non-Metro Connections – No Update
 - b. Clerk/Treasurer Report. Discussion of what committee would like to see included. Lead update.
 - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600. Noted
 - d. Business Association Liaison Report. Soter gave brief update.
 - e. School District Liaison. No report.
4. UNFINISHED BUSINESS
 - a. Implementing A Blight Policy, Hiring Code Compliance Services. Ritter will work on with building inspector. Questions on un-licensed cars on storage buildings property.
5. OLD BUSINESS
 - a. New Resident Outreach. Welcome Packet. Library and Utilities are working on Welcome bags to hand out. Looking for items for the bags. Anyone can add to the bags.
 - b. Maunsha Business Center. Eric Cotting will be renting space for yoga. \$500 or 50% of fees taken in. Gabe Haberkorn is completing the contract with him.
 - c. 333 Portland Rd
 - i. Archaeological Study Information Update. Geise and Van Holten spoke on possible study. Van Holten would like to be involved with future studies and Geise would be happy to help with anything the Historical Society can provide. Petts would like Ho-Chunk notified of the Study. Motion [Petts/Kuhl] to go with the UW- Milwaukee bid/study. VOICE VOTE: Motion carried.
6. NEW BUSINESS
 - a. Election of Chair and Vice-Chair
Motion to have O'Connell be Chair and A. Kuhl to be Vice-Chair. [Petts/Kuhl] VOICE VOTE: Motion Carried.
7. ADJOURNMENT. MOTION: [Kuhl/Petts] VOICE VOTE: Motion carried. Time: 6:49 p.m.

Attest:

Jeanne Ritter
Clerk/Deputy Treasurer

CITY OF WATERLOO

CDA'S TREASURER'S REPORT – MAY 2022



CITY OF WATERLOO

BALANCE SHEET
MAY 31, 2022

412-TIF DISTRICT 2 FUND

ASSETS

412-11100	TREASURER'S CASH	439,877.54	
412-15800	DUE FROM AGENCY FUND TAXES	31,813.90	
	TOTAL ASSETS		471,691.44

LIABILITIES AND EQUITY

LIABILITIES

412-26100	DEFERRED REVENUE	31,814.02	
	TOTAL LIABILITIES		31,814.02

FUND EQUITY

412-34300	FUND BALANCE	415,337.06	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	24,540.36	
	TOTAL FUND EQUITY		439,877.42
	TOTAL LIABILITIES AND EQUITY		471,691.44

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022

FUND 412 - TIF DISTRICT 2 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>TIF DISTRICT 2 FUND</u>					
412-41-4111-000	TAX INCREMENTS	.00	92,713.62	81,308.00	(11,405.62)	114.0
	TOTAL TIF DISTRICT 2 FUND	.00	92,713.62	81,308.00	(11,405.62)	114.0
	<u>INTERGOVERNMENTAL REVENUE</u>					
412-43-4364-000	STATE AID EXEMPT COMPUTERS	.00	.00	780.00	780.00	.0
412-43-4366-000	STATE AID PERSONAL PROPERTY	2,036.19	2,036.19	2,036.19	.00	100.0
	TOTAL INTERGOVERNMENTAL REVENUE	2,036.19	2,036.19	2,816.19	780.00	72.3
	<u>MISCELLANEOUS REVENUES</u>					
412-48-4800-000	MISC REVENUES	.00	7,137.50	119,128.89	111,991.39	6.0
	TOTAL MISCELLANEOUS REVENUES	.00	7,137.50	119,128.89	111,991.39	6.0
	TOTAL FUND REVENUE	2,036.19	101,887.31	203,253.08	101,365.77	50.1

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022

FUND 412 - TIF DISTRICT 2 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>LEGISLATIVE SUPPORT</u>					
412-51-5112-320	LEGIS SUPPORT PR & PUB	.00	64.00	.00	(64.00)	.0
412-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	150.00	150.00	.00	100.0
	TOTAL LEGISLATIVE SUPPORT	.00	214.00	150.00	(64.00)	142.7
	<u>ATTORNEY</u>					
412-51-5130-211	ATTORNEY ATTORNEY FEES	.00	.00	1,500.00	1,500.00	.0
	TOTAL ATTORNEY	.00	.00	1,500.00	1,500.00	.0
	<u>CLERK - WAGES</u>					
412-51-5142-110	CLERK SALARY/CLERK	.00	.00	25,000.00	25,000.00	.0
	TOTAL CLERK - WAGES	.00	.00	25,000.00	25,000.00	.0
	<u>SPECIAL ACCTG AND AUDITING</u>					
412-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	616.66	750.00	133.34	82.2
	TOTAL SPECIAL ACCTG AND AUDITING	.00	616.66	750.00	133.34	82.2
	<u>ENGINEERING AND ADMINISTRATION</u>					
412-53-5310-215	ENG & ADMIN PROF FEES	3,333.34	16,666.70	22,000.00	5,333.30	75.8
412-53-5310-380	TID 2 COMPUTER SUPPLY/MAINT	25.33	127.34	302.40	175.06	42.1
	TOTAL ENGINEERING AND ADMINISTRATION	3,358.67	16,794.04	22,302.40	5,508.36	75.3
	<u>DEBT SERVICE</u>					
412-59-5926-001	DEBT SERVICE	24,686.69	59,722.25	.00	(59,722.25)	.0
	TOTAL DEBT SERVICE	24,686.69	59,722.25	.00	(59,722.25)	.0
	TOTAL FUND EXPENDITURES	28,045.36	77,346.95	49,702.40	(27,644.55)	155.6
	NET REVENUE OVER(UNDER) EXPENDITURES	(26,009.17)	24,540.36	153,550.68		

CITY OF WATERLOO

BALANCE SHEET
MAY 31, 2022

413-TIF DISTRICT 3 FUND

ASSETS

413-11100	TREASURER'S CASH	44,332.34	
413-15800	DUE FROM AGENCY FUND TAXES	22,142.72	
	TOTAL ASSETS		66,475.06

LIABILITIES AND EQUITY

LIABILITIES

413-26100	DEFERRED REVENUE	22,142.60	
	TOTAL LIABILITIES		22,142.60

FUND EQUITY

413-34300	FUND BALANCE	62,395.20	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(18,062.74)	
	TOTAL FUND EQUITY		44,332.46
	TOTAL LIABILITIES AND EQUITY		66,475.06

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022

FUND 413 - TIF DISTRICT 3 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>TAXES</u>					
413-41-4111-000	TAX INCREMENTS	.00	64,529.40	87,858.00	23,328.60	73.5
	TOTAL TAXES	.00	64,529.40	87,858.00	23,328.60	73.5
	<u>INTERGOVERNMENTAL REVENUE</u>					
413-43-4364-000	STATE AID EXEMPT COMPUTERS	.00	.00	320.00	320.00	.0
413-43-4365-000	STATE AID PERSONAL PROPERTY	220.77	220.77	220.77	.00	100.0
	TOTAL INTERGOVERNMENTAL REVENUE	220.77	220.77	540.77	320.00	40.8
	<u>MISCELLANEOUS REVENUES</u>					
413-48-4800-000	MISC REVENUES	.00	.00	22,198.83	22,198.83	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	22,198.83	22,198.83	.0
	TOTAL FUND REVENUE	220.77	64,750.17	110,597.60	45,847.43	58.6

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022

FUND 413 - TIF DISTRICT 3 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>LEGISLATIVE SUPPORT</u>					
413-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	150.00	150.00	.00	100.0
	TOTAL LEGISLATIVE SUPPORT	.00	150.00	150.00	.00	100.0
	<u>ATTORNEY</u>					
413-51-5130-211	ATTORNEY ATTORNEY FEES	.00	292.50	.00	(292.50)	.0
	TOTAL ATTORNEY	.00	292.50	.00	(292.50)	.0
	<u>SPECIAL ACCTG AND AUDITING</u>					
413-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	616.66	2,000.00	1,383.34	30.8
	TOTAL SPECIAL ACCTG AND AUDITING	.00	616.66	2,000.00	1,383.34	30.8
	<u>ENGINEERING AND ADMINISTRATION</u>					
413-53-5310-215	ENG & ADMIN PROF FEES	.00	760.00	2,000.00	1,240.00	38.0
	TOTAL ENGINEERING AND ADMINISTRATION	.00	760.00	2,000.00	1,240.00	38.0
	<u>TRANSFER TO DEBT SERVICE</u>					
413-59-5929-000	TRANSFER TO DEBT SERVICE	.00	80,993.75	101,567.50	20,573.75	79.7
	TOTAL TRANSFER TO DEBT SERVICE	.00	80,993.75	101,567.50	20,573.75	79.7
	TOTAL FUND EXPENDITURES	.00	82,812.91	105,717.50	22,904.59	78.3
	NET REVENUE OVER(UNDER) EXPENDITURES	220.77	(18,062.74)	4,880.10		

CITY OF WATERLOO

BALANCE SHEET
MAY 31, 2022

414-TIF DISTRICT 4 FUND

ASSETS

414-11100	TREASURER'S CASH	101,901.54	
414-15800	DUE FROM AGENCY FUND TAXES	2,660.70	
	TOTAL ASSETS		104,562.24

LIABILITIES AND EQUITY

LIABILITIES

414-26100	DEFERRED REVENUE	2,660.70	
	TOTAL LIABILITIES		2,660.70

FUND EQUITY

414-34300	FUND BALANCE	94,231.22	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	7,670.32	
	TOTAL FUND EQUITY		101,901.54
	TOTAL LIABILITIES AND EQUITY		104,562.24

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022

FUND 414 - TIF DISTRICT 4 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>TIF DISTRICT 4 FUND</u>					
414-41-4111-000	TAX INCREMENTS	.00	7,753.93	28,119.98	20,366.05	27.6
	TOTAL TIF DISTRICT 4 FUND	.00	7,753.93	28,119.98	20,366.05	27.6
	<u>INTERGOVERNMENTAL REVENUE</u>					
414-43-4364-000	STATE AID COMPUTERS	.00	.00	239.00	239.00	.0
414-43-4365-000	STATE AID PERSONAL PROPERTY	683.07	683.07	683.00	(.07)	100.0
	TOTAL INTERGOVERNMENTAL REVENUE	683.07	683.07	922.00	238.93	74.1
	TOTAL FUND REVENUE	683.07	8,437.00	29,041.98	20,604.98	29.1

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022

FUND 414 - TIF DISTRICT 4 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>LEGISLATIVE SUPPORT</u>					
414-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	150.00	150.00	.00	100.0
	TOTAL LEGISLATIVE SUPPORT	.00	150.00	150.00	.00	100.0
	<u>SPECIAL ACCTG AND AUDITING</u>					
414-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	616.68	500.00	(116.68)	123.3
	TOTAL SPECIAL ACCTG AND AUDITING	.00	616.68	500.00	(116.68)	123.3
	<u>ENGINEERING AND ADMINISTRATION</u>					
414-53-5310-215	ENG & ADMIN PROF FEES	.00	.00	22,000.00	22,000.00	.0
	TOTAL ENGINEERING AND ADMINISTRATION	.00	.00	22,000.00	22,000.00	.0
	TOTAL FUND EXPENDITURES	.00	766.68	22,650.00	21,883.32	3.4
	NET REVENUE OVER(UNDER) EXPENDITURES	683.07	7,670.32	6,391.98		

CITY OF WATERLOO

BALANCE SHEET
MAY 31, 2022

600-COMMUNITY DEVELOPMENT AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	41,329.79	
600-15800	DUE FROM AGENCY FUND TAXES	1,187.97	
	TOTAL ASSETS		42,517.76

LIABILITIES AND EQUITY

LIABILITIES

600-26100	DEFERRED REVENUE	(3,462.03)	
	TOTAL LIABILITIES		(3,462.03)

FUND EQUITY

600-34300	FUND BALANCE	18,076.11	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	2,903.68	
	TOTAL FUND EQUITY		45,979.79
	TOTAL LIABILITIES AND EQUITY		42,517.76

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022
FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>TAXES</u>					
600-41-4111-000	LOCAL TAX-GENERAL FUND	.00	3,462.03	4,650.00	1,187.97	74.5
	TOTAL TAXES	.00	3,462.03	4,650.00	1,187.97	74.5
	<u>PUBLIC CHARGES FOR SERVICE</u>					
600-46-4674-000	MBC BUILDING RENTAL	250.00	1,050.00	2,400.00	1,350.00	43.8
	TOTAL PUBLIC CHARGES FOR SERVICE	250.00	1,050.00	2,400.00	1,350.00	43.8
	TOTAL FUND REVENUE	250.00	4,512.03	7,050.00	2,537.97	64.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022
FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>SPECIAL ACCTG COSTS</u>					
600-51-5151-399	SPECIAL ACCTNG COSTS - MISC	.00	.00	375.00	375.00	.0
	TOTAL SPECIAL ACCTG COSTS	.00	.00	375.00	375.00	.0
	<u>MAUNESHA BUSINESS CENTER</u>					
600-51-5162-221	MAUNESHA BUSINESS ELECTRIC	29.11	137.81	1,000.00	862.19	13.8
600-51-5162-222	MAUNESHA BUSINESS HEAT	88.16	681.44	750.00	68.56	90.9
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	83.76	332.06	698.00	365.94	47.6
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	40.00	200.00	480.00	280.00	41.7
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	190.98	257.04	.00	(257.04)	.0
	TOTAL MAUNESHA BUSINESS CENTER	432.01	1,608.35	2,928.00	1,319.65	54.9
	<u>PLANNING AND CONSERVATION</u>					
600-56-5630-220	PROJECT CDA PROGRAMS	.00	.00	250.00	250.00	.0
	TOTAL PLANNING AND CONSERVATION	.00	.00	250.00	250.00	.0
	TOTAL FUND EXPENDITURES	432.01	1,608.35	3,553.00	1,944.65	45.3
	NET REVENUE OVER(UNDER) EXPENDITURES	(182.01)	2,903.68	3,497.00		

CITY OF WATERLOO

BALANCE SHEET
MAY 31, 2022

812-LIBRARY SPECIAL REVENUE FUND

ASSETS

812-11100	TREASURER'S WORKING CASH	359,134.06	
812-11602	LIBRARY MEMORIAL INVESTMENT	43,794.26	
812-12100	TAXES RECEIVABLE	53,777.93	
812-13100	ACCOUNTS RECEIVABLE	733.20	
812-13101	ACCOUNTS RECEIVABLE PRIOR YEAR	(733.20)	
	TOTAL ASSETS		456,706.25

LIABILITIES AND EQUITY

LIABILITIES

812-26100	DEFERRED REVENUE	53,777.93	
	TOTAL LIABILITIES		53,777.93

FUND EQUITY

812-34100	FUND BALANCE	101,233.80	
812-34105	COUNTY FUND BALANCE	115,150.69	
812-34106	CLARK MEMORIAL FUND BALANCE	70,212.71	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	116,331.12	
	TOTAL FUND EQUITY		402,928.32
	TOTAL LIABILITIES AND EQUITY		456,706.25

ARCHAEOLOGICAL SURVEY FIELD REPORT

Wisconsin Department of Natural Resources

PROJECT INFORMATION

Project Name 333 Portland Rd Development

County Jefferson

Project Location 333 Portland Rd, City of Waterloo

Project Size

0.61 acres / _____ hectares

Township(s) Waterloo

Town/Range T8N R13E Sections 5

Project Type ☐ EXL – Excess Land Sales

☐ LA – Land Acquisitions

☒ GDA – (General) Ground Disturbing Activities

☐ PD – Park Development

☐ WET – Wetland Development

☐ HB – Historic Buildings

☐ TS – Timber Sales

☐ WHE – Wildlife Habitat Enhancements

LITERATURE SEARCH

Archaeology and Records Literature Search

☒ Attached

Previously reported sites in area

☒ Yes ☐ No

site nos.: JE-0098/BJE-0162

Cemetery in area

☐ Yes ☐ No

site nos.:

FIELDWORK

Dates of fieldwork 6/14/2022

Crew size 2

Area surveyed 0.61 acres/ _____ hectares

SURVEY TECHNIQUES (attach project plans showing survey coverage)

☒ Shovel testing

☐ Surface collection

☒ Other (please describe): Visual inspection - disturbed
0.24 acres

0.37 acres/ _____ hectares

_____ acres/ _____ hectares

10 meter interval

_____ meter interval

Describe visibility: Visibility zero percent owing to grass and pavement cover.

LAND USE ☐ Area not surveyed? (Show on project plans)

Explain:

☐ Area extensively impacted?

Explain:

Describe:

Current land use is vacant field.

ISOLATED FINDS (Attach map showing locations), describe:

None.

RECOMMENDATIONS:

No evidence of archaeological sites was identified. It is recommended that the project proceed as designed. No additional investigations are recommended.

I affirm that research conducted for this project was performed in a manner consistent with the Wisconsin Archeological Survey Guide (2012).
No archaeological sites were identified in the project area.

Jennifer Picard

Principal investigator

Signature

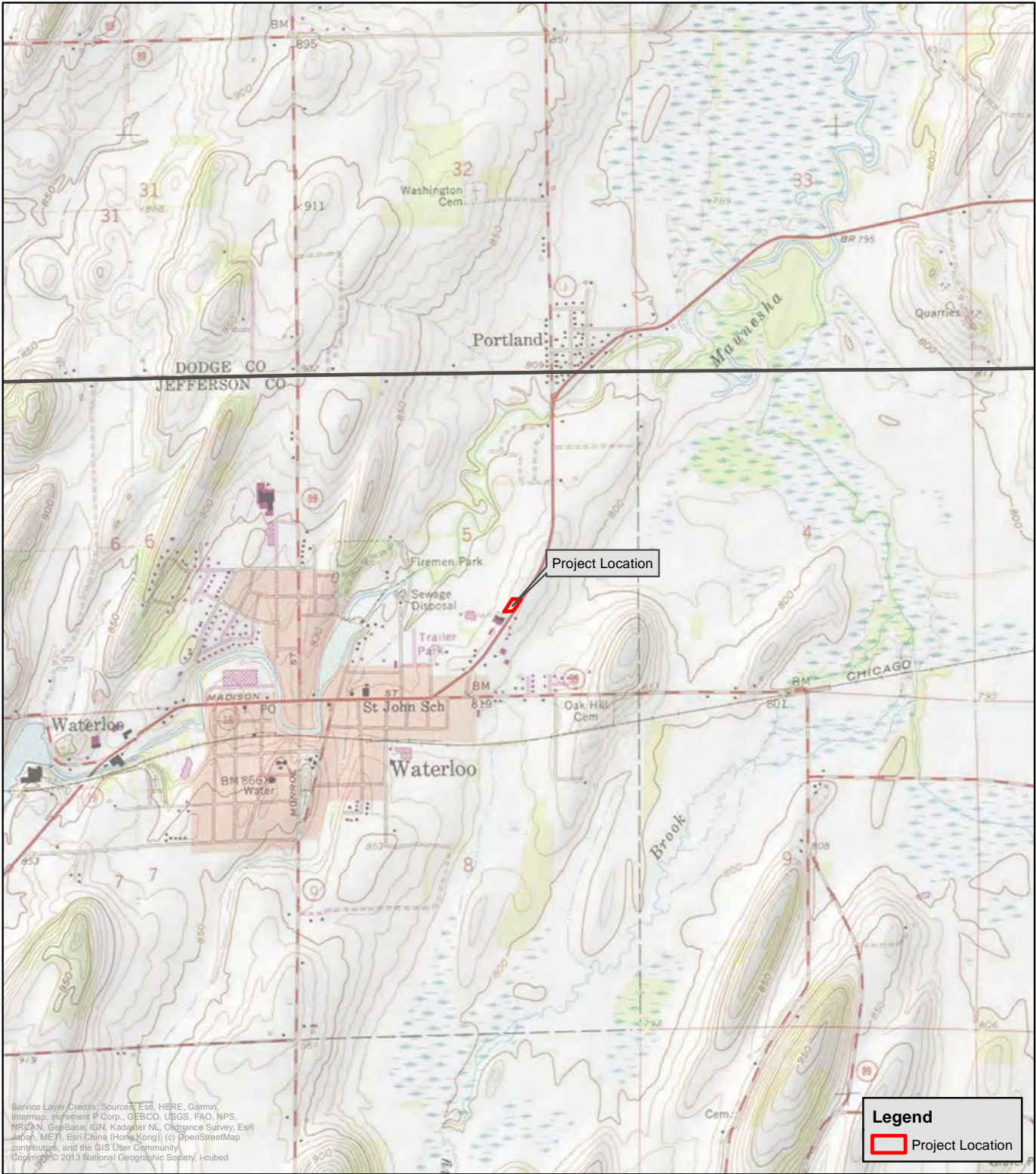


6/16/2022

Date

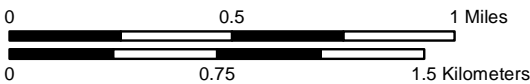
Note: A USGS topographic map with the project area delineated thereon MUST accompany this form, as well as updated ASI (when indicated) and BAR forms. Additional documentation should be provided as needed. Human burial-related issues should be discussed with the WHS (contact the DNR archaeologist as well if project occurs on DNR property; phone: 608.266.3462).

Attachment 1. Project location map (topographic 1:24,000).



Map Details: UWM-CRM 2022-0237
Coordinate System: NAD 1983 HARN Transverse Mercator
Projection: Transverse Mercator
Datum: North American 1983 HARN
Created by: UWM-CRM 6/2/2022

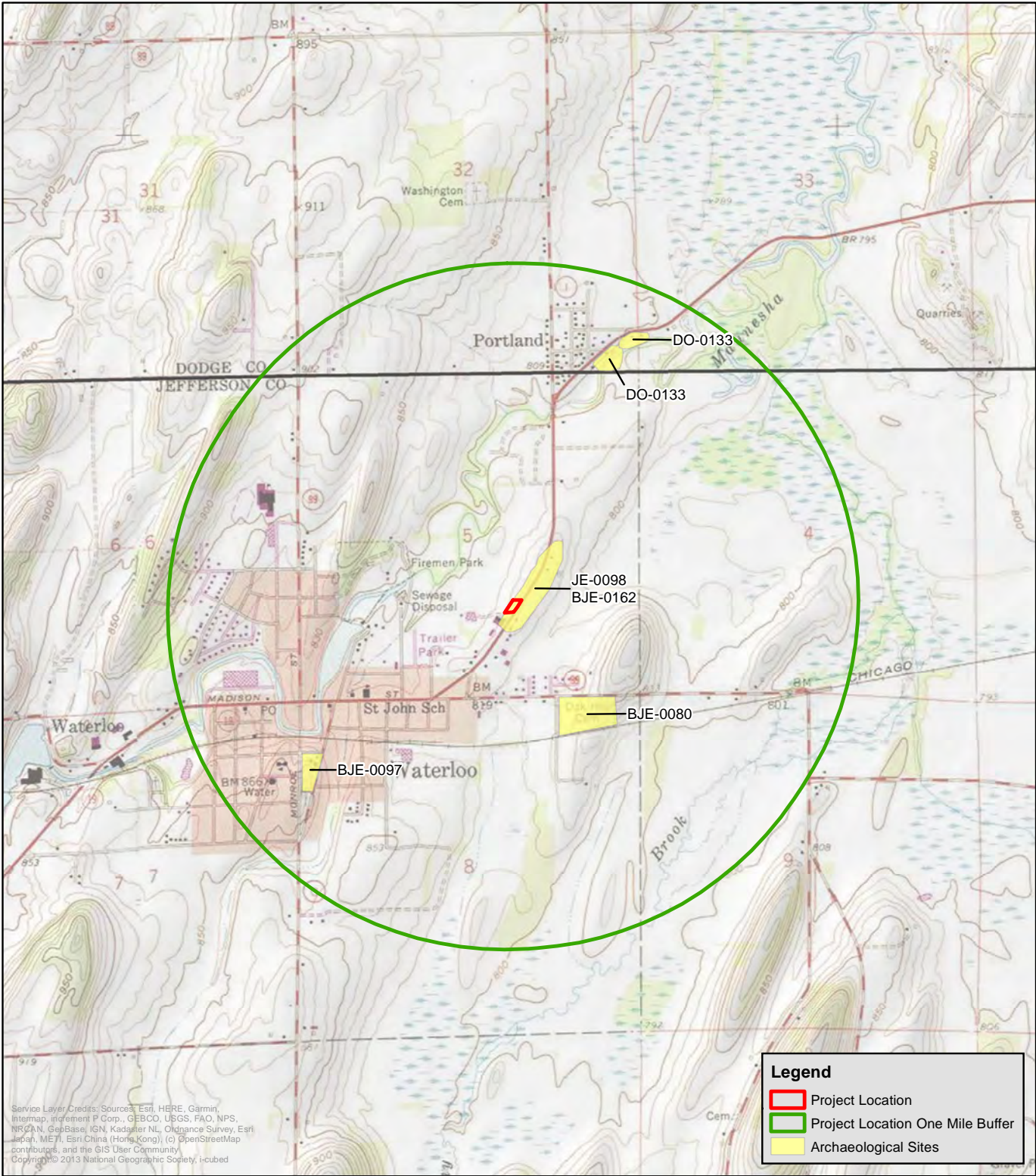
Project Location
333 Portland Road
City of Waterloo, Jefferson County, Wisconsin
T8N R13E Section 5



1:24,000



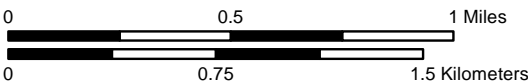
Attachment 2. Literature review map (topographic 1:24,000).



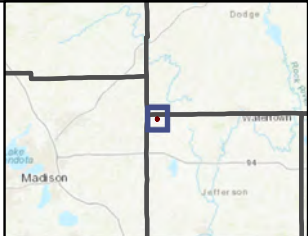
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Map Details: UWM-CRM 2022-0237
Coordinate System: NAD 1983 HARN Transverse Mercator
Projection: Transverse Mercator
Datum: North American 1983 HARN
Created by: UWM-CRM 6/2/2022

Previously Recorded Archaeological Sites
Within One Mile of the Project Location
333 Portland Road
City of Waterloo, Jefferson County, Wisconsin
T8N R13E Section 5



1:24,000



Attachment 3. Previously recorded sites.

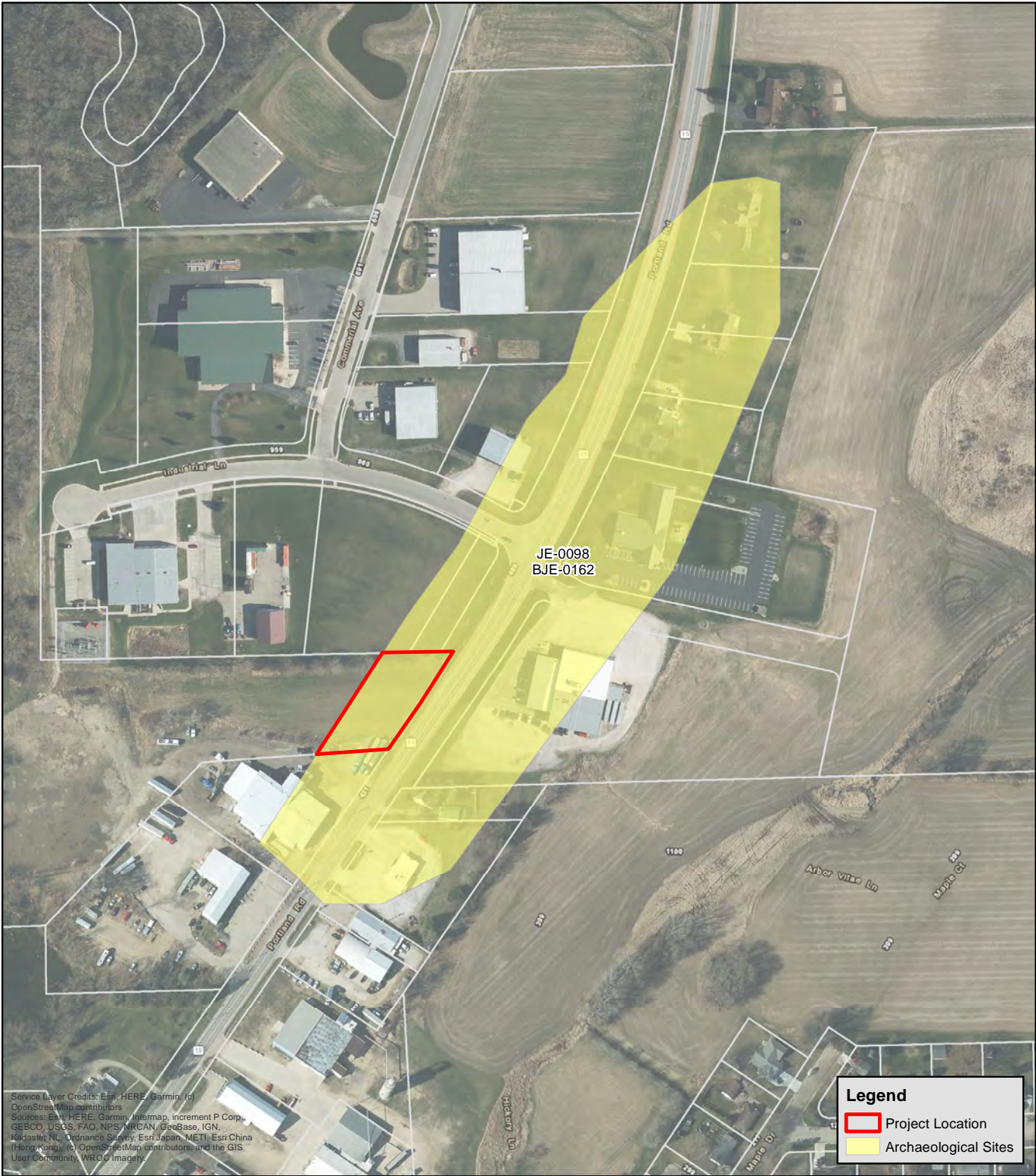
Table 1. Previously Recorded Archaeological Sites Coincident with the Project Location

State Site	Burial Site	Site Name	Site Type	Culture
JE-0098	BJE-0162	Waterloo Mounds	Mound(s) - Conical, Corn Hills/Garden Beds	Woodland, Late Woodland

Table 2. Previously Recorded Archaeological Sites within One Mile of the Project Location

State Site	Burial Site	Site Name	Site Type	Culture
DO-0133		Unnamed Site	Campsite/Village	Unknown Prehistoric
	BJE-0080	Oakhill Cemetery	Cemetery/Burial	Historic Euro-American
	BJE-0097	White Cemetery	Cemetery/Burial	Historic Euro-American

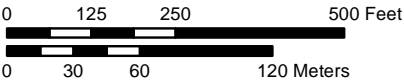
Attachment 4. Project location relative to adjacent archaeological sites (aerial).



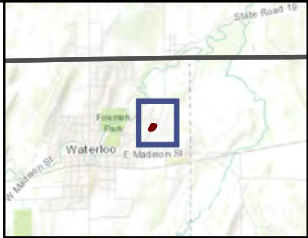
Service Layer Credits: Esri, HERE, Garmin, (c)
OpenStreetMap contributors
Sources: Esri, HERE, Garmin, Infmap, increment P Corp.,
GEBCO, USGS, FAO, NPS, MDA, Google, IGN,
Kadaster, NL, Ordnance Survey, Esri Japan, METI, Esri China
(Hong Kong), Sw, OpenStreetMap contributors, and the GIS
User Community, WRO, Imagery

Map Details: UWM-CRM 2022-0237
Coordinate System: NAD 1983 HARN Transverse Mercator
Projection: Transverse Mercator
Datum: North American 1983 HARN
Created by: UWM-CRM 6/2/2022

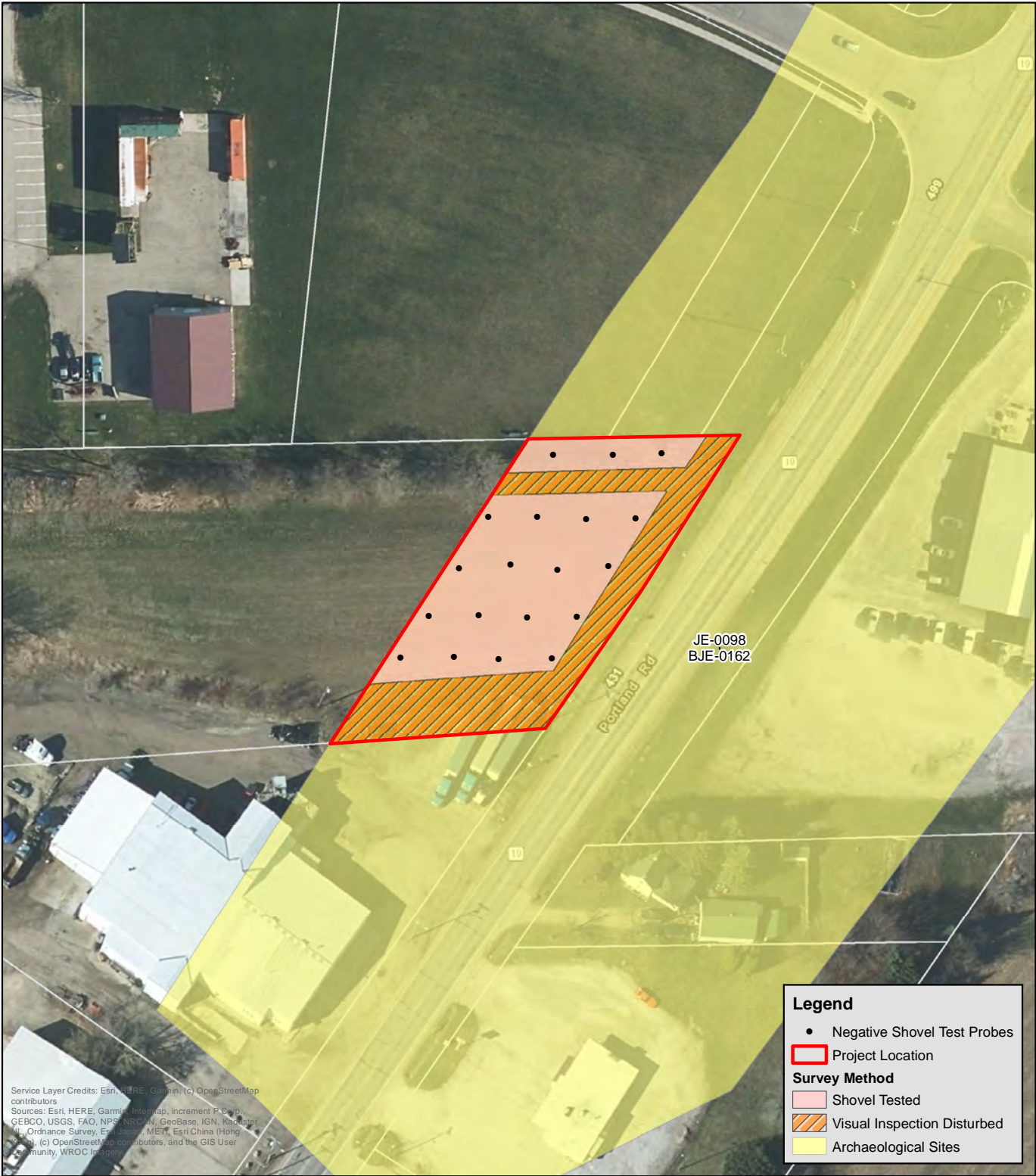
Previously Recorded Archaeological Sites
Coincident with the Project Location
333 Portland Road
City of Waterloo, Jefferson County, Wisconsin
T8N R13E Section 5



1:3,000

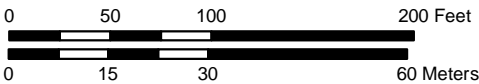


Attachment 5. Survey coverage map.



Map Details: UWM-CRM 2022-0237
Coordinate System: NAD 1983 HARN Transverse Mercator
Projection: Transverse Mercator
Datum: North American 1983 HARN
Created by: UWM-CRM 6/16/2022

Archaeology Survey Coverage Map
333 Portland Road
City of Waterloo, Jefferson County, Wisconsin
T8N R13E Section 5



1:1,000



Attachment 6. Photographs from the archaeological field investigations (2 pages).



Figure 1: Shovel testing easternmost transect. View to the east. (2022-0237_2020-06-14_BAM (8).jpg)



Figure 2: Shovel testing near parking lot. View to the southwest. (2022-0237_2020-06-14_BAM (10).jpg)



Figure 3: Project area overview. View to the northeast. (2022-0237_2020-06-14_BAM (3).jpg)



Figure 4: Shovel test profile showing Ap horizon. (2022-0237_2020-06-14_BAM (5).jpg)

Attachment 7. Correspondence with the Wisconsin Historical Society.

Firefox

<https://outlook.office.com/mail/deeplink?Print>

Testing Authorization: 22-0935/JE - 2022-0237 - Request to Disturb Uncatalogued Burial Site: JE-0098/BJE-0162

felipe.avila@wisconsinhistory.org <felipe.avila@wisconsinhistory.org>

Mon 6/6/2022 9:36 AM

To: Jennifer Lauren Picard <jlpicard@uwm.edu>

Dear Ms. Jennifer L Picard,

Based on the information you have provided for 22-0935, Request to Disturb Uncatalogued Burial Site: JE-0098/BJE-0162 we authorize the proposed subsurface testing within the uncatalogued boundaries of the above-referenced burial site pursuant to the provisions of Wis. Stats. §§ 157.70 (4) and Wis. Admin. Code § HS 2.04 (4) and according to the provisions provided below.

- Your Authorization to conduct these activities shall be valid for a period of one year from the date of this notice.
- Use of a hydrovac is not permitted for this project.
- All subsurface testing that occurs within the uncatalogued boundaries of the burial site shall be conducted by a qualified archaeologist, as defined at Wis. Stats. § 157.70 (1) (i). You may find a list of such qualified archaeologists at the following web site: <http://www.wisconsinhistory.org/pdfs/cms/HPR-Burial-Excavation-Consultants-List-Mar-2021.pdf>.

Please inform your client, however, that Phase I archaeological methods are not adequate to find burials and do not necessarily eliminate the need for archaeological monitoring during construction. If, after the fieldwork, you wish to make a recommendation against monitoring, please provide clear and ample evidence supporting your recommendation and SHPO will take it under consideration during the review.

If, during the proposed ground disturbing activity, you encounter human remains, you must stop work at that location and contact our office immediately for further coordination, and, in the event that human remains must be excavated and analyzed, for negotiation and execution of an appropriate contract.

Any deviation from the plans described in your submittal materials that may occur within the uncatalogued boundaries of the burial site and involves ground disturbing activity must be described in writing and forwarded to this office for further review and authorization. Such modified work is not authorized by this letter.

Please forward one hard copy of the archaeological monitoring report to our office and one digital copy to compliance@wisconsinhistory.org as soon as the ground disturbance is completed.

Please let me know if you have any questions.

Felipe Avila

State Historic Preservation Office

Wisconsin Historical Society
816 State Street, Madison, WI 53706

Attachment 8. ASI Update - [47JE0098/BJE-0162] (2 pages).

Wisconsin ASI Update/Correction Form

Site# 47- JE-0098 Burial Site# BJE-0162 Field Number# _____ County Jefferson

Site Name (limit 25 characters) Waterloo Mounds Other Name _____

Civil Town(s) Waterloo Town # 8 North Range# 13 East Section# 5

USGS Quad Name Waterloo

Please refer to the ASI form and provide the appropriate headings for the correction or new information. Examples of headings are: QUARTER SECTIONS, USGS MAP, SITE DESCRIPTION, and BIBLIOGRAPHIC REFERENCES. Provide a justification or reference for any new information. When appropriate, attach a sketch map and copy of USGS quad showing revised location of site.

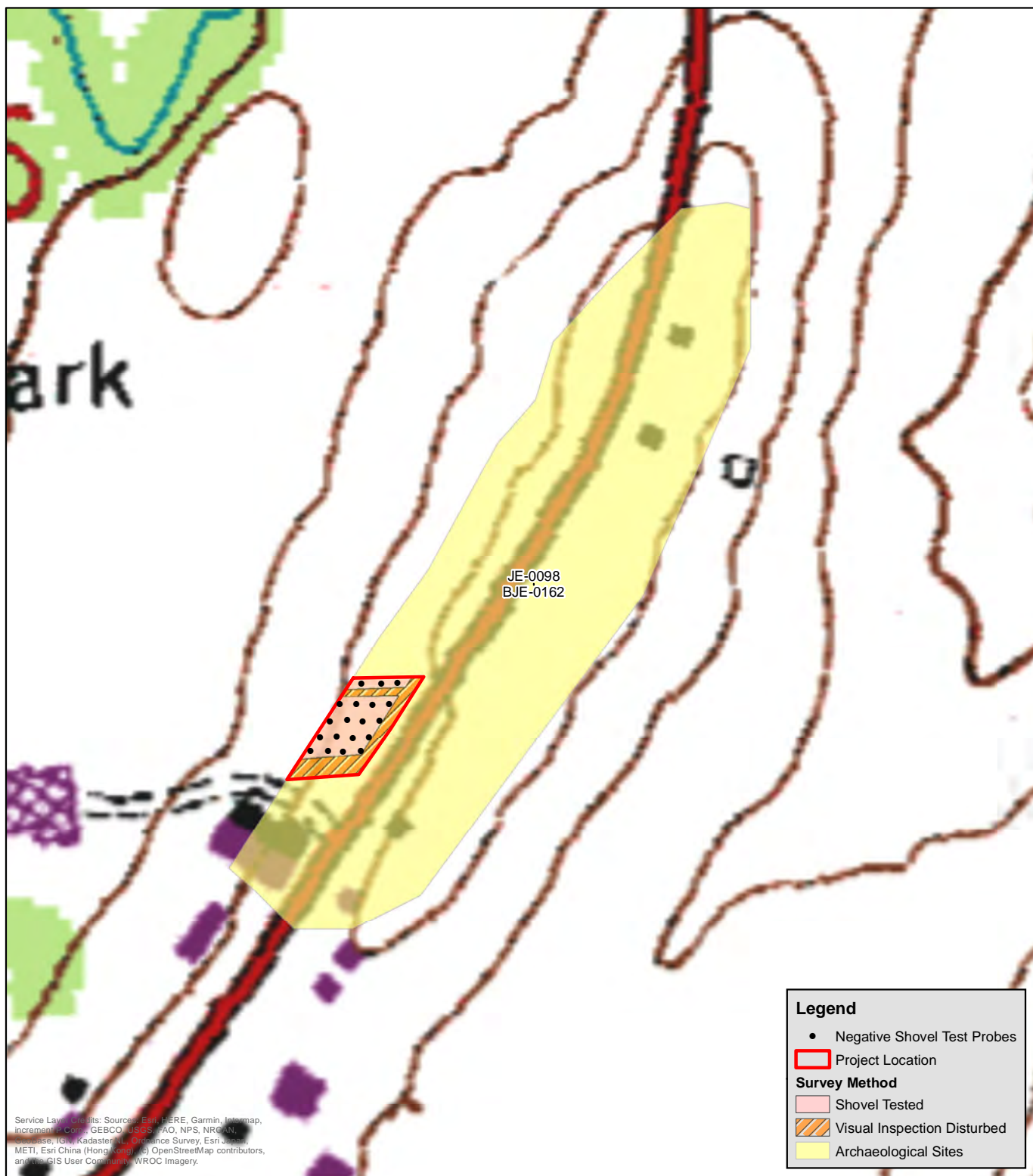
HEADING(S) AND NATURE OF CORRECTION/UPDATE:

In June of 2022, UWM-CRM personnel conducted Phase I archaeological survey of a proposed development site coincident with Waterloo Mounds (47JE0098/BJE-0162). Survey methods included shovel testing and visual inspection. Intact Ap horizon soils were observed. However, no evidence of the site was encountered.

Investigator Brian McConnell Affiliation UWM-CRM Date 6/14/2022
Submitted by Jennifer Picard Affiliation UWM-CRM Date 6/16/2022

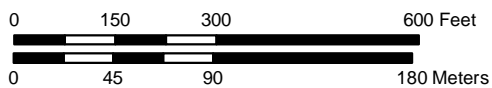
FOR WHS ☐ ASI# _____ ☐ CHK'D _____ ☐ GIS ENTRY _____
OFFICE USE: ☐ GIS ENTRY CHK'D _____ ☐ ENTER _____ ☐ ENTRY CHK'D _____

HP-00-000 (rev. 08/2002)



Map Details: UWM-CRM 2022-0237
 Coordinate System: NAD 1983 HARN Transverse Mercator
 Projection: Transverse Mercator
 Datum: North American 1983 HARN
 Created by: UWM-CRM 6/16/2022

Archaeology Survey Coverage Map
 333 Portland Road
 City of Waterloo, Jefferson County, Wisconsin
 T8N R13E Section 5



1:3,000



Attachment 9. Public lands permit.

DocuSign Envelope ID: 70D59A89-5308-4A38-87F9-17DCDB411AB4

WISCONSIN PUBLIC LANDS FIELD ARCHAEOLOGICAL PERMIT 2022
REQUIRED TO CONDUCT ARCHAEOLOGY ON ALL NON-FEDERAL PUBLIC LAND UNDER WIS. STAT. § 44.47
Wisconsin Historical Society

Name/Organization/Contact Jennifer Picard Telephone 414-251-8566

Address 3413 N Downer Ave Sabin Hall 308 City Milwaukee State WI Zip 53211

E-mail jpicard@uwm.edu

Institutional Affiliation UW-Milwaukee Archaeological Research Laboratory Center

Location: County Jefferson Civil Town Waterloo

Town 8N Range 13E Section 5 Quarter Sections NW, SE

Hwy/Rd ☐ Hwy/Rd: _____ Other Type of Project: Development

Project Description: Business development

Type of fieldwork: Phase I/Survey ☒ Phase II/Testing ☐ Phase III/Excavation ☐ Monitoring ☐

Purpose of the fieldwork: Federal Compliance ☐ State Compliance ☒ Education ☐ Other ☐

Site # JE-0098 Burial Site # BJE-0162 Burial Permit Secured? Y ☐ N ☐ WHS #: 22-0935/JE

Dates of field work: Begin date: 6/2/2022 End date: 12/31/2022

What institution will curate recovered artifacts, notes, and records? UWM-ARL
(A curation agreement must be on file with WHS; all materials must be curated in an appropriate, staffed facility.)

Print name Jennifer Picard/Archaeologist or Anne Kissack/Office of Sponsored Research ☒ see attachments

Signature of Archaeologist Anne Kissack Date 6/7/2022 | 10:34 AM CDT

Maps and/or Letters of explanation can accompany this application

Landowner or custodian name Jenifer Quimby Phone 920-478-3025

Affiliation: City of Waterloo

Signature of Landowner Jenifer Quimby Date 6/6/22

Administrative use only below this line.

Permit Approved Jim M. Skibo Date 06/07/22

PLP # 22-0961

Dr. James Skibo
State Archaeologist
Wisconsin Historical Society
816 State Street, Madison, WI 53706
608-264-6496
statearchaeologist@wisconsinhistory.org



WISCONSIN
HISTORICAL
SOCIETY

One paper copy and one PDF copy of the final report must be submitted to the State Historic Preservation Office.

Additional authorization or permitting is necessary to conduct work within the boundaries of uncataloged and cataloged human burial sites under Wis. Stat. § 157.70. For more information, wihist.org/Request-to-Disturb

Attachment 10. Archaeological Reports Inventory form.

ARCHAEOLOGICAL REPORTS INVENTORY FORM

WHS PROJECT # 22-0935/JE

COUNTY Jefferson

AUTHORS: Jennifer Picard

REPORT TITLE: WisDNR ASFR: 333 Portland Road Development

DATE OF REPORT (MONTH AND YEAR): June 2022

SERIES/NUMBER: UWM ARLC TM2022-0342

PLACE OF PUBLICATION: UW-Milwaukee Archaeological Research Laboratory Center

LOCATIONAL INFORMATION [LEGAL DESCRIPTION OF SURVEY AREA (T-R-S)]
T8N R13E Section 5

U.S.G.S. QUAD MAP(S): Waterloo

SITE(S) INVESTIGATED: JE-0098/BJE-0162

ACRES INVESTIGATED: 0.61 AGENCY #

INVESTIGATION TECHNIQUES COMPLETED (Check all that apply.)

- | | | |
|--------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Historical Research | <input type="checkbox"/> Surface Survey | <input type="checkbox"/> Geomorphology |
| <input type="checkbox"/> Interview/Informant | <input type="checkbox"/> Soil Core | <input type="checkbox"/> Underwater |
| <input type="checkbox"/> Records/Background | <input checked="" type="checkbox"/> Walk Over/Visual Inspection | <input type="checkbox"/> Avocational Survey |
| <input checked="" type="checkbox"/> Literature Background Research | <input type="checkbox"/> Mechanical Stripping | <input type="checkbox"/> Chance Encounter |
| <input type="checkbox"/> Traditional Knowledge | <input type="checkbox"/> Test Excavation/Phase II | <input type="checkbox"/> Osteological Analysis |
| <input type="checkbox"/> Monitoring | <input type="checkbox"/> Major Excavation/Phase III | <input type="checkbox"/> Faunal Analysis |
| <input checked="" type="checkbox"/> Shovel Testing/Probing | <input type="checkbox"/> Remote Sensing | <input type="checkbox"/> Floral Analysis |

ABSTRACT: ☐ Included in report ☒ Written in space below

In June of 2022, UWM-CRM personnel conducted Phase I archaeological survey of a proposed development site coincident with Waterloo Mounds (47JE0098/BJE-0162). Survey methods included shovel testing and visual inspection. Intact Ap horizon soils were observed. However, no evidence of the site was encountered.

ARCHAEOLOGICAL SURVEY FIELD REPORT

Wisconsin Department of Natural Resources

PROJECT INFORMATION

Project Name 333 Portland Rd Development

County Jefferson

Project Location 333 Portland Rd, City of Waterloo

Project Size

0.61 acres / _____ hectares

Township(s) Waterloo

Town/Range T8N R13E Sections 5

Project Type ☐ EXL – Excess Land Sales

☐ LA – Land Acquisitions

☒ GDA – (General) Ground Disturbing Activities

☐ PD – Park Development

☐ WET – Wetland Development

☐ HB – Historic Buildings

☐ TS – Timber Sales

☐ WHE – Wildlife Habitat Enhancements

LITERATURE SEARCH

Archaeology and Records Literature Search

☒ Attached

Previously reported sites in area

☒ Yes ☐ No

site nos.: JE-0098/BJE-0162

Cemetery in area

☐ Yes ☐ No

site nos.:

FIELDWORK

Dates of fieldwork 6/14/2022

Crew size 2

Area surveyed 0.61 acres/ _____ hectares

SURVEY TECHNIQUES (attach project plans showing survey coverage)

☒ Shovel testing

☐ Surface collection

☒ Other (please describe): Visual inspection - disturbed
0.24 acres

0.37 acres/ _____ hectares

_____ acres/ _____ hectares

10 meter interval

_____ meter interval

Describe visibility: Visibility zero percent owing to grass and pavement cover.

LAND USE ☐ Area not surveyed? (Show on project plans)

Explain:

☐ Area extensively impacted?

Explain:

Describe:

Current land use is vacant field.

ISOLATED FINDS (Attach map showing locations), describe:

None.

RECOMMENDATIONS:

No evidence of archaeological sites was identified. It is recommended that the project proceed as designed. No additional investigations are recommended.

I affirm that research conducted for this project was performed in a manner consistent with the Wisconsin Archeological Survey Guide (2012).
No archaeological sites were identified in the project area.

Jennifer Picard

Principal investigator

Signature

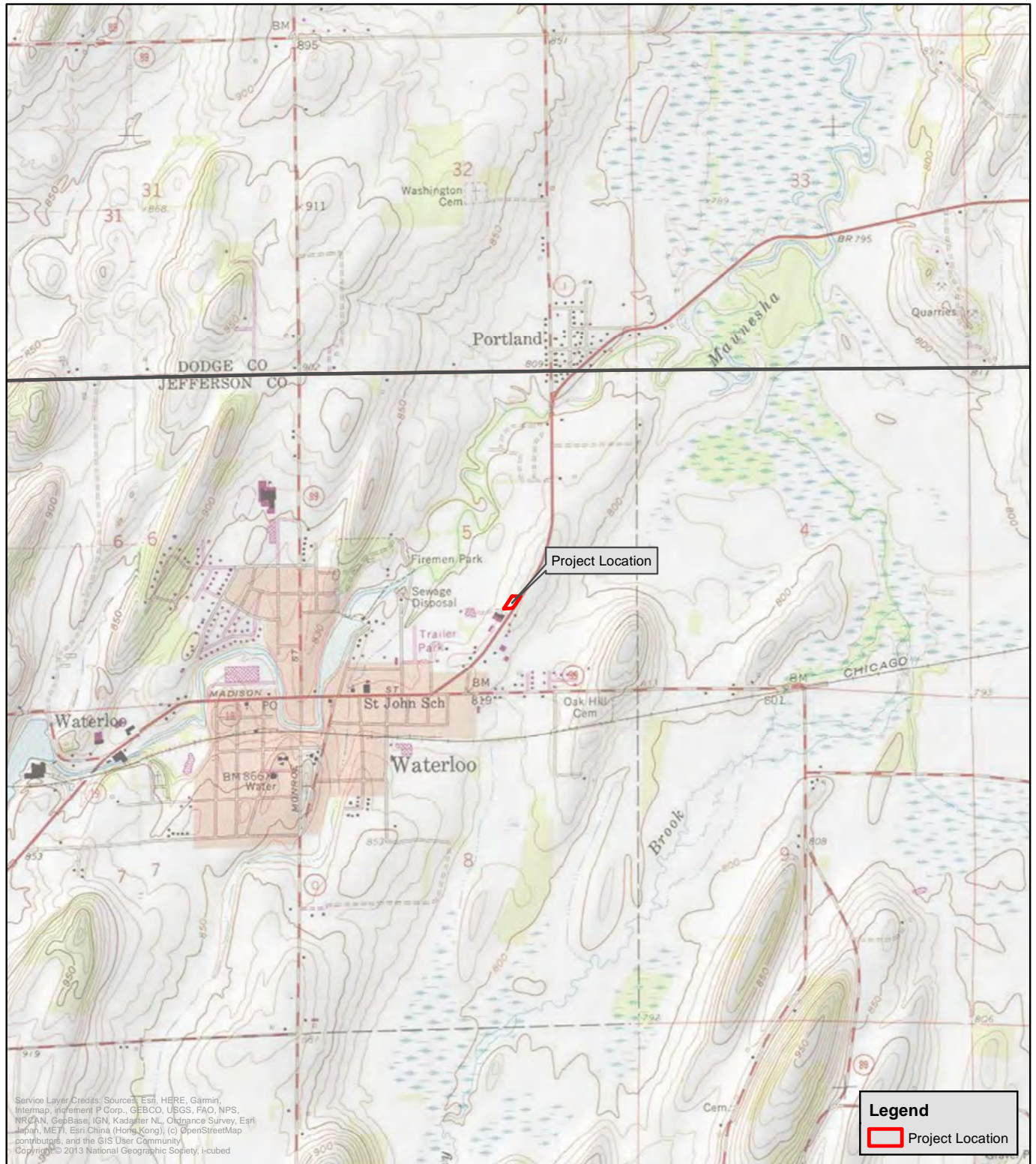


6/16/2022

Date

Note: A USGS topographic map with the project area delineated thereon MUST accompany this form, as well as updated ASI (when indicated) and BAR forms. Additional documentation should be provided as needed. Human burial-related issues should be discussed with the WHS (contact the DNR archaeologist as well if project occurs on DNR property; phone: 608.266.3462).

Attachment 1. Project location map (topographic 1:24,000).



Map Details: UWM-CRM 2022-0237
Coordinate System: NAD 1983 HARN Transverse Mercator
Projection: Transverse Mercator
Datum: North American 1983 HARN
Created by: UWM-CRM 6/2/2022

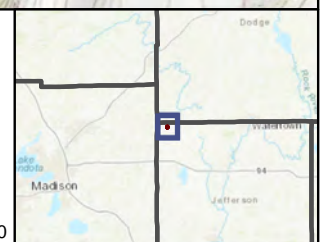
Project Location
333 Portland Road
City of Waterloo, Jefferson County, Wisconsin
T8N R13E Section 5

Legend
Project Location

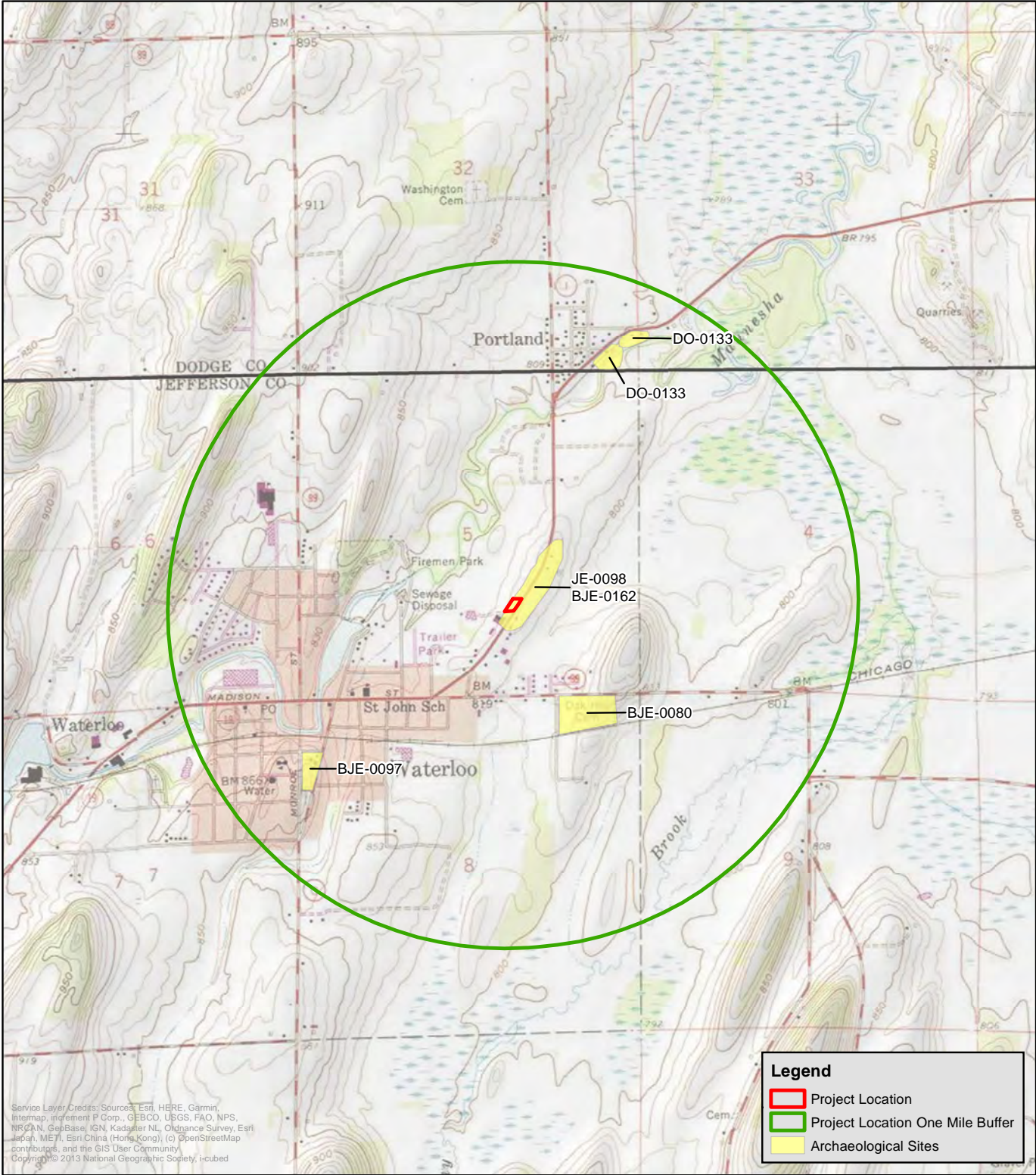


0 0.5 1 Miles
0 0.75 1.5 Kilometers

1:24,000

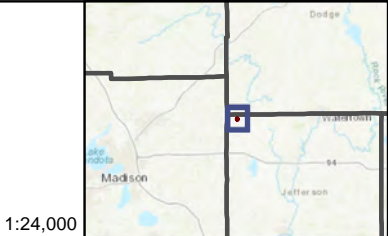
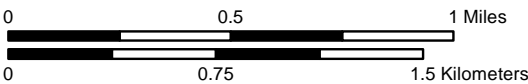


Attachment 2. Literature review map (topographic 1:24,000).



Map Details: UWM-CRM 2022-0237
Coordinate System: NAD 1983 HARN Transverse Mercator
Projection: Transverse Mercator
Datum: North American 1983 HARN
Created by: UWM-CRM 6/2/2022

Previously Recorded Archaeological Sites
Within One Mile of the Project Location
333 Portland Road
City of Waterloo, Jefferson County, Wisconsin
T8N R13E Section 5



Attachment 3. Previously recorded sites.

Table 1. Previously Recorded Archaeological Sites Coincident with the Project Location

State Site	Burial Site	Site Name	Site Type	Culture
JE-0098	BJE-0162	Waterloo Mounds	Mound(s) - Conical, Corn Hills/Garden Beds	Woodland, Late Woodland

Table 2. Previously Recorded Archaeological Sites within One Mile of the Project Location

State Site	Burial Site	Site Name	Site Type	Culture
DO-0133		Unnamed Site	Campsite/Village	Unknown Prehistoric
	BJE-0080	Oakhill Cemetery	Cemetery/Burial	Historic Euro-American
	BJE-0097	White Cemetery	Cemetery/Burial	Historic Euro-American





June 21, 2022

Community Development Authority
136 N Monroe St.
Waterloo, WI 53594

RE: Community Assessment Report

CDA Board,

The following information was gathered in a community-based assessment conducted in the City of Waterloo, Wisconsin, area during April and May of 2022. Project partners include Non-Metro Connections (NMC) and the Waterloo Community Development Authority (CDA).

I. Methods Used To Gather Information

Methods used to collect data included online and written surveys. Survey flyers were posted in high traffic areas around Waterloo e.g. grocery stores, financial institutions, gas stations. Social media was utilized to post the flyer and link for the survey.

II. Participation

Of the survey flyers distributed around the City of Waterloo and online, 139 completed surveys were submitted. Additional hard copy surveys received totaled to be 1. Total number of surveys received from the community was 140. Out of the 140 respondents 98% are current residents of the City of Waterloo and the remaining 2% of respondents were located in the Town of Portland. Two major geographical locations of employment were the City of Waterloo at 32% and the greater Madison area at 39%. The age range of 46-55 made-up 24% of total responses. Results showed that 88% of respondents live in single-family homes and 55% of the households are made up of 2-3 individuals. The community assessment survey had roughly a 4% response rate of the population.

III. Strengths and Limitations of Community Assessment

A strength of the community assessment includes the diversity of ages that responded to the survey. There was not a 5-year range group that dominated the responses. Outside of the 46-55 age range the responses were evenly distributed throughout. There was a surprising turnout of responses for individuals 62+ years old. An additional strength of the community assessment is the quality of responses that the community had for areas where they believe City of Waterloo should focus.

A limitation of these activities include the overall low number of survey responses. Typically with a community the size of Waterloo you would like to have the total number of responses be anywhere from 5-7% of the total population. Additionally, there was a lack of local organizations/businesses involvement in the marketing efforts of the community survey.

IV. Key Findings

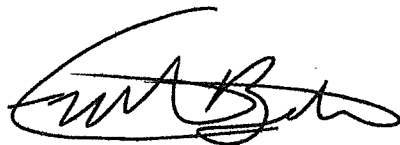
The most important thing that came out of the survey results when individuals were asked about their experience with time spent in the City of Waterloo, across the board those questions generated positive results. For example, Individuals who live in Waterloo are generally pleased with their quality of life, nearly 50% of the respondents rated their quality of life a 7 or better out of 10. Many of the survey questions shared the same narrative. A surprising find was that respondents were neutral in response to Waterloo's attempt to plan for growth that adds to quality of life and Waterloo's influence to create a competitive business environment.

A reoccurring theme in the written responses section was that the City of Waterloo does not offer adequate dining or shopping options. Many individuals noted that the attraction of new business and quality housing would add a positive effect on the entire climate of Waterloo. A historic issues as shown through the responses was that Waterloo has not been development friendly and nothing has ever changed due to not having a vision for the future. A few responses pinpointed a lack of trust from the community individuals to its leaders. The City of Waterloo has the slogan of "find your path here" and a point of emphasis individuals would like to see enhanced throughout the community is a more interconnected trail system. Increasing riverfront access was a point seldom made, but vastly important for a community with the asset of water.

Please see attached online survey results for reference in key findings.

V. Recommendation

As a result of this community assessment, I recommend that the City of Waterloo Community Development Authority pursue the creation of a comprehensive Economic Development (ED) Plan. The benefits of an ED plan are: outline the ED vision/mission/goals of the community, help residents/businesses/local government understand the ED priorities for the community, and establish an aligned plan with strategies/actions that will be taken.

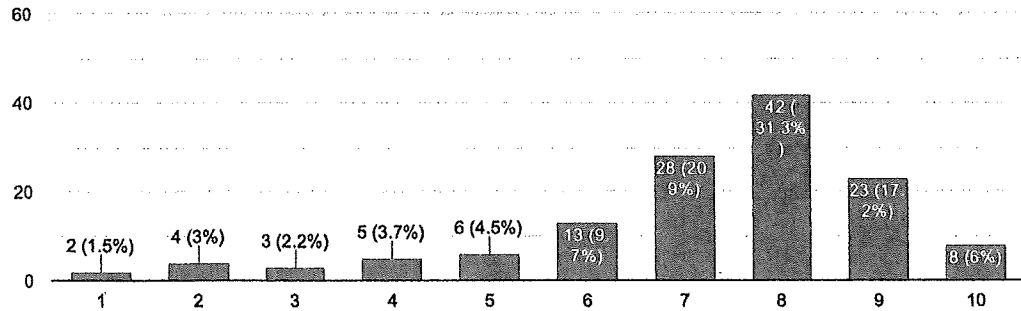


Everett Butzine
Owner/Managing Member
Non-Metro Connections

Community Survey Results

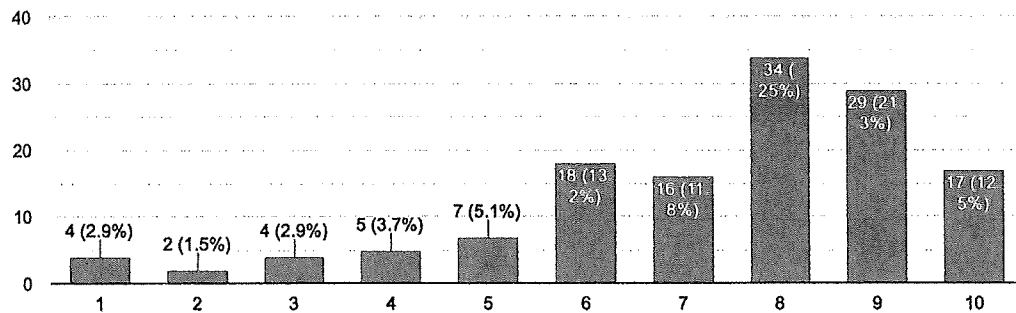
How would you rate your quality of life in Waterloo?

134 responses



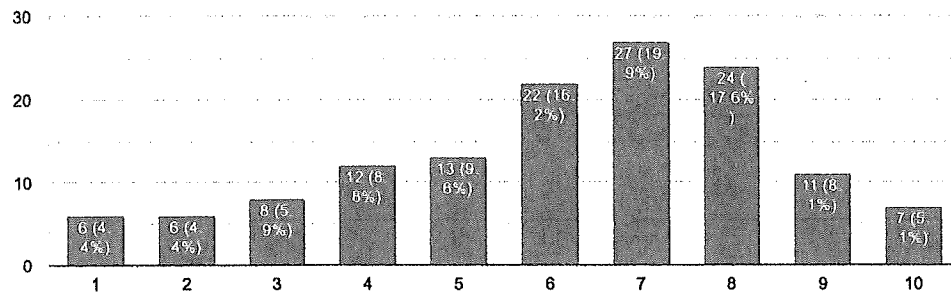
How would you rate the quality of services in Waterloo? (eg. Water, Electric, Sanitation, etc.)

136 responses



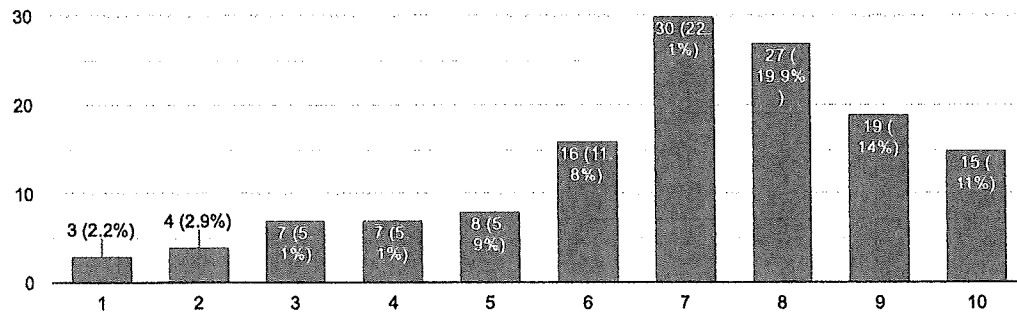
When thinking about services in Waterloo, to what extent do you feel your tax dollars are being utilized efficiently?

136 responses



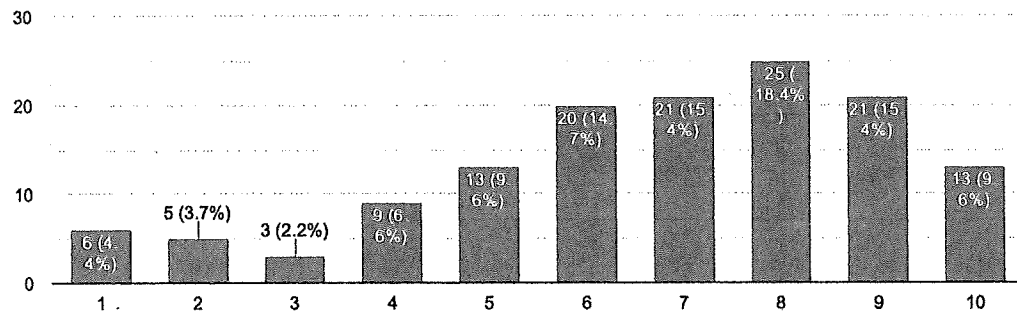
Compared to other cities/towns, how would you rate Waterloo as a place to live?

136 responses



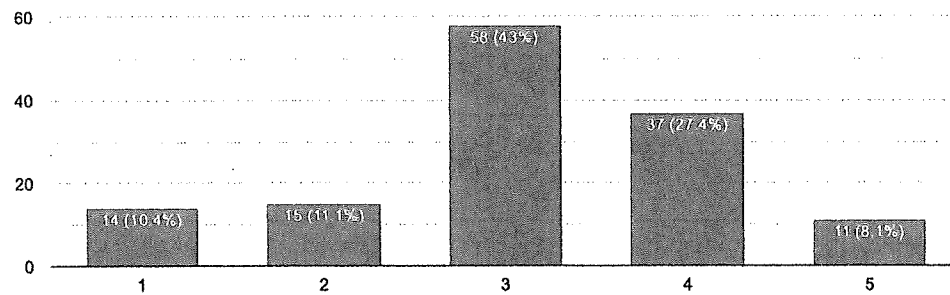
Overall, would you say that Waterloo is headed in the right or wrong direction?

136 responses

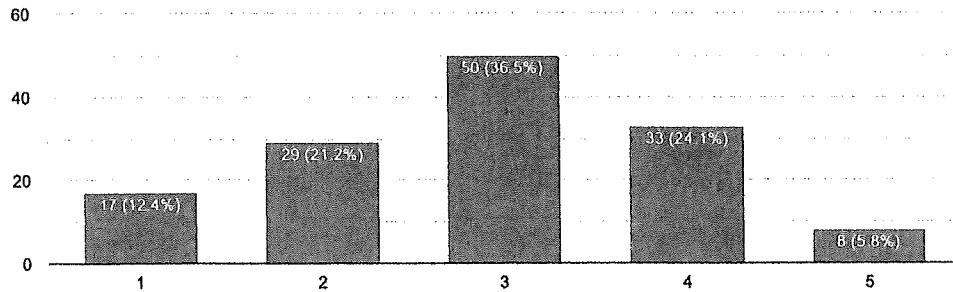


In your opinion, how well is the City of Waterloo planning for growth in ways that add value to your quality of life? (see below link)

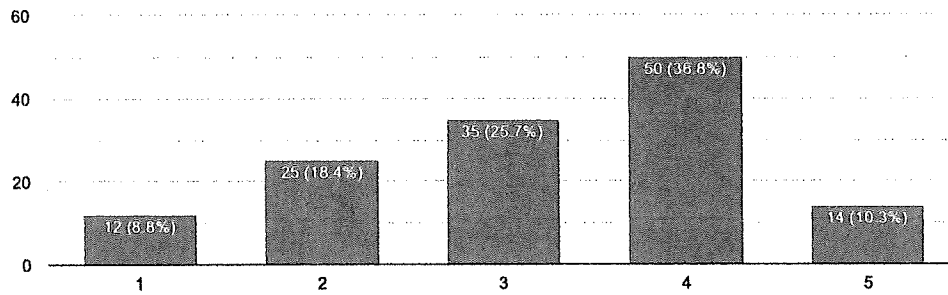
135 responses



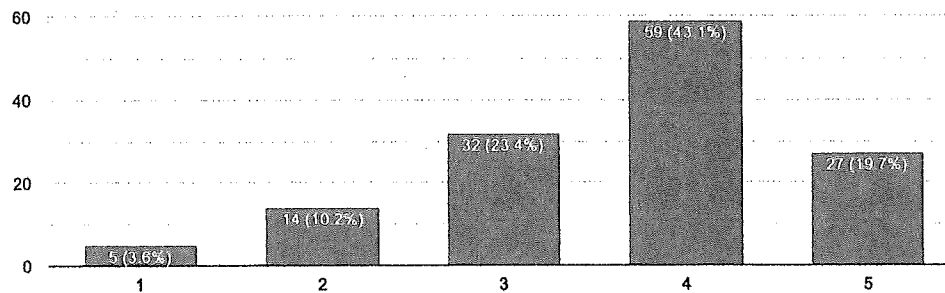
In your opinion, how well is the City of Waterloo helping to create a competitive business environment that supports new businesses and opti...ining, entertainment, etc.) that consumers want?
137 responses



In your opinion, how well is the City of Waterloo fostering/supporting a diverse community where all residents have the opportunity to live, work, and play?
136 responses



In your opinion, how well does the City of Waterloo maintain/enhance a healthy natural environment for current and future generations (eg. street scapes, parks, common places, etc.)?
137 responses



Community Survey Written Responses for Areas to Address

The roads

Restaurants opened past 2 would be nice. A Walgreens. Something a little more upscale other than dollar general

Cutting down trees without replacing

We need to plan better for infrastructure upgrades. We've been hit with added costs for schools and utilities way too much lately. And have no money for our horrible roads.

Just needs better cell service and we're golden.

Kwik Trip needs to be remodeled and a car wash in this city would be nice. School system is on point. Downtown is looking better, get rid of the 2 buildings across from the pickle plant, they are an eye sore coming into town. Pleased with the city services overall, police and fire/ems especially.

More affordable housing for middle income folks. More downtown events. Farmers market. Upgraded dog park. Link to live stream for council meetings. Announcements on Facebook page. Had to wait for the meeting minutes to hear who was chosen as city clerk and only heard it announced via Gabe's PSA. Ability to pay license fees online. Every few months there is a mattress or couch set on the road in front of Monroe st apts. They don't have our trash service so it sits there for weeks or months. Unsightly.

Better support for current businesses. Better support for school and library services.

Lived here my entire life. There is no big picture focus. It's so narrowly focused as to the ideas of a few. Stuck in thinking the good old days were great, no they weren't. If the city is to continue into the future, it needs to grow and look forward and be progressive! Just look at Lake Mills and other small towns throughout Wisconsin

High speed internet affordability. Mental and family help

More bike trails

Keep it small and rural as possible. There are already enough big box stores and apartment complexes in nearby towns and cities. We like green and quiet, not huge apartment complexes, concrete and noise. We will move from Waterloo if it gets much bigger. Make it better for those who live here now, not bigger!

More food take out options, better shopping options

Electric is outrageous, city has nothing real to offer, if you need something you end up going to a bigger town or city. It's best blessing is it a safe environment to raise children.

I love living in Waterloo but wish there was more food options and volunteer options. We have a very nice town

The attraction of new businesses would cause a domino effect in the community in a positive way. We've seen store fronts being filled but more growth could do wonders to our already great community

The schools are a far cry from promoting a diverse environment. Kids and teachers get bullied are forced to keep quiet.

"More businesses, especially shopping and restaurants. We don't like having to go a distance to run errands or go out to dinner.

Also, who approved those unsightly "homes" on McKay way? Totally ugly and I understand the building quality is cheap and probably unsafe. "

I've lived in Waterloo my entire life and nothing has changed. If anything I would say Waterloo has gone downhill. Waterloo is not growing, they're not open to change and seems like it will never advance in anyway. It's sad that nothing new has come to Waterloo in how many years. Why are we not trying to grow and offer more to a more diverse community? I feel like Waterloo caters to "country drunks" and that's about it.

More restaurants, wine or brewer business. Use river more & beautify!

"According to my parents and uncles, Waterloo used to be THE place to go in the region until the 1950s. The City has declined steadily since, to the point of nearly flat growth over the last three decades. Meanwhile, equivalent cities nearby (including Lake Mills, Jefferson, Marshall, Cambridge, Deerfield) have been growing steadily during the same period. Major regional dynamics, such as interstate 1-94 and the decline of the family farm in favor of major agribusiness are partly responsible.

Over the last 15 years, Waterloo leadership actively solicited guidance from Economic Development specialists and consultants, in the belief that the City must grow with the times or decline into obscurity. A variety of suggested techniques to attract new residents and businesses have been used. Waterloo applied for and received substantive grants, often well into the six figures and either outright gifts or cost matching. I've seen a lot of "churn" but nothing stuck.

The Mauneshia Business Center is one of many examples. The state EDC (two years before it became WEDC) awarded a grant to Waterloo over other applicant communities to renovate and develop the old library (especially the first floor), as a small business incubator and

provided a start up activity of on site CNC welding and robotics training to get things moving along. Free advisory resources were available to help the City continue the incubator project. Once the period for the start up activity expired the project went nowhere fast. Now the building basically serves as storage.

I could list many similar examples that I am aware of, as well as failed partnership arrangements, but will not, to save space. My point is Grantors pay attention to failures like this, especially in today's competitive environment. They want to invest in a project with proven potential. Potential partners do too. I have no way of knowing what Waterloo's overall reputation is, but I have heard several individuals at various levels of government express that Waterloo is not a good partner because once the money is spent and it's time for Waterloo to hold up its end of the bargain it doesn't.

I have two pieces of advice:

- 1) Waterloo leadership MUST provide consistent and unified support for its grantors and partners, *especially to the ones that have already given help*. Follow through on those incomplete existing projects. The local economic and social consequences from the extremely polarized and toxic political environment since 2010 is and will continue to be a worsening and major obstacle, but can be overcome by leadership using tact, diplomacy, dedication and demonstrably, truly, non-partisan decision making processes.
- 2) Take a comprehensive and in-depth look at the larger ongoing trends: socially, politically, economically, both regionally and nationwide, before irrevocably tailoring Waterloo into a specific niche. Right now, Waterloo's direction appears to be looking like Oregon and Johnson Creek - a quaint original town with occasional applications of fresh paint with large outlying subdivisions made of tiny lots and virtually identical buildings tacked onto the outskirts, platted whenever a local farmer decides to sell off a few fields or the city sells off some vacant lots. Is this Waterloo's Vision for the Future? Not according to the Comprehensive Plan..."

New development should not be fast, cheap or easy. I appreciate quality over quantity. There should be more availability of a Spanish speaking person in public areas. I'd love to see more social events in the community

Roads are constantly under construction over an extended period of time.

While I'm in the "majority" group, I feel that we could do more to be inclusive of our minority communities. I also think that we could foster and offer more programs for young families (particularly with children under 4). Please start offering 3k and or help foster new parent/parent of young children groups/activities. Moms and families need support and definitely want connection (the parks are amazing for this but also wintertime activities!)

Waterloo needs some form of fast food. All the restaurants in town are sit down or wait for take out. We need another option.

Street repair done quickly

There is nothing to do here for age middle school to 21. Nothing at all. The school is not welcome to diversity and way too much is spent on sports in the park and schools instead of recreation for the tweens and teens.

We need more local restaurant businesses.

I just wish we had more restaurants especially those that offer quick or take out meals. It doesn't need to turn into a massive resting area, but if I want something easy for dinner I believe the only choices are Monroe St Pizza and Subway.

Numerous roads need to be fixed. Downtown space should be used for businesses or housing not storage areas. How can the city expand when it's surrounded by McKay fields (nothing against McKays)?

Taxes are on the rise. Roads are bad. And they want diversity as a point of emphasis, they have gotten off track for ideological reasons while simultaneously saying we need to uphold our small town feel. If the environmental push causes future property tax increases and more regulations, businesses like mckays will be hurt the most. If they want to keep the small town feel then the government needs to be as small as possible.

The taxes are to high. Our elected officials must manage our tax folders more effectively. Waterloo is moving in the right direction. There is a clear interest in the City Council to grow the community and attract more businesses to it.

Better streets

We need a community center.

Our taxes could be lower out in Treyburn

Low cost baarrier to buy and low tax to retain residents vs other surrounding communities.

[REDACTED]

2nd, we want a fresh bakery with donuts and coffee.

Other than that I cant think of much else. You can never have too much bike trails and playground equipment. Or events for kids. The city is being maintained and restored professionally. The police are good people as far as I can tell. Not really any blatant racism or hate groups. So yeah, I love waterloo."

Waterloo needs an outdoor skate/scooter/bike park.

I think the wheel tax needs to be removed. I was not in favor of the money spent on the school, specifically the addition of another gymnasium. The existing facilities were sufficient. I am growing concerned with the school staff's political views infiltrating the curriculum. Going forward I will attempt to attend council meetings and gain a greater understanding of the processes involved.

June 21, 2022

Community Development Authority Commission Meeting - Citizen Input - June 21, 2022

The Mission Statement of the Waterloo Business Association is to participate, partner and promote Waterloo Downtown's Business and the Historic District. The Waterloo Area Historical Society is a member of the Association and is promoting the historic signage of buildings that are in the downtown "four corners" area.

In that process the Society has been asked to research plaques that if desired could be placed on the front of the historic building i.e. the Community Building now known as "The Venue at River's Edge."

Another task for signage has been brought up at our Waterloo Area Historical Society meeting, that of the City Cemetery that is located in back of our Museum, the former St. Joseph's Catholic Church. There is a common wall that separates our Society land for parking and the cemetery. We do research as does the clerk's office, and answer to people doing genealogy and finding their ancestor's grave site.

The wall owned by the City needs to be cleaned, power washed, and possibly cracks repaired. It may not look like new, but it will look better than it is now. There are visible round iron rings where early settlers tied their horse and buggy to the iron ring, reminding all the spirit of pioneers surviving and serving their faith. There is no City Cemetery sign. The Society would like signage to read when the Village acquired the land for the Village Cemetery ca 1865. Now called the City Cemetery. Limited information would be on the sign.

i would like to request the Community Development Authority move that the common wall between the Museum and City Cemetery be power washed and repaired if needed, and also request funds provided for a proper sign be made to acknowledge those who created Waterloo's **first cemetery** that honor's Civil War soldiers deceased among other early settlers of early Waterloo.

Thank you for considering this project.



Maureen Giese, President & Curator of the Waterloo Area Historical Society/Museum.

Waterloo Community Development Authority -- Annual Calendar

Preferred meeting night: 3rd Tuesday of month at 6:00 pm

Recurring monthly review and action (1) CDA Implementation Plan Progress; (2) Grant Application Tracking

JANUARY - evaluate CDA Progress Measures - finalize prior year Annual Report
FEBRUARY - notify Mayor of member reappointment interest - align/modify CDA Progress Measures as needed - submit Annual Report to City Council
MARCH - notify Mayor of member reappointment interest - Push to closeout incomplete prior year items
APRIL - Mayoral appointments - Push to closeout incomplete prior year items
MAY - CDA election of Chair and Vice Chair - evaluate CDA Progress Measures
JUNE - start future year budget submittal - review of tax increment finance district progress
JULY - review of tax increment finance district progress - future year budget planning - align CDA Progress Measures with budget planning - reaffirm or jettison all active programs and projects
AUGUST - future year budget submittal to Finance, Insurance & Personnel Committee, including tax incremental finance funds
SEPTEMBER - evaluate CDA Progress Measures
OCTOBER - <u>s</u> trength, <u>w</u> eaknesses <u>o</u> pportunities & <u>t</u> hreats (SWOT) exercise
NOVEMBER - community outreach
DECEMBER - community outreach - review staff draft, Annual Report to City Council - update calendar