



136 North Monroe Street
Waterloo, WI 53594
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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: November 19, 2024
Time: 6:00 p.m.
Location: Municipal Building, 136 North Monroe Street

- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL
- 2) MEETING MINUTES APPROVAL: October 15, 2024
- 3) REPORTS AND PRESENTATIONS
- 4) UPDATES & REPORTS
 - a) Mad Rep Update
 - b) Financial Reports Tax Incremental Finance Districts 2, 3 & 4, and Fund 600
 - c) Business Association Liaison Report
 - d) School District Liaison
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) Future MadREP / Waterloo Contract Discussion
 - b) Property Inventory Project
- 7) CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS (3-minute time limit)
 - a) Annual Calendar
- 8) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Community Development Authority: Soter, C. Kuhl, A. Kuhl, Empey, O'Connell, Zimmermann, Haseleu, and School District Superintendent Brian Henning as non-voting School District liaison
Posted, Mailed and E-mailed: 11/15/2024.

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 noted. 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: October 15, 2024

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. Zimmermann called the meeting to order at 6:00 p.m. Members present: C. Kuhl, Haseleu, A.Kuhl, O'Connell, Zimmermann and Soter. Remote: none Absent: Empey Others in Attendance or remote: Clerk Ritter.
2. MEETING MINUTES APPROVAL: September 17, 2024 [Soter/C.Kuhl] VOICE VOTE: Motion carried.
3. UPDATES & REPORTS. – Discussion (see reports in packet)
 - a. Mad Rep Update
 - b. Financial Reports Tax Incremental Finance Districts 2, 3 & 4, and Fund 600. Reviewed add to next meeting
 - c. Business Association Liaison Report : None
 - d. School District Liaison. None
4. OLD BUSINESS
5. NEW BUSINESS
 - a. MadREP contract amendment/renewal Motion to renew [Haseleu/Soter] Roll Call :Yes 0 No 6. Motion defeated.
 - b. Fischer Rd Development Final Report - informational
6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Annual Calendar
7. ADJOURNMENT. MOTION: [C. Kuhl/A. Kuhl] VOICE VOTE: Motion carried. Time: 6:54 pm.

Attest:

Jeanne Ritter
Clerk/Deputy Treasurer

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2024

600-COMMUNITY DEVELOPMENT AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	39,629.59	
600-15800	DUE FROM AGENCY FUND TAXES	2,119.60	
	TOTAL ASSETS		41,749.19

LIABILITIES AND EQUITY

LIABILITIES

600-26100	DEFERRED REVENUE	(.40)	
	TOTAL LIABILITIES		(.40)

FUND EQUITY

600-34300	FUND BALANCE	18,344.55	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(1,594.96)	
	TOTAL FUND EQUITY		41,749.59
	TOTAL LIABILITIES AND EQUITY		41,749.19

CITY OF WATERLOO

DETAIL REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER(UNDER)	% OF
<u>TAXES</u>						
600-41-4111-000	LOCAL TAX-GENERAL FUND	.00	.00	2,120.00	(2,120.00)	.0
	TOTAL TAXES	.00	.00	2,120.00	(2,120.00)	.0
<u>PUBLIC CHARGES FOR SERVICE</u>						
600-46-4674-000	MBC BUILDING RENTAL	600.00	2,360.00	3,000.00	(640.00)	78.7
	TOTAL PUBLIC CHARGES FOR SERVICE	600.00	2,360.00	3,000.00	(640.00)	78.7
	TOTAL FUND REVENUE	600.00	2,360.00	5,120.00	(2,760.00)	46.1

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

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	300.00	300.00	.0
	TOTAL SPECIAL ACCTG COSTS	.00	.00	300.00	300.00	.0
<u>MAUNESHA BUSINESS CENTER</u>						
600-51-5162-221	MAUNESHA BUSINESS ELECTRIC	84.38	401.10	1,000.00	598.90	40.1
600-51-5162-222	MAUNESHA BUSINESS HEAT	9.90	558.93	1,060.00	501.07	52.7
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	63.08	502.55	1,250.00	747.45	40.2
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	55.00	495.00	660.00	165.00	75.0
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	.00	446.68	250.00	(196.68)	178.7
	TOTAL MAUNESHA BUSINESS CENTER	212.36	2,404.26	4,220.00	1,815.74	57.0
<u>ENGINEERING AND ADMINISTRATION</u>						
600-53-5310-215	ENG & ADMIN PROF FEES	1,550.70	1,550.70	.00	(1,550.70)	.0
	TOTAL ENGINEERING AND ADMINISTRATION	1,550.70	1,550.70	.00	(1,550.70)	.0
	TOTAL FUND EXPENDITURES	1,763.06	3,954.96	4,520.00	565.04	87.5
	NET REVENUE OVER(UNDER) EXPENDITURES	(1,163.06)	(1,594.96)	600.00		

CITY OF WATERLOO

BALANCE SHEET
OCTOBER 31, 2024

600-COMMUNITY DEVELOPMENT AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	39,439.19	
600-15800	DUE FROM AGENCY FUND TAXES	2,119.60	
	TOTAL ASSETS		41,558.79

LIABILITIES AND EQUITY

LIABILITIES

600-26100	DEFERRED REVENUE	(.40)	
	TOTAL LIABILITIES		(.40)

FUND EQUITY

600-34300	FUND BALANCE	18,344.55	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(1,785.36)	
	TOTAL FUND EQUITY		41,559.19
	TOTAL LIABILITIES AND EQUITY		41,558.79

CITY OF WATERLOO
 DETAIL REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2024
FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER(UNDER)	% OF
	<u>TAXES</u>					
600-41-4111-000	LOCAL TAX-GENERAL FUND	.00	.00	2,120.00	(2,120.00)	.0
	TOTAL TAXES	.00	.00	2,120.00	(2,120.00)	.0
	<u>PUBLIC CHARGES FOR SERVICE</u>					
600-46-4674-000	MBC BUILDING RENTAL	.00	2,360.00	3,000.00	(640.00)	78.7
	TOTAL PUBLIC CHARGES FOR SERVICE	.00	2,360.00	3,000.00	(640.00)	78.7
	TOTAL FUND REVENUE	.00	2,360.00	5,120.00	(2,760.00)	46.1

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

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	300.00	300.00	.0
	TOTAL SPECIAL ACCTG COSTS	.00	.00	300.00	300.00	.0
<u>MAUNESHA BUSINESS CENTER</u>						
600-51-5162-221	MAUNESHA BUSINESS ELECTRIC	62.36	463.46	1,000.00	536.54	46.4
600-51-5162-222	MAUNESHA BUSINESS HEAT	9.57	568.50	1,060.00	491.50	53.6
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	63.47	566.02	1,250.00	683.98	45.3
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	55.00	550.00	660.00	110.00	83.3
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	.00	446.68	250.00	(196.68)	178.7
	TOTAL MAUNESHA BUSINESS CENTER	190.40	2,594.66	4,220.00	1,625.34	61.5
<u>ENGINEERING AND ADMINISTRATION</u>						
600-53-5310-215	ENG & ADMIN PROF FEES	.00	1,550.70	.00	(1,550.70)	.0
	TOTAL ENGINEERING AND ADMINISTRATION	.00	1,550.70	.00	(1,550.70)	.0
	TOTAL FUND EXPENDITURES	190.40	4,145.36	4,520.00	374.64	91.7
	NET REVENUE OVER(UNDER) EXPENDITURES	(190.40)	(1,785.36)	600.00		

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2024

412-TIF DISTRICT 2 FUND

ASSETS

412-11100	TREASURER'S CASH	590,793.04	
412-15800	DUE FROM AGENCY FUND TAXES	98,699.68	
412-17000	DUE (TO)/FROM TID 2	32,612.00	
	TOTAL ASSETS		722,104.72

LIABILITIES AND EQUITY

LIABILITIES

412-26100	DEFERRED REVENUE	98,699.80	
	TOTAL LIABILITIES		98,699.80

FUND EQUITY

412-34300	FUND BALANCE	637,429.46	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(14,024.54)	
	TOTAL FUND EQUITY		623,404.92
	TOTAL LIABILITIES AND EQUITY		722,104.72

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

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	.00	92,488.06	92,488.06	.0
TOTAL TIF DISTRICT 2 FUND		.00	.00	92,488.06	92,488.06	.0
<u>INTERGOVERNMENTAL REVENUE</u>						
412-43-4364-000	STATE AID EXEMPT COMPUTERS	.00	783.21	783.21	.00	100.0
412-43-4366-000	STATE AID PERSONAL PROPERTY	.00	2,036.19	2,036.19	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE		.00	2,819.40	2,819.40	.00	100.0
<u>MISCELLANEOUS REVENUES</u>						
412-48-4800-000	MISC REVENUES	.00	.00	101,000.00	101,000.00	.0
TOTAL MISCELLANEOUS REVENUES		.00	.00	101,000.00	101,000.00	.0
TOTAL FUND REVENUE		.00	2,819.40	196,307.46	193,488.06	1.4

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

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	.00	100.00	100.00	.0
412-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	300.00	150.00	(150.00)	200.0
	TOTAL LEGISLATIVE SUPPORT	.00	300.00	250.00	(50.00)	120.0
	<u>ATTORNEY</u>					
412-51-5130-211	ATTORNEY ATTORNEY FEES	.00	805.00	1,500.00	695.00	53.7
	TOTAL ATTORNEY	.00	805.00	1,500.00	695.00	53.7
	<u>CLERK - WAGES</u>					
412-51-5142-110	CLERK SALARY/CLERK	.00	.00	14,788.75	14,788.75	.0
	TOTAL CLERK - WAGES	.00	.00	14,788.75	14,788.75	.0
	<u>SPECIAL ACCTG AND AUDITING</u>					
412-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	1,054.16	8,400.00	7,345.84	12.6
	TOTAL SPECIAL ACCTG AND AUDITING	.00	1,054.16	8,400.00	7,345.84	12.6
	<u>ENGINEERING AND ADMINISTRATION</u>					
412-53-5310-215	ENG & ADMIN PROF FEES	7,500.00	7,500.00	27,560.00	20,060.00	27.2
412-53-5310-380	TID 2 COMPUTER SUPPLY/MAINT	.00	209.78	300.00	90.22	69.9
	TOTAL ENGINEERING AND ADMINISTRATION	7,500.00	7,709.78	27,860.00	20,150.22	27.7
	<u>CAPITAL PROJECT</u>					
412-57-5701-806	CAPITAL PROJ IMPROVEMENT PROG	.00	6,975.00	.00	(6,975.00)	.0
	TOTAL CAPITAL PROJECT	.00	6,975.00	.00	(6,975.00)	.0
	TOTAL FUND EXPENDITURES	7,500.00	16,843.94	52,798.75	35,954.81	31.9
	NET REVENUE OVER(UNDER) EXPENDITURES	(7,500.00)	(14,024.54)	143,508.71		

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2024

413-TIF DISTRICT 3 FUND

ASSETS

413-11100	TREASURER'S CASH	(35,718.91)	
413-15800	DUE FROM AGENCY FUND TAXES		84,752.86	
	TOTAL ASSETS			49,033.95

LIABILITIES AND EQUITY

LIABILITIES

413-26100	DEFERRED REVENUE		84,752.74	
	TOTAL LIABILITIES			84,752.74

FUND EQUITY

413-34300	FUND BALANCE		62,681.03	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(98,399.82)	
	TOTAL FUND EQUITY			(35,718.79)
	TOTAL LIABILITIES AND EQUITY			49,033.95

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

FUND 413 - TIF DISTRICT 3 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TAXES</u>						
413-41-4111-000	TAX INCREMENTS	.00	.00	79,419.10	79,419.10	.0
	TOTAL TAXES	.00	.00	79,419.10	79,419.10	.0
<u>INTERGOVERNMENTAL REVENUE</u>						
413-43-4364-000	STATE AID EXEMPT COMPUTERS	.00	319.94	320.00	.06	100.0
413-43-4365-000	STATE AID PERSONAL PROPERTY	.00	220.77	221.00	.23	99.9
	TOTAL INTERGOVERNMENTAL REVENUE	.00	540.71	541.00	.29	100.0
<u>MISCELLANEOUS REVENUES</u>						
413-48-4800-000	MISC REVENUES	.00	.00	25,000.00	25,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	25,000.00	25,000.00	.0
	TOTAL FUND REVENUE	.00	540.71	104,960.10	104,419.39	.5

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

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	1,650.00	.00	(1,650.00)	.0
	TOTAL ATTORNEY	.00	1,650.00	.00	(1,650.00)	.0
<u>SPECIAL ACCTG AND AUDITING</u>						
413-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	1,054.17	3,400.00	2,345.83	31.0
	TOTAL SPECIAL ACCTG AND AUDITING	.00	1,054.17	3,400.00	2,345.83	31.0
<u>ENGINEERING AND ADMINISTRATION</u>						
413-53-5310-215	ENG & ADMIN PROF FEES	.00	1,107.61	1,000.00	(107.61)	110.8
	TOTAL ENGINEERING AND ADMINISTRATION	.00	1,107.61	1,000.00	(107.61)	110.8
<u>TRANSFER TO DEBT SERVICE</u>						
413-59-5929-000	TRANSFER TO DEBT SERVICE	.00	94,978.75	114,320.00	19,341.25	83.1
	TOTAL TRANSFER TO DEBT SERVICE	.00	94,978.75	114,320.00	19,341.25	83.1
	TOTAL FUND EXPENDITURES	.00	98,940.53	118,870.00	19,929.47	83.2
	NET REVENUE OVER(UNDER) EXPENDITURES	.00	(98,399.82)	(13,909.90)		

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2024

414-TIF DISTRICT 4 FUND

ASSETS

414-11100	TREASURER'S CASH	77,182.91	
414-15800	DUE FROM AGENCY FUND TAXES	40,592.60	
	TOTAL ASSETS		117,775.51

LIABILITIES AND EQUITY

LIABILITIES

414-26100	DEFERRED REVENUE	40,592.60	
	TOTAL LIABILITIES		40,592.60

FUND EQUITY

414-34300	FUND BALANCE	102,505.98	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(25,323.07)	
	TOTAL FUND EQUITY		77,182.91
	TOTAL LIABILITIES AND EQUITY		117,775.51

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

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	.00	38,038.00	38,038.00	.0
TOTAL TIF DISTRICT 4 FUND		.00	.00	38,038.00	38,038.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>						
414-43-4364-000	STATE AID COMPUTERS	.00	238.03	238.03	.00	100.0
414-43-4365-000	STATE AID PERSONAL PROPERTY	.00	683.07	683.07	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE		.00	921.10	921.10	.00	100.0
TOTAL FUND REVENUE		.00	921.10	38,959.10	38,038.00	2.4

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

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	1,054.17	1,700.00	645.83	62.0
	TOTAL SPECIAL ACCTG AND AUDITING	.00	1,054.17	1,700.00	645.83	62.0
<u>ENGINEERING AND ADMINISTRATION</u>						
414-53-5310-215	ENG & ADMIN PROF FEES	.00	25,040.00	22,500.00	(2,540.00)	111.3
	TOTAL ENGINEERING AND ADMINISTRATION	.00	25,040.00	22,500.00	(2,540.00)	111.3
	TOTAL FUND EXPENDITURES	.00	26,244.17	24,350.00	(1,894.17)	107.8
	NET REVENUE OVER(UNDER) EXPENDITURES	.00	(25,323.07)	14,609.10		

CITY OF WATERLOO

BALANCE SHEET
SEPTEMBER 30, 2024

415-FUND 415

ASSETS

415-11100	TREASURER'S CASH	(737.50)	
	TOTAL ASSETS		(737.50)

LIABILITIES AND EQUITY

LIABILITIES

415-27000	DUE (TO)/FROM TID 5	32,612.00	
	TOTAL LIABILITIES		32,612.00

FUND EQUITY

415-34300	TIF DISTRICT 5 FUND	(32,612.00)	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(737.50)	
	TOTAL FUND EQUITY		(33,349.50)
	TOTAL LIABILITIES AND EQUITY		(737.50)

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

FUND 415 - FUND 415

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
415-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	737.50	.00	(737.50)	.0
TOTAL DEPARTMENT 5151	.00	737.50	.00	(737.50)	.0
TOTAL FUND EXPENDITURES	.00	737.50	.00	(737.50)	.0
NET REVENUE OVER(UNDER) EXPENDITURES	.00	(737.50)	.00		

CITY OF WATERLOO

BALANCE SHEET
OCTOBER 31, 2024

412-TIF DISTRICT 2 FUND

ASSETS

412-11100	TREASURER'S CASH	609,255.33	
412-15800	DUE FROM AGENCY FUND TAXES	98,699.68	
412-17000	DUE (TO)/FROM TID 2	32,612.00	
	TOTAL ASSETS		740,567.01

LIABILITIES AND EQUITY

LIABILITIES

412-26100	DEFERRED REVENUE	98,699.80	
	TOTAL LIABILITIES		98,699.80

FUND EQUITY

412-34300	FUND BALANCE	637,429.46	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	4,437.75	
	TOTAL FUND EQUITY		641,867.21
	TOTAL LIABILITIES AND EQUITY		740,567.01

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

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	.00	92,488.06	92,488.06	.0
TOTAL TIF DISTRICT 2 FUND		.00	.00	92,488.06	92,488.06	.0
<u>INTERGOVERNMENTAL REVENUE</u>						
412-43-4364-000	STATE AID EXEMPT COMPUTERS	.00	783.21	783.21	.00	100.0
412-43-4366-000	STATE AID PERSONAL PROPERTY	.00	2,036.19	2,036.19	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE		.00	2,819.40	2,819.40	.00	100.0
<u>MISCELLANEOUS REVENUES</u>						
412-48-4800-000	MISC REVENUES	18,462.29	18,462.29	101,000.00	82,537.71	18.3
TOTAL MISCELLANEOUS REVENUES		18,462.29	18,462.29	101,000.00	82,537.71	18.3
TOTAL FUND REVENUE		18,462.29	21,281.69	196,307.46	175,025.77	10.8

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

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	.00	100.00	100.00	.0
412-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	300.00	150.00	(150.00)	200.0
TOTAL LEGISLATIVE SUPPORT		.00	300.00	250.00	(50.00)	120.0
<u>ATTORNEY</u>						
412-51-5130-211	ATTORNEY ATTORNEY FEES	.00	805.00	1,500.00	695.00	53.7
TOTAL ATTORNEY		.00	805.00	1,500.00	695.00	53.7
<u>CLERK - WAGES</u>						
412-51-5142-110	CLERK SALARY/CLERK	.00	.00	14,788.75	14,788.75	.0
TOTAL CLERK - WAGES		.00	.00	14,788.75	14,788.75	.0
<u>SPECIAL ACCTG AND AUDITING</u>						
412-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	1,054.16	8,400.00	7,345.84	12.6
TOTAL SPECIAL ACCTG AND AUDITING		.00	1,054.16	8,400.00	7,345.84	12.6
<u>ENGINEERING AND ADMINISTRATION</u>						
412-53-5310-215	ENG & ADMIN PROF FEES	.00	7,500.00	27,560.00	20,060.00	27.2
412-53-5310-380	TID 2 COMPUTER SUPPLY/MAINT	.00	209.78	300.00	90.22	69.9
TOTAL ENGINEERING AND ADMINISTRATION		.00	7,709.78	27,860.00	20,150.22	27.7
<u>CAPITAL PROJECT</u>						
412-57-5701-806	CAPITAL PROJ IMPROVEMENT PROG	.00	6,975.00	.00	(6,975.00)	.0
TOTAL CAPITAL PROJECT		.00	6,975.00	.00	(6,975.00)	.0
TOTAL FUND EXPENDITURES		.00	16,843.94	52,798.75	35,954.81	31.9
NET REVENUE OVER(UNDER) EXPENDITURES		18,462.29	4,437.75	143,508.71		

CITY OF WATERLOO

BALANCE SHEET
OCTOBER 31, 2024

413-TIF DISTRICT 3 FUND

ASSETS

413-11100	TREASURER'S CASH	(55,565.16)	
413-15800	DUE FROM AGENCY FUND TAXES		84,752.86	
TOTAL ASSETS				29,187.70

LIABILITIES AND EQUITY

LIABILITIES

413-26100	DEFERRED REVENUE		84,752.74	
TOTAL LIABILITIES				84,752.74

FUND EQUITY

413-34300	FUND BALANCE		62,681.03	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(118,246.07)	
TOTAL FUND EQUITY				(55,565.04)
TOTAL LIABILITIES AND EQUITY				29,187.70

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

FUND 413 - TIF DISTRICT 3 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
	<u>TAXES</u>					
413-41-4111-000	TAX INCREMENTS	.00	.00	79,419.10	79,419.10	.0
	TOTAL TAXES	.00	.00	79,419.10	79,419.10	.0
	<u>INTERGOVERNMENTAL REVENUE</u>					
413-43-4364-000	STATE AID EXEMPT COMPUTERS	.00	319.94	320.00	.06	100.0
413-43-4365-000	STATE AID PERSONAL PROPERTY	.00	220.77	221.00	.23	99.9
	TOTAL INTERGOVERNMENTAL REVENUE	.00	540.71	541.00	.29	100.0
	<u>MISCELLANEOUS REVENUES</u>					
413-48-4800-000	MISC REVENUES	.00	.00	25,000.00	25,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	.00	.00	25,000.00	25,000.00	.0
	TOTAL FUND REVENUE	.00	540.71	104,960.10	104,419.39	.5

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

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	1,650.00	.00	(1,650.00)	.0
	TOTAL ATTORNEY	.00	1,650.00	.00	(1,650.00)	.0
	<u>SPECIAL ACCTG AND AUDITING</u>					
413-51-5151-214	SPEC ACCTG & AUD PROF FEES	.00	1,054.17	3,400.00	2,345.83	31.0
	TOTAL SPECIAL ACCTG AND AUDITING	.00	1,054.17	3,400.00	2,345.83	31.0
	<u>ENGINEERING AND ADMINISTRATION</u>					
413-53-5310-215	ENG & ADMIN PROF FEES	505.00	1,612.61	1,000.00	(612.61)	161.3
	TOTAL ENGINEERING AND ADMINISTRATION	505.00	1,612.61	1,000.00	(612.61)	161.3
	<u>TRANSFER TO DEBT SERVICE</u>					
413-59-5929-000	TRANSFER TO DEBT SERVICE	19,341.25	114,320.00	114,320.00	.00	100.0
	TOTAL TRANSFER TO DEBT SERVICE	19,341.25	114,320.00	114,320.00	.00	100.0
	TOTAL FUND EXPENDITURES	19,846.25	118,786.78	118,870.00	83.22	99.9
	NET REVENUE OVER(UNDER) EXPENDITURES	(19,846.25)	(118,246.07)	(13,909.90)		

CITY OF WATERLOO

BALANCE SHEET
OCTOBER 31, 2024

414-TIF DISTRICT 4 FUND

ASSETS

414-11100	TREASURER'S CASH	77,182.91	
414-15800	DUE FROM AGENCY FUND TAXES	40,592.60	
	TOTAL ASSETS		117,775.51

LIABILITIES AND EQUITY

LIABILITIES

414-26100	DEFERRED REVENUE	40,592.60	
	TOTAL LIABILITIES		40,592.60

FUND EQUITY

414-34300	FUND BALANCE	102,505.98	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(25,323.07)	
	TOTAL FUND EQUITY		77,182.91
	TOTAL LIABILITIES AND EQUITY		117,775.51

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

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	.00	38,038.00	38,038.00	.0
TOTAL TIF DISTRICT 4 FUND		.00	.00	38,038.00	38,038.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>						
414-43-4364-000	STATE AID COMPUTERS	.00	238.03	238.03	.00	100.0
414-43-4365-000	STATE AID PERSONAL PROPERTY	.00	683.07	683.07	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE		.00	921.10	921.10	.00	100.0
TOTAL FUND REVENUE		.00	921.10	38,959.10	38,038.00	2.4

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

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	1,054.17	1,700.00	645.83	62.0
	TOTAL SPECIAL ACCTG AND AUDITING	.00	1,054.17	1,700.00	645.83	62.0
	<u>ENGINEERING AND ADMINISTRATION</u>					
414-53-5310-215	ENG & ADMIN PROF FEES	.00	25,040.00	22,500.00	(2,540.00)	111.3
	TOTAL ENGINEERING AND ADMINISTRATION	.00	25,040.00	22,500.00	(2,540.00)	111.3
	TOTAL FUND EXPENDITURES	.00	26,244.17	24,350.00	(1,894.17)	107.8
	NET REVENUE OVER(UNDER) EXPENDITURES	.00	(25,323.07)	14,609.10		

CITY OF WATERLOO

BALANCE SHEET
OCTOBER 31, 2024

415-FUND 415

ASSETS

415-11100	TREASURER'S CASH	(1,637.50)	
	TOTAL ASSETS		(1,637.50)

LIABILITIES AND EQUITY

LIABILITIES

415-27000	DUE (TO)/FROM TID 5	32,612.00	
	TOTAL LIABILITIES		32,612.00

FUND EQUITY

415-34300	TIF DISTRICT 5 FUND	(32,612.00)	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(1,637.50)	
	TOTAL FUND EQUITY		(34,249.50)
	TOTAL LIABILITIES AND EQUITY		(1,637.50)

CITY OF WATERLOO
DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

FUND 415 - FUND 415

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
415-51-5151-214 SPEC ACCTG & AUD PROF FEES	.00	737.50	.00	(737.50)	.0
TOTAL DEPARTMENT 5151	.00	737.50	.00	(737.50)	.0
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415-53-5310-215 ENG & ADMIN PROF FEES	900.00	900.00	.00	(900.00)	.0
TOTAL DEPARTMENT 5310	900.00	900.00	.00	(900.00)	.0
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TOTAL FUND EXPENDITURES	900.00	1,637.50	.00	(1,637.50)	.0
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NET REVENUE OVER(UNDER) EXPENDITURES	(900.00)	(1,637.50)	.00		



November 14, 2024

Waterloo City Hall Attn: CDA
136 North Monroe Street
Waterloo, WI 53594

Re: November Update

Dear CDA:

Here is a list of current and ongoing projects.

1. Continued participation with ThriveED and JCEDC Board of Directors/Executive Board.
2. 333 Portland Rd.
 - a. Reengaged two developers for the land
3. Duquaine proposed development
 - a. Meet with developer
4. Project forward
 - a. Pending transition
5. Property inventory project
6. Consistent outreach on promotion of the City of Waterloo

Sincerely,

Everett Butzine

Everett Butzine
Vice President of Economic Development
Madison Region Economic Partnership, Inc.

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 <ul style="list-style-type: none">- evaluate CDA Progress Measures- finalize prior year Annual Report
FEBRUARY <ul style="list-style-type: none">- notify Mayor of member reappointment interest- align/modify CDA Progress Measures as needed- submit Annual Report to City Council
MARCH <ul style="list-style-type: none">- notify Mayor of member reappointment interest- Push to closeout incomplete prior year items
APRIL <ul style="list-style-type: none">- Mayoral appointments- Push to closeout incomplete prior year items
MAY <ul style="list-style-type: none">- CDA election of Chair and Vice Chair- evaluate CDA Progress Measures
JUNE <ul style="list-style-type: none">- start future year budget submittal- review of tax increment finance district progress
JULY <ul style="list-style-type: none">- 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 <ul style="list-style-type: none">- future year budget submittal to Finance, Insurance & Personnel Committee, including tax incremental finance funds
SEPTEMBER <ul style="list-style-type: none">- evaluate CDA Progress Measures
OCTOBER <ul style="list-style-type: none">- strength, weaknesses opportunities & threats (SWOT) exercise
NOVEMBER <ul style="list-style-type: none">- community outreach
DECEMBER <ul style="list-style-type: none">- community outreach- review staff draft, Annual Report to City Council- update calendar