



136 North Monroe Street
Waterloo, WI 53594
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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: December 17, 2019
Time: 6:00 p.m.
Location: Municipal Building, 136 North Monroe Street (room to be determined)

1. ROLL CALL AND CALL TO ORDER
2. MEETING MINUTES APPROVAL: prior unapproved meeting minutes
3. CITIZEN INPUT
4. UPDATES & REPORTS
 - a. School District Liaison
 - b. Chamber Of Commerce Liaison
 - c. Citizen Engagement/Outreach – Help Out Town Waterloo
 - d. Economic Development Plan Implementation Progress
 - e. Financial Reports
 - i. Fund 600 [CDA]; Funds 412, 413 & 414 [Tax Incremental Finance Districts 2, 3 & 4]
 - f. Grant Tracking
 - g. 333 Portland Road, Site Interest List
 - h. Treyburn Farms
 - i. Maunsha Business Center Window Replacements
5. UNFINISHED BUSINESS
 - a. 203 East Madison Street, Phase 4
 - b. Prioritization/Strategic Overview
6. NEW BUSINESS
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. About Tax Incremental Financing - Tax Incremental Finance Districts Review

8. ADJOURNMENT


Mo Hansen
Clerk/Treasurer

Community Development Authority:

Stinnett, Lewandowski, Petts, Whitebird, Deegan, Kuhl and Weihert
School District Superintendent Brian Henning as School District liaison
Posted, Mailed and E-mailed: 12/13/2019

Please note: it is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at 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.

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

12/14/2019 6:53 AM

FOCUS: Industrial & Commercial

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|---|--|-----------------|------------------------------------|------------------------|--|
| IC1 | Ready 17 acre industrial site (333 Portland Rd) for reuse | Pursue funding for remediation of blighted site with focus on future industrial reuse and job creation | | Site ready with for reuse 1/1/2018 | | 2016 site research; 2017 remediation; 2018 marketing |
| | Task | Status | Due Date | Assignee | Notes | |
| | Acquire Site | Completed | | Clerk/Treasurer | | |
| | EPA Site Rediation | Completed | 12/1/2017 | Clerk/Treasurer | | |
| | Site Demo Funding | Completed | 12/1/2017 | Clerk/Treasurer | | |
| | Site Demo Contractor Bidding | Completed | 6/7/2018 | Clerk/Treasurer | | |
| | Site Demo | Completed | 6/8/2018 | Contractor | | |
| | Close Out Open DNR/EPA Files | Completed | 5/1/2019 | EPA / DNR contractor | | |
| | Ready 17 acre industrial site (333 Portland Rd) for reuse | Completed | 5/1/2019 | Clerk/Treasurer | | |
| | Publish Site Reuse RFP | Completed | 10/12/2018 | Clerk/Treasurer | | |
| | Get eyes on Reuse RFP | In Progress | 4/1/2019 | Clerk/Treasurer | see site interest list | |
| | Wetland delineation | Completed | 6/15/2019 | Clerk/Treasurer | Heartland Ecological | |
| | Preliminary geotechnical engineering | Completed | 6/15/2019 | Clerk/Treasurer | SCS Engineering | |
| | CDA / Council Select Re-use(s) | In Progress | TBD | CDA / City Council | | |
| | Execute Developer Agreement | Not Started | TBD | Clerk/Treasurer / Attorney | | |

FOCUS: Aesthetics & Infrastructure

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|---|---|-----------------|--|------------------|--------------|
| AES4 | Offer free garden space, surplus produce to food pantry | Re-establish seasonal public community garden space | | Make available ten garden plots each March | Approved Concept | ????? |
| | Task | Status | Due Date | Assignee | Notes | |
| | No action | Deferred | | | | |

FOCUS: Communication & Organizational Capacity

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|---|---|-----------------|-------------------------------|--|--------------|
| ORG1 | Engage residents with expanded online presence | Expand social media with focus on new residents | | 2,000 FB likes by August 2018 | As of 4/18 FB likes: City=870; WRT+676; Parks 644 | 2016-2020 |
| | Task | Status | Due Date | Assignee | Notes | |
| | Weekly use of FB | On Going | On-going | Mo, Gabe, Kelli | DP & Library page also exists; all purposefully not coordinated. | |
| | Promote use of Waterloo Events Button | Maintain or discontinue button?? | 8/1/2018 | Kelli, Mo | 6/2019 - Alder Rhynes testing calendar alternatives | |
| | Repair former High School sign and Install Downtown To Promote Events | Concept eliminated by CDA | | None | Signage purchased from the School District is in storage | |

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

12/14/2019 6:53 AM

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|---|--|-----------------|--|--------------------------------------|--------------|
| ORG2 | Make available New Resident Welcome Packet | Annually update digital and printed welcome material | | 100% of new residents reached by August 2018 | | 2016-2020 |
| | Task | Status | Due Date | Assignee | Notes | |
| | 2017 Packets Assembled & Distributed | Completed | 12/31/2017 | Library Staff | Approximately 50 packets distributed | |
| | 2018 Packets Assembled & Distributed | Completed | 12/31/2018 | Library Staff | Material from a variety of sources | |
| | 2020 Packets Info Assembled & Distributed | Valerie Deegan leading 2020 effort | TBD | CDA | Material from a variety of sources | |

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|--|--|---|---|--|--------------|
| PRO2 | Marketing databases & outreach to market area | PROJECT NEIGHBOR - Build digital market area lists for promotional opportunities | | 12 creative digital/social media outreach efforts | | 2019-2020 |
| | Task | Status | Due Date | Assignee | Notes | |
| | Concept review | Completed | | Working Group | Stressed need for opt-in | |
| | Set-up sign-up box | Completed | | Clerk/Treasurer | Used at elections; utility commission and other locations' | |
| | Assemble public data | Completed | 4/10/2018 | Clerk/Treasurer | Voters, property owners, dog owners, others | |
| | Create outreach communications | Completed | 4/30/2018 | Clerk/Treasurer | Mill / Cleveland contacts; Street Market; Park Events | |
| | Update data & create outreach communications 2019-2020 | In Progress | Scott Quimby programmer pro-bono work in progress | Clerk/Treasurer | Quimby programmer updating data | |

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|--|-------------------------|----------------------|---|---|----------------------------------|
| ORG4 | Broaden funding sources for economic development capacity | Explore funding options | | New support dollars source in 2017, 2018 and 2019 | | One new funding source each year |
| | Task | Status | Due Date | Assignee | Notes | |
| | 2017 discussions | Completed | 12/31/2017 | Clerk-Treasurer | No from Junginger Foundation | |
| | 2019 discussions | On-going | revised to 12/1/2019 | Clerk-Treasurer | RFP for consulting services REISSUED 10/14/19 | |

City of Waterloo
Economic Development Strategic Plan Implementation Tracking

12/14/2019 6:53 AM

FOCUS: Housing

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|---|--|-----------------|--|---|--------------|
| HOU1 | Incentivize new home construction | Waive all fees for new home construction | | Development agreement(s) with residential builder/developers | Approved Concept | 2019-2020 |
| | Task | Status | Due Date | Assignee | Notes | |
| | Consider continuing for 2019 | Completed | 12/31/2018 | City Council | | |
| | 2018 outreach efforts | Completed | 3/31/2018 | Sue Moe | Flyer to real estate agents | |
| | 2019-2020 Outreach (Treyburn Farms Project) | On-going | monthly reports | Mayor / Clerk-Treasurer | Selling 19 parcels; need private sector home builders | |

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|--|--|-----------------|--|--------------|--------------|
| HOU2 | Increase investment in improving existing housing stock focused along state highways | Market existing programs directly to property owners in targeted areas along state highways. | | 10% annual increase in residential projects per permitting application | | ????? |
| | Task | Status | Due Date | Assignee | Notes | |
| | No action | Deferred | | | | |

FOCUS: Fostering Entrepreneurial Opportunity

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|------|---|--|-----------------|-------------------------|------------------|--------------|
| ENT1 | Provide easy access to locally based information for those starting, expanding or relocating a business | Create a "Doing Business in Waterloo" information set with charts describing ease of local development | | 500 page views per year | Approved Concept | ????? |
| | Task | Status | Due Date | Assignee | Notes | |
| | No action | Not Started | | | | |

FOCUS: 203 East Madison Street Redevelopment

| ITEM | GOAL | ACTION | | GOAL/TASK METRICS | NOTES | PHASE / YEAR |
|-------|---|----------------------------------|-------------------|--|---|--------------|
| 2016A | Construct 2015 CDA-CDC concept plan for 203 East Madison Street | Construct concept plan in phases | | Riparian area completed by May 1, 2016 | Riparian area completed 2017 | |
| | Task | Status | Due Date | Assignee | Notes | |
| | Contractor riparian area improvements | Completed | 1/1/2017 | Clerk-Treasurer | need to close out DNR grant for this phase | |
| | Install Permanent wooden fence for safety purposes | Waiting on receipt of fence | 3/15/2019 | Public Works Dept. | CDA-CDC votes at Nov 2018 meeting to proceed | 2019 |
| | Seek funding for remaining build-out per approved concept plan | In Progress | Parks Coordinator | (1) Parks Coordinator; (2) Clerk/Treas | Appraisal for purchase of private property north of site in progress | 2019 |
| | Complete site surface improvements per adopted plan | In Progress | Parks Coordinator | (1) Parks Coordinator; (2) Clerk/Treas | Appraisal for purchase of private property north of site in progress; Alder Thomas proponent of coordinating asphalt with other muni projects | 2020 |

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

410-TIF DISTRICT 1 FUND

ASSETS

| | | | |
|-----------|------------------|------------|-------------------|
| 410-11100 | TREASURER'S CASH | 522,147.24 | |
| | TOTAL ASSETS | | <u>522,147.24</u> |

LIABILITIES AND EQUITY

FUND EQUITY

| | | | |
|-----------|--|------------|-------------------|
| 410-34300 | FUND BALANCE | 160,496.41 | |
| | REVENUE OVER(UNDER) EXPENDITURES - YTD | 361,650.83 | |
| | TOTAL FUND EQUITY | | <u>522,147.24</u> |
| | TOTAL LIABILITIES AND EQUITY | | <u>522,147.24</u> |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 410 - TIF DISTRICT 1 FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF |
|---|---------------|------------|------------|--------------|-------|
| <u>TAXES</u> | | | | | |
| 410-41-4111-000 TAX INCREMENTS | .00 | 225,269.60 | 196,000.00 | (29,269.60) | 114.9 |
| TOTAL TAXES | .00 | 225,269.60 | 196,000.00 | (29,269.60) | 114.9 |
| <u>INTERGOVERNMENTAL REVENUE</u> | | | | | |
| 410-43-4364-000 STATE AID EXEMPT COMPUTERS | .00 | 434,656.72 | 418,239.00 | (16,417.72) | 103.9 |
| 410-43-4365-000 STATE AID PERSONAL PROPERTY | .00 | 742.99 | .00 | (742.99) | .0 |
| TOTAL INTERGOVERNMENTAL REVENUE | .00 | 435,399.71 | 418,239.00 | (17,160.71) | 104.1 |
| TOTAL FUND REVENUE | .00 | 660,669.31 | 614,239.00 | (46,430.31) | 107.6 |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 410 - TIF DISTRICT 1 FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF | | |
|---------------------------------------|--------------------------------------|----------------|----------|-------------|-----------|---------------|-------|
| <u>LEGISLATIVE SUPPORT</u> | | | | | | | |
| 410-51-5112-325 | LEGIS SUPPORT | ANNUAL DOR FEE | .00 | .00 | 150.00 | 150.00 | .0 |
| | TOTAL LEGISLATIVE SUPPORT | | .00 | .00 | 150.00 | 150.00 | .0 |
| <u>CLERK</u> | | | | | | | |
| 410-51-5142-110 | CLERK | SALARY/CLERK | .00 | 24,993.06 | 24,993.06 | .00 | 100.0 |
| | TOTAL CLERK | | .00 | 24,993.06 | 24,993.06 | .00 | 100.0 |
| <u>SPECIAL ACCTG AND AUDITING</u> | | | | | | | |
| 410-51-5151-214 | SPEC ACCTG & AUD | PROF FEES | .00 | 3,319.00 | 500.00 | (2,819.00) | 663.8 |
| | TOTAL SPECIAL ACCTG AND AUDITING | | .00 | 3,319.00 | 500.00 | (2,819.00) | 663.8 |
| <u>ENGINEERING AND ADMINISTRATION</u> | | | | | | | |
| 410-53-5310-215 | ENG & ADMIN | PROF FEES | 3,189.00 | 4,282.00 | .00 | (4,282.00) | .0 |
| | TOTAL ENGINEERING AND ADMINISTRATION | | 3,189.00 | 4,282.00 | .00 | (4,282.00) | .0 |
| <u>CAPITAL PROJECT</u> | | | | | | | |
| 410-57-5701-800 | CAPITAL PROJ | OUTLAY | .00 | 91.92 | .00 | (91.92) | .0 |
| | TOTAL CAPITAL PROJECT | | .00 | 91.92 | .00 | (91.92) | .0 |
| <u>DEBT SERVICE</u> | | | | | | | |
| 410-59-5926-001 | DEBT SERVICE | | .00 | 266,332.50 | .00 | (266,332.50) | .0 |
| | TOTAL DEBT SERVICE | | .00 | 266,332.50 | .00 | (266,332.50) | .0 |
| <u>TRANSFER TO OTHER FUNDS</u> | | | | | | | |
| 410-59-5928-001 | TRANSFER TO OTHER FUNDS | | .00 | .00 | 25,000.00 | 25,000.00 | .0 |
| | TOTAL TRANSFER TO OTHER FUNDS | | .00 | .00 | 25,000.00 | 25,000.00 | .0 |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 410 - TIF DISTRICT 1 FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF |
|--|---------------|------------|------------|---------------|-------|
| <u>DEPARTMENT 5929</u> | | | | | |
| 410-59-5929-000 TRANSFER TO DEBT SERVICE | .00 | .00 | 70,650.00 | 70,650.00 | .0 |
| TOTAL DEPARTMENT 5929 | .00 | .00 | 70,650.00 | 70,650.00 | .0 |
| TOTAL FUND EXPENDITURES | 3,189.00 | 299,018.48 | 121,293.06 | (177,725.42) | 246.5 |
| NET REVENUE OVER(UNDER) EXPENDITURES | (3,189.00) | 361,650.83 | 492,945.94 | | |

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

412-TIF DISTRICT 2 FUND

ASSETS

| | | | |
|-----------|------------------|------------|-------------------|
| 412-11100 | TREASURER'S CASH | 464,045.47 | |
| | TOTAL ASSETS | | <u>464,045.47</u> |

LIABILITIES AND EQUITY

FUND EQUITY

| | | | |
|-----------|--|--------------|-------------------|
| 412-34300 | FUND BALANCE | (67,728.49) | |
| | REVENUE OVER(UNDER) EXPENDITURES - YTD | 531,773.96 | |
| | TOTAL FUND EQUITY | | <u>464,045.47</u> |
| | TOTAL LIABILITIES AND EQUITY | | <u>464,045.47</u> |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

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 | 43,356.57 | 60,894.00 | 17,537.43 | 71.2 |
| TOTAL TIF DISTRICT 2 FUND | .00 | 43,356.57 | 60,894.00 | 17,537.43 | 71.2 |
| <u>INTERGOVERNMENTAL REVENUE</u> | | | | | |
| 412-43-4363-000 STATE GRANT IDLE INDUSTRIAL SI | .00 | 529,851.13 | .00 | (529,851.13) | .0 |
| 412-43-4364-000 STATE AID EXEMPT COMPUTERS | .00 | 783.22 | 754.00 | (29.22) | 103.9 |
| 412-43-4366-000 STATE AID PERSONAL PROPERTY | .00 | 230.84 | .00 | (230.84) | .0 |
| TOTAL INTERGOVERNMENTAL REVENUE | .00 | 530,865.19 | 754.00 | (530,111.19) | 70406. |
| <u>MISCELLANEOUS REVENUES</u> | | | | | |
| 412-48-4800-000 MISC REVENUES | .00 | .00 | 138,152.00 | 138,152.00 | .0 |
| TOTAL MISCELLANEOUS REVENUES | .00 | .00 | 138,152.00 | 138,152.00 | .0 |
| TOTAL FUND REVENUE | .00 | 574,221.76 | 199,800.00 | (374,421.76) | 287.4 |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 412 - TIF DISTRICT 2 FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF |
|--------------------------------------|---------------|------------|------------|--------------|-------|
| <u>LEGISLATIVE SUPPORT</u> | | | | | |
| 412-51-5112-325 | .00 | 150.00 | 250.00 | 100.00 | 60.0 |
| | | | | | |
| TOTAL LEGISLATIVE SUPPORT | .00 | 150.00 | 250.00 | 100.00 | 60.0 |
| <u>ATTORNEY</u> | | | | | |
| 412-51-5130-211 | .00 | 3,944.17 | 4,700.00 | 755.83 | 83.9 |
| | | | | | |
| TOTAL ATTORNEY | .00 | 3,944.17 | 4,700.00 | 755.83 | 83.9 |
| <u>SPECIAL ACCTG AND AUDITING</u> | | | | | |
| 412-51-5151-214 | .00 | 4,324.00 | 1,000.00 | (3,324.00) | 432.4 |
| | | | | | |
| TOTAL SPECIAL ACCTG AND AUDITING | .00 | 4,324.00 | 1,000.00 | (3,324.00) | 432.4 |
| <u>CAPITAL PROJECT</u> | | | | | |
| 412-57-5701-800 | .00 | 3,624.63 | .00 | (3,624.63) | .0 |
| 412-57-5701-806 | .00 | 5,405.00 | 5,000.00 | (405.00) | 108.1 |
| | | | | | |
| TOTAL CAPITAL PROJECT | .00 | 9,029.63 | 5,000.00 | (4,029.63) | 180.6 |
| <u>TRANSFER TO CDA FUND</u> | | | | | |
| 412-59-5928-001 | .00 | 25,000.00 | .00 | (25,000.00) | .0 |
| | | | | | |
| TOTAL TRANSFER TO CDA FUND | .00 | 25,000.00 | .00 | (25,000.00) | .0 |
| <u>TRANSFER TO DEBT SERVICE</u> | | | | | |
| 412-59-5929-000 | .00 | .00 | 103,350.00 | 103,350.00 | .0 |
| | | | | | |
| TOTAL TRANSFER TO DEBT SERVICE | .00 | .00 | 103,350.00 | 103,350.00 | .0 |
| | | | | | |
| TOTAL FUND EXPENDITURES | .00 | 42,447.80 | 114,300.00 | 71,852.20 | 37.1 |
| | | | | | |
| NET REVENUE OVER(UNDER) EXPENDITURES | .00 | 531,773.96 | 85,500.00 | | |

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

413-TIF DISTRICT 3 FUND

ASSETS

| | | | |
|-----------|------------------|---------------|---------------|
| 413-11100 | TREASURER'S CASH | (211,739.97) | |
| | TOTAL ASSETS | | (211,739.97) |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|-----------|--------------------------|------------|------------|
| 413-25100 | DUE TO/FROM GENERAL FUND | 162,000.00 | |
| | TOTAL LIABILITIES | | 162,000.00 |

FUND EQUITY

| | | | |
|-----------|--|---------------|---------------|
| 413-34300 | FUND BALANCE | (640,489.61) | |
| | REVENUE OVER(UNDER) EXPENDITURES - YTD | 266,749.64 | |
| | TOTAL FUND EQUITY | | (373,739.97) |
| | TOTAL LIABILITIES AND EQUITY | | (211,739.97) |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 413 - TIF DISTRICT 3 FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF |
|--|---------------|--------------|-----------|---------------|--------|
| <u>TAXES</u> | | | | | |
| 413-41-4111-000 TAX INCREMENTS | .00 | 18,973.08 | 31,104.00 | 12,130.92 | 61.0 |
| TOTAL TAXES | .00 | 18,973.08 | 31,104.00 | 12,130.92 | 61.0 |
| <u>INTERGOVERNMENTAL REVENUE</u> | | | | | |
| 413-43-4363-000 STATE GRANT SITE ASSESSMENT GR | .00 | 62,164.00 | .00 | (62,164.00) | .0 |
| 413-43-4364-000 STATE AID EXEMPT COMPUTERS | .00 | 319.95 | 312.00 | (7.95) | 102.6 |
| 413-43-4365-000 STATE AID PERSONAL PROPERTY | .00 | 117.91 | .00 | (117.91) | .0 |
| TOTAL INTERGOVERNMENTAL REVENUE | .00 | 62,601.86 | 312.00 | (62,289.86) | 20064. |
| <u>MISCELLANEOUS REVENUES</u> | | | | | |
| 413-48-4800-000 MISC REVENUES | .00 | 20,000.00 | .00 | (20,000.00) | .0 |
| TOTAL MISCELLANEOUS REVENUES | .00 | 20,000.00 | .00 | (20,000.00) | .0 |
| <u>OTHER FINANCING SOURCES</u> | | | | | |
| 413-49-4910-000 LONG TERM DEBT PROCEEDS | .00 | 919,615.00 | .00 | (919,615.00) | .0 |
| TOTAL OTHER FINANCING SOURCES | .00 | 919,615.00 | .00 | (919,615.00) | .0 |
| TOTAL FUND REVENUE | .00 | 1,021,189.94 | 31,416.00 | (989,773.94) | 3250.5 |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

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 | 15.00 | (135.00) | 1000.0 |
| TOTAL LEGISLATIVE SUPPORT | .00 | 150.00 | 15.00 | (135.00) | 1000.0 |
| <u>ATTORNEY</u> | | | | | |
| 413-51-5130-211 ATTORNEY ATTORNEY FEES | .00 | 52.50 | 1,000.00 | 947.50 | 5.3 |
| TOTAL ATTORNEY | .00 | 52.50 | 1,000.00 | 947.50 | 5.3 |
| <u>SPECIAL ACCTG AND AUDITING</u> | | | | | |
| 413-51-5151-214 SPEC ACCTG & AUD PROF FEES | .00 | 100.00 | 500.00 | 400.00 | 20.0 |
| TOTAL SPECIAL ACCTG AND AUDITING | .00 | 100.00 | 500.00 | 400.00 | 20.0 |
| <u>ENGINEERING AND ADMINISTRATION</u> | | | | | |
| 413-53-5310-215 ENG & ADMIN PROF FEES | 930.00 | 6,720.00 | 10,000.00 | 3,280.00 | 67.2 |
| TOTAL ENGINEERING AND ADMINISTRATION | 930.00 | 6,720.00 | 10,000.00 | 3,280.00 | 67.2 |
| <u>CAPITAL PROJECT</u> | | | | | |
| 413-57-5701-800 CAPITAL PROJ OUTLAY | .00 | 1,256.37 | .00 | (1,256.37) | .0 |
| 413-57-5701-805 CAPITAL PROJ 333 PORTLAND | 4,478.37 | 21,663.32 | .00 | (21,663.32) | .0 |
| TOTAL CAPITAL PROJECT | 4,478.37 | 22,919.69 | .00 | (22,919.69) | .0 |
| <u>TRANSFER TO DEBT SERVICE</u> | | | | | |
| 413-59-5929-000 TRANSFER TO DEBT SERVICE | .00 | 724,498.11 | 375,675.00 | (348,823.11) | 192.9 |
| TOTAL TRANSFER TO DEBT SERVICE | .00 | 724,498.11 | 375,675.00 | (348,823.11) | 192.9 |
| TOTAL FUND EXPENDITURES | 5,408.37 | 754,440.30 | 387,190.00 | (367,250.30) | 194.9 |
| NET REVENUE OVER(UNDER) EXPENDITURES | (5,408.37) | 266,749.64 | (355,774.00) | | |

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

414-TIF DISTRICT 4 FUND

ASSETS

| | | | |
|-----------|------------------|-----------|-----------|
| 414-11100 | TREASURER'S CASH | 41,415.83 | |
| | TOTAL ASSETS | | 41,415.83 |

LIABILITIES AND EQUITY

FUND EQUITY

| | | | |
|-----------|--|-----------|-----------|
| 414-34300 | FUND BALANCE | 20,173.93 | |
| | REVENUE OVER(UNDER) EXPENDITURES - YTD | 21,241.90 | |
| | TOTAL FUND EQUITY | | 41,415.83 |
| | TOTAL LIABILITIES AND EQUITY | | 41,415.83 |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

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 | 21,170.45 | 22,007.00 | 836.55 | 96.2 |
| TOTAL TIF DISTRICT 4 FUND | .00 | 21,170.45 | 22,007.00 | 836.55 | 96.2 |
| <u>SOURCE 43</u> | | | | | |
| 414-43-4364-000 STATE AID COMPUTERS | .00 | 238.03 | 229.00 | (9.03) | 103.9 |
| 414-43-4365-000 STATE AID PERSONAL PROPERTY | .00 | 83.42 | .00 | (83.42) | .0 |
| TOTAL SOURCE 43 | .00 | 321.45 | 229.00 | (92.45) | 140.4 |
| TOTAL FUND REVENUE | .00 | 21,491.90 | 22,236.00 | 744.10 | 96.7 |

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 414 - TIF DISTRICT 4 FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF |
|--|---------------|------------|-----------|-------------|------|
| <u>LEGISLATIVE SUPPORT</u> | | | | | |
| 414-51-5112-320 LEGIS SUPPORT PR & PUB | .00 | .00 | 125.00 | 125.00 | .0 |
| 414-51-5112-325 LEGIS SUPPORT ANNUAL DOR FEE | .00 | 150.00 | 300.00 | 150.00 | 50.0 |
| TOTAL LEGISLATIVE SUPPORT | .00 | 150.00 | 425.00 | 275.00 | 35.3 |
| <u>SPECIAL ACCTG AND AUDITING</u> | | | | | |
| 414-51-5151-214 SPEC ACCTG & AUD PROF FEES | .00 | 100.00 | 500.00 | 400.00 | 20.0 |
| TOTAL SPECIAL ACCTG AND AUDITING | .00 | 100.00 | 500.00 | 400.00 | 20.0 |
| <u>ENGINEERING AND ADMINISTRATION</u> | | | | | |
| 414-53-5310-215 ENG & ADMIN PROF FEES | .00 | .00 | 500.00 | 500.00 | .0 |
| TOTAL ENGINEERING AND ADMINISTRATION | .00 | .00 | 500.00 | 500.00 | .0 |
| TOTAL FUND EXPENDITURES | .00 | 250.00 | 1,425.00 | 1,175.00 | 17.5 |
| NET REVENUE OVER(UNDER) EXPENDITURES | .00 | 21,241.90 | 20,811.00 | | |

CITY OF WATERLOO

BALANCE SHEET
NOVEMBER 30, 2019

600-COMMUNITY DEVELOPMENT AUTHORITY

ASSETS

| | | | |
|-----------|------------------|-----------|-----------|
| 600-11100 | TREASURER'S CASH | 43,321.66 | |
| | TOTAL ASSETS | | 43,321.66 |

LIABILITIES AND EQUITY

FUND EQUITY

| | | | |
|-----------|--|-----------|-----------|
| 600-34300 | FUND BALANCE | 20,172.05 | |
| | REVENUE OVER(UNDER) EXPENDITURES - YTD | 23,149.61 | |
| | TOTAL FUND EQUITY | | 43,321.66 |
| | TOTAL LIABILITIES AND EQUITY | | 43,321.66 |

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 600 - COMMUNITY DEVELOP AUTHORITY

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF |
|-----------------------------------|----------------------------------|---------------|------------|-----------|--------------|-------|
| <u>PUBLIC CHARGES FOR SERVICE</u> | | | | | | |
| 600-46-4674-000 | MBC BUILDING RENTAL | .00 | 2,000.00 | 1,200.00 | (800.00) | 166.7 |
| | TOTAL PUBLIC CHARGES FOR SERVICE | .00 | 2,000.00 | 1,200.00 | (800.00) | 166.7 |
| <u>MISCELLANEOUS REVENUES</u> | | | | | | |
| 600-48-4850-000 | DONATIONS LOCAL | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| | TOTAL MISCELLANEOUS REVENUES | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| <u>OTHER FINANCING SOURCES</u> | | | | | | |
| 600-49-4926-000 | TRANSFER FROM TIF (TID#1) | .00 | .00 | 25,000.00 | 25,000.00 | .0 |
| 600-49-4928-000 | TRANSFER FROM TID #2 | .00 | 25,000.00 | .00 | (25,000.00) | .0 |
| | TOTAL OTHER FINANCING SOURCES | .00 | 25,000.00 | 25,000.00 | .00 | 100.0 |
| | TOTAL FUND REVENUE | .00 | 27,000.00 | 27,200.00 | 200.00 | 99.3 |

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 600 - COMMUNITY DEVELOP AUTHORITY

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNDER(OVER) | % OF |
|----------------------------------|--------------------------------------|---------------|------------|-----------|-------------|-------|
| <u>DEPARTMENT 5130</u> | | | | | | |
| 600-51-5130-211 | ATTORNEY ATTORNEY FEES | .00 | 262.50 | .00 | (262.50) | .0 |
| | TOTAL DEPARTMENT 5130 | .00 | 262.50 | .00 | (262.50) | .0 |
| <u>DEPARTMENT 5151</u> | | | | | | |
| 600-51-5151-399 | SPECIAL ACCTNG COSTS - MISC | .00 | 375.00 | .00 | (375.00) | .0 |
| | TOTAL DEPARTMENT 5151 | .00 | 375.00 | .00 | (375.00) | .0 |
| <u>MAUNESHA BUSINESS CENTER</u> | | | | | | |
| 600-51-5162-221 | MAUNESHA BUSINESS ELECTRIC | 29.93 | 585.43 | 1,500.00 | 914.57 | 39.0 |
| 600-51-5162-222 | MAUNESHA BUSINESS HEAT | 87.68 | 746.45 | 900.00 | 153.55 | 82.9 |
| 600-51-5162-223 | MAUNESHA BUSINESS WATER/SEWER | 66.69 | 611.53 | 500.00 | (111.53) | 122.3 |
| 600-51-5162-290 | MAUNESHA BUSINESS CLEAN CONTRA | .00 | 760.00 | 750.00 | (10.00) | 101.3 |
| 600-51-5162-351 | MAUNESHA BUSINESS REPAIRS/MAIN | 4.29 | 309.48 | 750.00 | 440.52 | 41.3 |
| | TOTAL MAUNESHA BUSINESS CENTER | 188.59 | 3,012.89 | 4,400.00 | 1,387.11 | 68.5 |
| <u>PLANNING AND CONSERVATION</u> | | | | | | |
| 600-56-5630-220 | PROJECT CDA PROGRAMS | .00 | 200.00 | 22,800.00 | 22,600.00 | .9 |
| | TOTAL PLANNING AND CONSERVATION | .00 | 200.00 | 22,800.00 | 22,600.00 | .9 |
| | TOTAL FUND EXPENDITURES | 188.59 | 3,850.39 | 27,200.00 | 23,349.61 | 14.2 |
| | NET REVENUE OVER(UNDER) EXPENDITURES | (188.59) | 23,149.61 | .00 | | |

City of Waterloo Grant Tracking

12/14/2019 9:05 AM

by Clerk/Treas.

| Oversight | Grant Name | Award (Y/N) | Funding What Project(s) | Application Submitted? | Award Date | Award Amt | Est. Close Out | Local Match? | Next Admin Action | Project Status |
|------------------------------|--|-------------|--|--------------------------------------|------------|--|-----------------|--------------------------------|--|--|
| ??? | Public Service Comm. Energy Innovation Grant | Y | Electric lights and fixtures upgrades in City Hall, Fire Dept., Public Works bldg., Firemen's Park and Library | completed | 9/27/2018 | \$26,003 | Quarter #1 2020 | 26,033 | Receipt of grant monies from state | waiting on receipt of grant monies from state |
| Moved to CDA | WEDC Site Assessment Grant | Y | 333 Portland Rd site assessment phase 2 | completed | TBD | \$92,000 | 10/15/2019 | 40% local match; TID 3 expense | Complete any required future year reports | closed |
| Moved to CDA | Idle Site Industrial Grant | Y | 333 W Madison St demo; site remediation, Movin' Out incentive, pedestrian bike path, bridge removal | completed | 4/3/2014 | \$584,000 | 12/31/2019 | Private investment | Complete any required future year reports | closed |
| Public Works & Property Comm | DNR Recycling | Y | General Fund contracted recycling expense & some compost site activities | completed | TBD | \$11,737 | annual | no match | Submit future year grant app by May 1 | Funded; recurring annual application and award |
| Public Works & Property Comm | County Bridge/Culvert Aid | Y | Mill/Cleveland Reconstruct | 2020 Completion | 2018 | smaller than needed for 2018 budget | 2020 | none | ID dollars as future receivable for Fund 400 | confirm dollars are headed to City |
| Public Works & Property Comm | DNR Private Lead Service Line Program | Y | Private lead water system 2016-2019 | completed | 10/19/2016 | \$300,000 -no daycares means foregoing 30k | 12/31/2020 | no match | Have spent out, or have obligated to awardees, all remaining dollars. Will have more homes in need of service that grant dollars | Finance Committee discussion post grant Phase 2 work. May involve terminate water service to those that don't comply |
| ??? | WisDOT one-time 90-10 Road Grant | TBD | TBD need consensus on Portland Rd focused grant application | Yes, with help of Kunkel Engineering | TBD | TBD | TBD | Yes. 90% WisDOT 10% local | Wait to see if grant is awarded | Have reviewed options; inserted topic into Deli Source / Lipari 333 Portland Rd discussions |
| ??? | WisDOT Municipal Street Improvement Discretionary (MSID) | TBD | Improvements to Hendricks to improve viability of 333 Portland Road access. | Yes, with help of Kunkel Engineering | TBD | TBD | TBD | 50% local match | (a) Submit boilerplate bike/ped resolution to state after Council approval; (b) Wait to see if grant is awarded | Have reviewed options; inserted topic into Deli Source / Lipari 333 Portland Rd discussions |

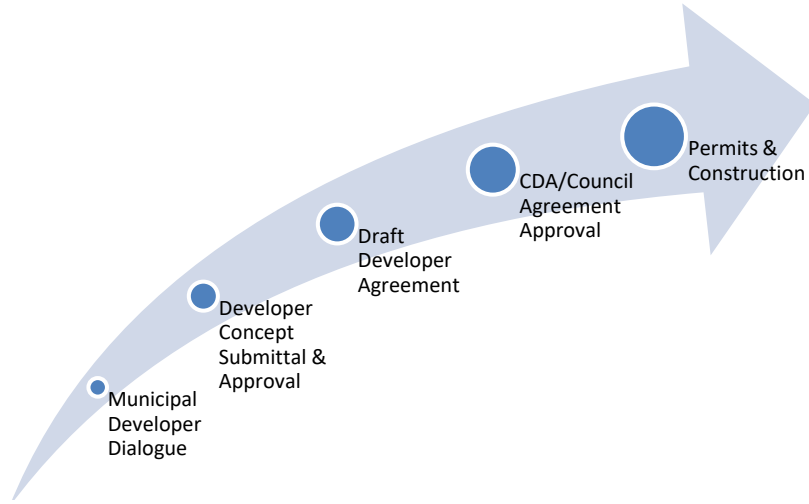
City of Waterloo
333 Portland Rd Re-Use Interest List

| ENTITY | DESCRIPTION | STATUS | SUBMITTAL ITEM | DATE | NOTES |
|---------------------------------------|--|------------------------------|---|---------------------|---|
| RTG Enterprises LLC | Acquisition area requested by Ron Griffin | waiting on status reply | - | 12/14/2019 | |
| | Purchase easterly-most 782.86 feet of parcel as shown on 4/15/2019 vacant land offer to purchase | negotiations | Mayor met with Ron Griffin to identify agreeable boundary lines | 10/1/2019 | |
| | Purchase easterly-most 782.86 feet of parcel as shown on 4/15/2019 vacant land offer to purchase | concept submitted | Offer to purchase 1.807 acres adjacent to RTG | 4/15/2019 | |
| | | | Map markings showing area of interest + expansion floor plan | 7/20/2017 (approx.) | |
| New Cingular Wireless PCS, LLC | 1-year ground lease option time has expired | waiting on status reply | | 12/14/2019 | |
| | Proposing ground lease for 75 x 75 ground lease of high ground along STH and gravel access lane to substation driveway | concept submitted | multi-page plan set | 5/15/2019 | Conditional use application before Council 6/6; Revised rent would produce \$385,000 in new TID #3 revenue over life of 25 yr. lease (2019 dollars) |
| Custom Plastics Industries | | waiting on status reply | | 12/14/2019 | |
| | Seeking 3-4 acres to construction 20,000 sq. ft. \$1 million business expansion near STH and gravel access lane to substation driveway | dialogue | verbal concept presented | 5/1/2019 | Pinz have been extremely busy. "We have not had a chance to do anything" (5/21/19) |
| Jay Lang Group | | waiting on status reply | | 12/14/2019 | |
| | Seeking to construct storage units on available buildable ground | concept submitted | verbal concept represented to Mayor May 2019 after 2017 submittal | 5/10/2019 (approx.) | |
| Lipari Foods/Deli Source | Corporation put expansion plans on hold after November 2019 arrival of new Chief Operating Officer Tim Walls | site consideration "on-hold" | | 10/7/2019 | |
| | Considering site for 118,000 sq. ft. cheese process facility; perhaps in phases. Site selection between Salem WI and Waterloo | dialogue | concept drafted by their engineers; incentive proposal forwarded to Deli Source | 10/7/2019 | Spiro Liras (Lipari) "We are still interested in exploring constructing a warehouse right there in Waterloo. But, over the next few months I just need to initially work through the operational integration of the 3 cheese converting facilities we just acquired, and then move to making a final warehousing decision thereafter (5/9/2019) |

City of Waterloo
333 Portland Rd Re-Use Interest List

| | | | | | |
|-------------------|---|--------------------|-------------------------------|------------|---|
| Parker Dow | Submitted letter of interest with 3 options for land purchases | concepts submitted | 2019-10-15 letter of interest | 10/15/2019 | 10/15 routed to Mayor, CDA and City Council |
| | Seeking land for incremental expansion of adjacent manufactured home area | dialogue | none | 7/10/1905 | |

Goals: (1)Grow Tax Base; (2) Create Family-Supporting Jobs





Legend

- Municipality Boundary
- Streams and Ditches
- Surface Water
- Parcel Lines**
- Section/road right of way
- Section/parcel boundary
- Hydrography
- Hydrography in ROW
- Hydrography/parcel boundary
- Hydrography/parcel in ROW
- Land use w/parcel
- Map hooks
- Meander/old lot lines/easements
- Parcel boundary
- Rail centerline
- ROW & parcel boundary
- ROW
- ROW w/parcel boundary
- Woodland Tax & MFL boundary
- Zoning lines w/parcel



Map Printed: 6/15/2017

1 inch = 118 feet



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

**BACKGROUND ON LAST
PHASE COMPLETED**



KUNKEL ENGINEERING GROUP
107 Parallel Street
Beaver Dam, WI 53916
Phone (920) 356-9447 / Fax (920) 356-9454

City of Waterloo – 203 East Madison Street – Pre-Demolition Photos 3-8-2017
Riverbank Demolition & Trail Head Park Project



North side of site looking east from the Madison St Bridge

The lower concrete wall is to remain. The upper cobble masonry wall is to be removed, starting at the bridge rail and moving down at a 45° angle to the lower concrete wall



From same location as above, showing the remainder of the site to the south. The white fence on the left is on the south property line of the site.



Looking southwest from the north side of the site

Showing the back of the wall and area that will be laid back for the integrated bank treatment. All gravel and slabs are to be removed and the site sloped to the river at 2% prior to stabilization.



From Center of the site looking SW



From SE cor of site looking NW

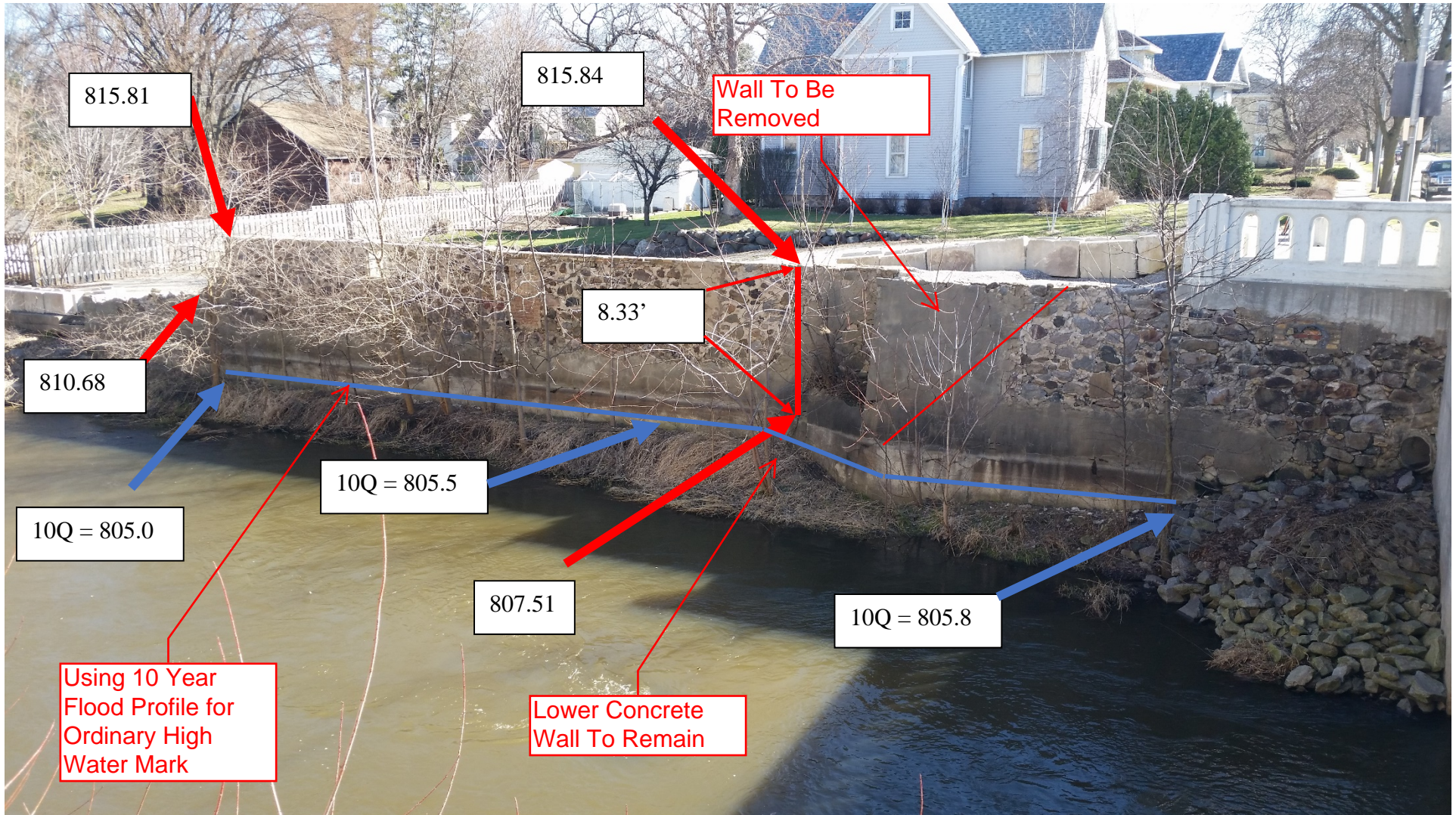


East Side of site – cobble stone wall to remain

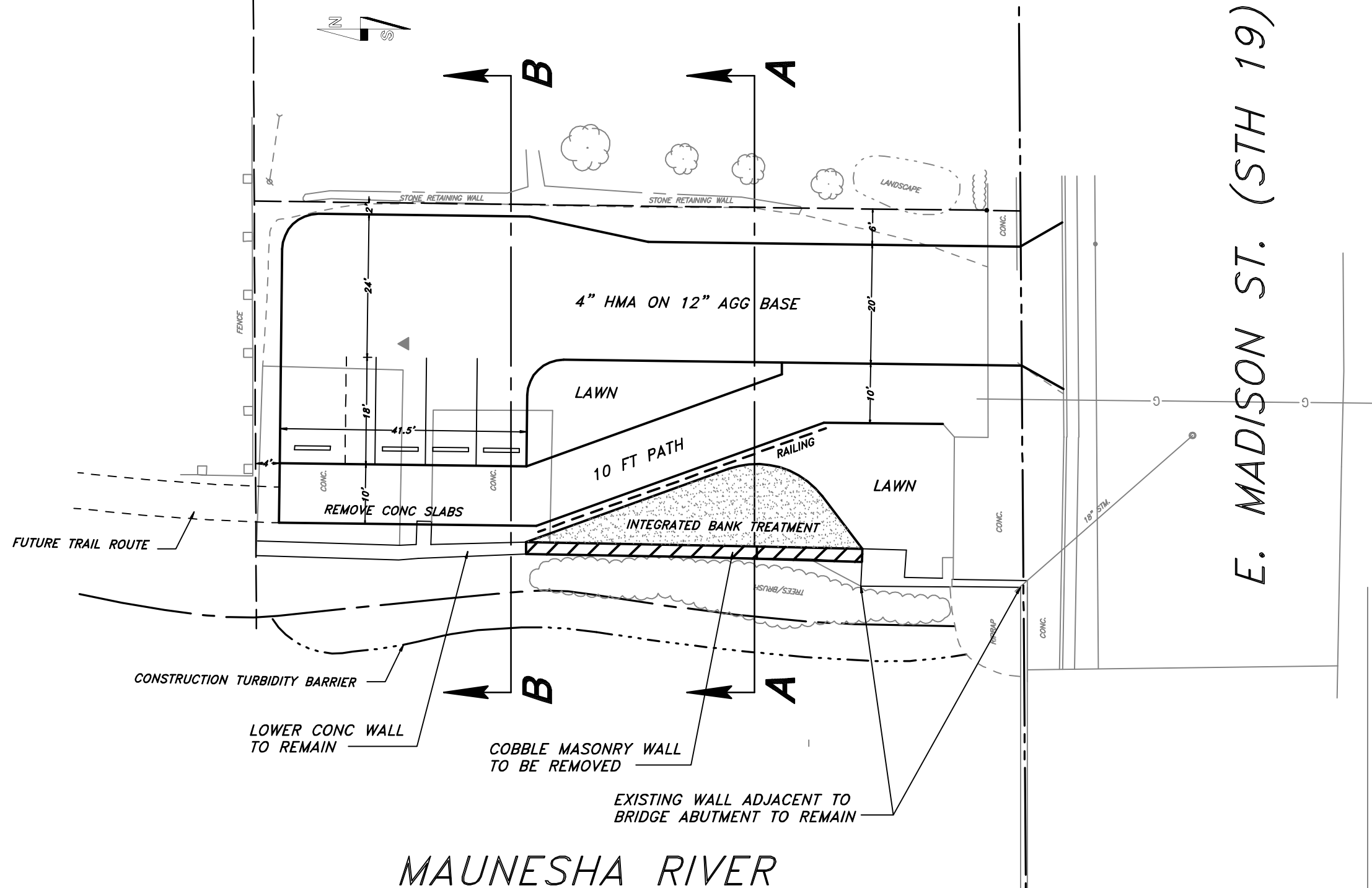


Top of lower concrete wall to remain is approx. 2 feet above the FEMA 10 Year Flood Profile (which we are using for the ordinary high water mark

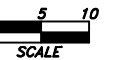
City of Waterloo - 203 East Madison St - Proposed Trailhead Park
Ordinary High Water Mark Determination



**APRIL 2017
KEG DESIGN**



E. MADISON ST. (STH 19)



PRELIMINARY 4/7/17

SCALE : 1" = 10'

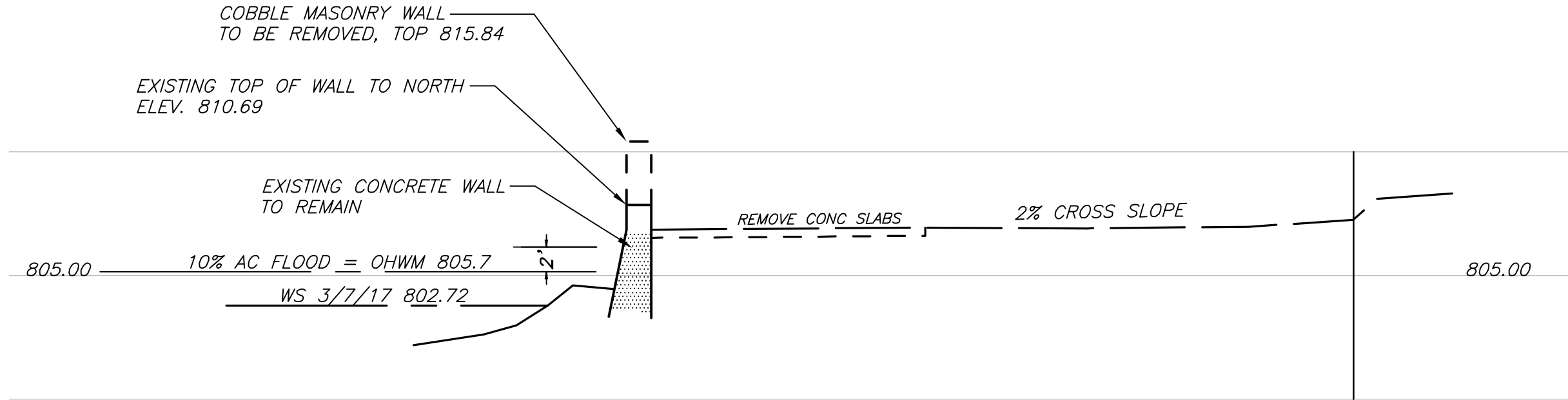
| | | |
|-------------|-------------------|-------------------|
| PROJECT : # | DATE : APRIL 2017 | DRAWN BY : BAO |
| | | APPROVED BY : BAO |

CITY OF WATERLOO, WISCONSIN
TRAILHEAD SITE PLAN
203 EAST MADISON STREET

KUNKEL
engineering
group

107 Parallel Street
Beaver Dam, WI 53916
(920)356-9447
Fax (920)356-9454

TRAILHEAD DEVELOPMENT - 203 E MADISON ST



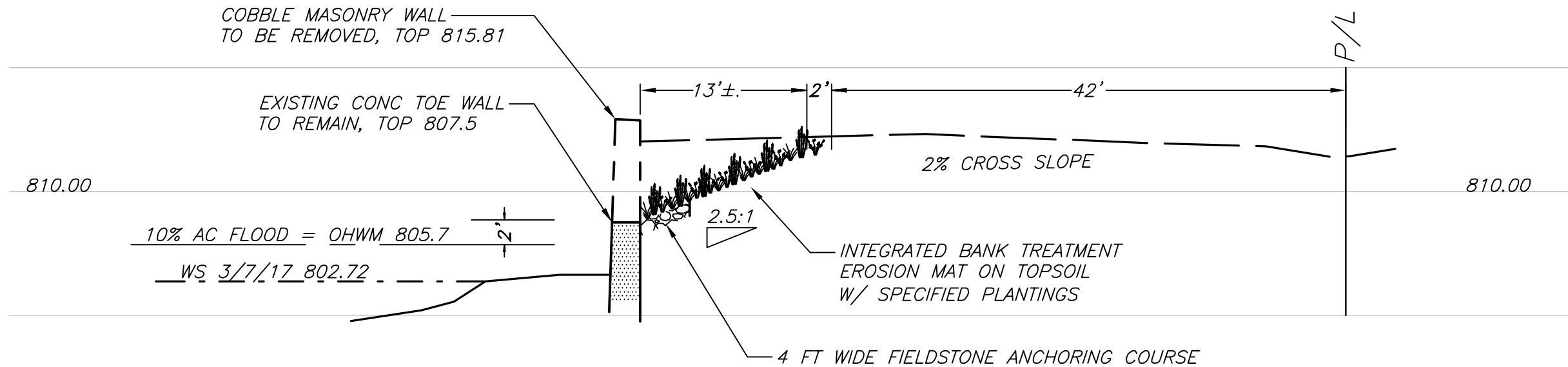
CROSS SECTION B



PRELIMINARY 4/7/17

SCALE : 1" = 5' H&V

| | | |
|-------------|-------------------|-------------------|
| PROJECT : # | DATE : APRIL 2017 | DRAWN BY : BAO |
| | | APPROVED BY : BAO |



CROSS SECTION A

CITY OF WATERLOO, WISCONSIN
TRAILHEAD CROSS SECTIONS
203 EAST MADISON STREET



203 E MADISON ST
(LOOKING EAST FROM RIVER)

820

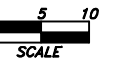
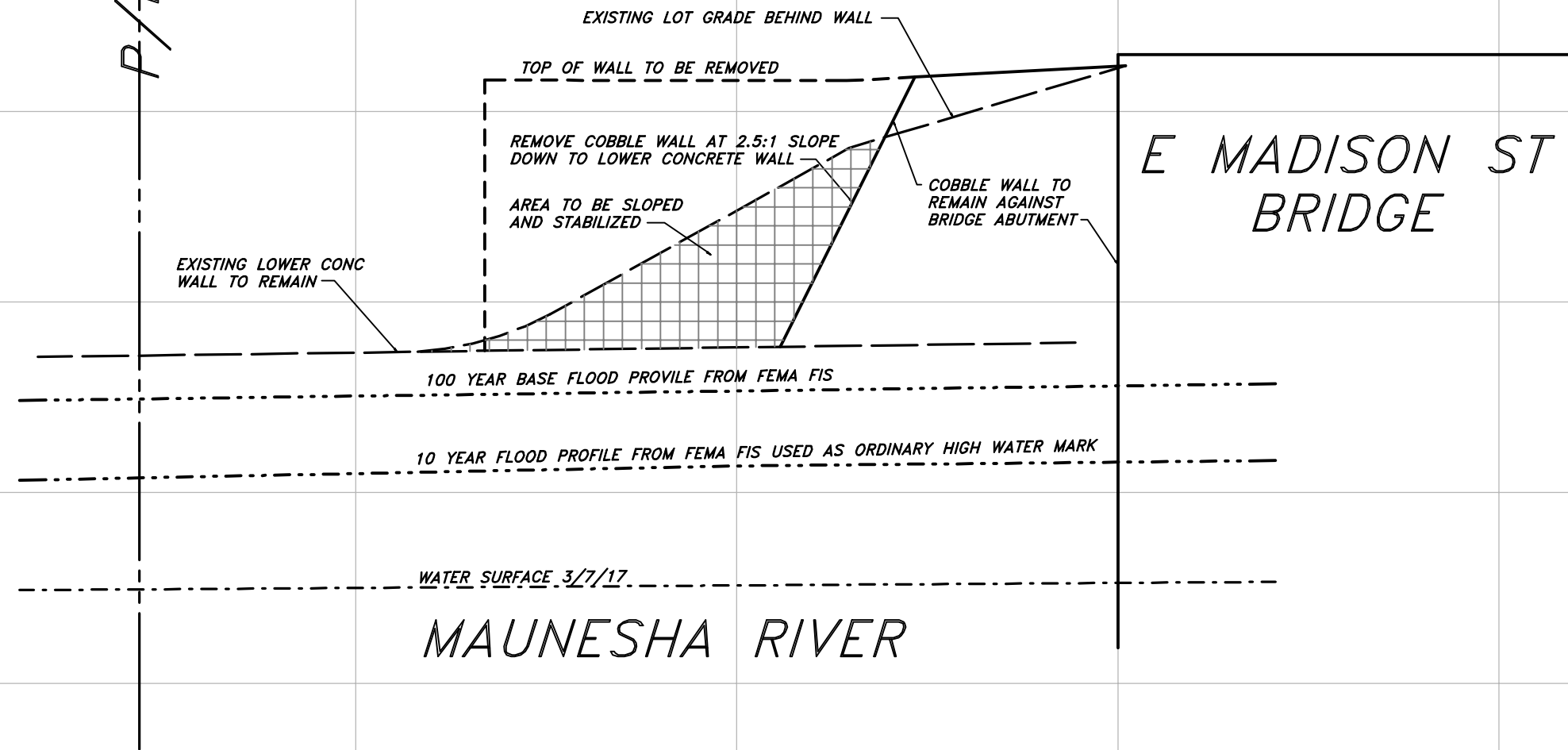
815

810

805

800

P/L



PRELIMINARY 4/7/17

SCALE : 1" = 10'H 2"V

| | | |
|-------------|-------------------|----------------|
| PROJECT : # | DATE : APRIL 2017 | DRAWN BY : BAO |
| | | APPROVED BY : |

CITY OF WATERLOO, WISCONSIN
TRAILHEAD SITE PLAN
203 EAST MADISON STREET

KUNKEL
engineering
group

107 Parallel Street
Beaver Dam, WI 53916
(920)356-9447
Fax (920)356-9454

CONCEPT
203 E MADISON



ORIGINAL CONCEPT
FROM MCKAY
NURSERY APPROVED
BY CDA

FUTURE PEDESTRIAN CONNECTION

URBAN RIVER EDUCATION
GATHERING SPACE
W/ POTENTIAL SHELTER

MAUNESHA RIVER

RETAINING WALL

POTENTIAL OVERLOOK

WHEEL STOP, TYP.

INTERPRETIVE SIGNAGE

BIKE PARKING, TYP.

KIOSK

BENCH, TYP.

ASPHALT WALK

EXISTING FOUNDATION
(ADD GUARD RAIL)

E. MADISON STREET

