



136 North Monroe Street
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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: July 21, 2026

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: December 16, 2025
- 3) UPDATES & REPORTS
 - a) Financial Reports Tax Incremental Finance Districts 2, 3 & 4, and Fund 600
 - b) School District Liaison
 - c) Business Association Liaison
- 4) NEW BUSINESS
 - a) General Discussion on CDA projects
- 5) CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS (3-minute time limit)
 - a) Annual Calendar
- 6) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Community Development Authority: DJ Dorn, Empey, Nell, Zimmermann, Haseleu, and School District Superintendent Brian Henning as non-voting School District liaison
Posted, Mailed and E-mailed: 07/17/2026.

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: December 16, 2025

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 were present: C. Kuhl, Zimmermann, A.Kuhl, Haseleu, Empey and Nell. Remote: none Absent: Soter. Others in Attendance: D. Nell, Clerk Ritter.
2. MEETING MINUTES APPROVAL: October 21, 2025, 2025 [Nell/Kuhl] VOICE VOTE: Motion carried.
3. UPDATES & REPORTS. – Discussion (see reports in packet)
 - a. Financial Reports Tax Incremental Finance Districts 2, 3 & 4, and Fund 600. Motion [C.Kuhl/Nell] VOICE VOTE: Motion carried.
 - b. Business Association Liaison Report - none
 - c. School District Liaison - none
4. OLD BUSINESS
 - a. Façade Grant 139-143 N. Monroe St Motion[Nell/A.Kuhl Approve \$663.50in façade grant \$. VOICE VOTE: Motion carried.
5. NEW BUSINESS
 - a. CDA Year in Review Motion [A.Kuhl/Haseleu] VOICE VOTE: Motion carried.
6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Annual Calendar
7. ADJOURNMENT. MOTION: [Haseleu/Nell] VOICE VOTE: Motion carried. Time approximately: 6:23 pm.

Attest:

Jeanne Ritter
Clerk/Deputy Treasurer

CITY OF WATERLOO

BALANCE SHEET

JUNE 30, 2026

600-COMMUNITY DEVELOPMENT AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	48,317.63	
	TOTAL ASSETS		48,317.63

LIABILITIES AND EQUITY

LIABILITIES

600-21100	VOUCHERS PAYABLE	104.00	
600-26100	DEFERRED REVENUE	(.40)	
	TOTAL LIABILITIES		103.60

FUND EQUITY

600-34300	FUND BALANCE	19,070.37	
600-34301	DOWNTOWN REVITALIZATION	5,000.00	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(856.34)	
	TOTAL FUND EQUITY		48,214.03
	TOTAL LIABILITIES AND EQUITY		48,317.63

CITY OF WATERLOO

DETAIL REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

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	1,745.00	3,000.00	(1,255.00)	58.2
	TOTAL PUBLIC CHARGES FOR SERVICE	.00	1,745.00	3,000.00	(1,255.00)	58.2
	TOTAL FUND REVENUE	.00	1,745.00	5,120.00	(3,375.00)	34.1

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 6 MONTHS ENDING JUNE 30, 2026

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	33.69	219.13	800.00	580.87	27.4
600-51-5162-222	MAUNESHA BUSINESS HEAT	16.69	962.13	1,200.00	237.87	80.2
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	63.84	378.62	1,000.00	621.38	37.9
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	55.00	330.00	660.00	330.00	50.0
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	117.59	711.46	500.00	(211.46)	142.3
TOTAL MAUNESHA BUSINESS CENTER		286.81	2,601.34	4,160.00	1,558.66	62.5
TOTAL FUND EXPENDITURES		286.81	2,601.34	4,460.00	1,858.66	58.3
NET REVENUE OVER(UNDER) EXPENDITURES		(286.81)	(856.34)	660.00		