

GTNA Meeting Minutes

April 1, 2019

**6:30 – 7:35 p.m. meeting at the Meadowridge Public Library Branch
Quiet Room**

**Attending: Chuck Kime, Jay Russell, Dana Russell, Kathy Batha, HJ Waukau,
Jane Sarafiny. Guest: Gary Becker**

March Minutes were approved for posting.

The GTNA Annual meeting agenda was discussed. For the presentation on the GTNA Board, it was agreed that there will be sign up clipboards passed around and the GTNA topic would go first to maximize sign up opportunities.

Specific areas of need will be highlighted:

- Membership Drive coordinator
- The GTNA Website
- News You Can Use which is put out twice per month (It was determined that anybody can post on Next Door so there is no need for a specific GTNA person to post to Next Door)
- Membership Directory using Microsoft Access
- Area Reps
- Neighborhood Watch Moderator
- General Volunteers for events
- 4th of July volunteers

It was agreed that the Treasurer position should be one of the positions for a board member, not a volunteer. It was also agreed that the tenuous state of the GTNA be presented at the meeting. The By-Laws state that seven members are needed for a quorum and only six were in attendance for this meeting. A primary goal is to get more active Board Members.

On the other Annual Meeting agenda items, Ms. Sarafiny is working to confirm the Falk PTO person who will speak and she will be working on getting the new Alder to present which is pending the results of the Tues. April 2 election.

Joseph Buccellatto, the liaison of the West Side Police Station, has been confirmed by Ms. Sarafiny as a presenter.

Mr. Gary Becker made a presentation on the Opportunity Zones in our area including the Greentree neighborhood. The Opportunity Zones were defined by Governor Walker with input from the city of Madison. The city of Madison has not contacted any GTNA representatives about the potential impact of the Opportunity Zones in our area.

Opportunity Zones are set up to encourage investors to invest in designated zones in exchange for forgiveness on Capital Gains tax for gains realized on that investment after 10 years. Mr. Becker stated some estimates indicate there are as much as \$6.5 trillion available for investing nation-wide. Given the attractiveness of the Madison region as a place to invest, Mr. Becker

expects some of this pool of money to find its way into development projects in the OZ that covers Greentree. This means we can expect to see more development proposals, increased development, more traffic, and increases in the value of land and buildings which may cause displacement of some of our residents with the biggest impact on the elderly and lower income households.

There is also a tax increment finance (TIF) district #46 that is coincident with part of the OZ. A TIF district is set up as a vehicle to finance improvements to an area that are meant to attract capital investment. TIF districts are also allowed to expend funds to mitigate the impacts of that development on neighboring properties. Such expenditure for mitigation can include money for planning, engineering, affordable housing, traffic control, stormwater control, entrepreneurial initiatives, and other affects from the impact of increased development and density.

According to Mr. Becker, Dan Kennelly, Office of Business Resources Manager, is running the Madison Opportunity Zones. Mr. Becker contacted Mr. Kennelly in advance of the meeting but did not receive a call-back.

Mr. Becker suggested that the board work through the Alder to determine how the neighborhood can mitigate development impacts caused by the Opportunity Zone and TIF district. Mr. Becker was not aware of any money that has been budgeted from the TIF district to mitigate impacts of the development.

Mr. Kime suggested that outgoing Alder Mr. Matt Phair might be a resource to contact as well.

Mr. Kime brought up that he is working with the city to reapply treatment for Dutch Elm disease to 3 trees in Sunridge Park and 3 trees in Norman Clayton Park. It will be after May 15 when the city can evaluate the trees.

Meeting adjourned at 7:37 p.m.

Next GTNA Board meeting is Monday, May 6, 2019 starting at 6:30 p.m. in the Community Room A of the Meadowridge Branch Library.