

JOINT ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Date and Time: Tuesday, March 10, 2020 @ 5:15 pm., Council Chambers

ED Members Present: Neal, Martens, Peckham, Rasmussen, Gisselman

Finance Members Present: Rasmussen, Martens, Nutting, Lawrence

Members Excused: Smith (*Finance*)

Others Present: Groat, Bliven, Jacobson, Kujawa, Lindman, Schock, Polley, Herbst, Van Krey, Bohlken

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. The Finance Committee was called to order by Chairperson Rasmussen and the Economic Development Committee was called to order by Chairperson Neal.

Groat explained state law provides that only full parcels can be included in a tax increment district boundary, so there can't be partial parcels. This year there are a number of developments underway in which developers are taking multiple parcels to combine them into one parcel, but some of them are in a TID and some are outside the TID. In order to stay in compliance with the law, the parcels which are outside the district would have to be included inside of it or those that are inside the district moved out. She indicated they have done a combination of these options throughout the planning.

Groat used the maps in the PowerPoint included in their packets to review the proposed changes.

This meeting can be viewed online: <https://www.youtube.com/watch?v=cIIAC2drsqE>

Discussion and possible action regarding the Project Plan Amendment 4 Tax Increment District Three

Groat stated the amendment would bring parcels into TID #3 to make full parcels, but there are no other proposed changes, just the boundary change.

Finance Committee Vote

Motion by Nutting, second by Martens to approve the amendment to TID #3. Motion carried 4-0

ED Committee Vote

Motion by Gisselman, second by Peckham to approve the amendment to TID #3. Motion carried 5-0

Discussion and possible action regarding the Project Plan Amendment 5 Tax Increment District Six

Groat indicated the proposal of the owner to the property is for the city to vacate 18th Avenue so that they can adjoin it with the vacant parcel to create a larger development parcel. The city would reconstruct 18th Avenue north of the joined property and they would donate the land to the city for that street reconstruction. She summarized the one parcel is in TID #6 but the street is not, and in this case the recommendation is to remove the parcel from the district because TID #6's expenditure period ends in May 2020. She noted there would be no other changes to the project plan.

Finance Committee Vote

Motion by Nutting, second by Lawrence to approve the amendment to TID #6. Motion carried 4-0

ED Committee Vote

Motion by Martens, second by Peckham to approve the amendment to TID #6. Motion carried 5-0

Discussion and possible action regarding the Project Plan Amendment 2 Tax Increment District Seven

Groat indicated this is near ENT and Menards developments in TID #7. This amendment both adds and subtracts from the district. There is a sole parcel owned by Menard's that falls outside of the district and they would like to combine all of their parcels together. That parcel will be removed from the district so that they would have that freedom to combine them. The new fire station had a parcel in the district and one outside; she showed on the map what was being combined.

Groat stated in addition to these minor boundary changes, project costs are also being added. The end of its expenditure period is January 2021, so this is the last construction season for the district. Some street improvement projects will be added that fall within the boundaries and the half mile boundary. She noted it is concrete and

pavement improvements. There is also \$100,000 for parking improvements at Brockmeyer Park related to JoJo's Jungle.

Finance Committee Vote

Motion by Lawrence, second by Nutting to approve the amendment to TID #7. Motion carried 4-0

ED Committee Vote

Motion by Rasmussen, second by Peckham to approve the amendment to TID #7. Motion carried 5-0

Discussion and possible action regarding the Project Plan Amendment 2 Tax Increment District Eight

Groat stated this is the near west side district and on the north side of the district is a small block where a developer is interested in taking that block and making it one parcel. The recommendation is to add the parcel to TID #8. Groat stated Mountain Lanes is being developed into residential and the developer's agreement indicates the city will make developer payments contingent upon the Project Plan Amendment of TID #8. This is a conservation rehabilitation district, so in addition to adding territory it would add expenses. She indicated they would like to do 18th Avenue's reconstruction in TID #8 within the half mile boundary with a budget of \$300,000 and \$601,520 for the Reverse TID Project for Mountain Lanes.

Finance Committee Vote

Motion by Martens, second by Nutting to approve the amendment to TID #8. Motion carried 4-0

ED Committee Vote

Motion by Peckham, second by Gisselman to approve the amendment to TID #8. Motion carried 5-0

Discussion and possible action regarding the Project Plan Amendment 1 Tax Increment District Twelve

Groat stated TID #12 is located in the downtown and follows north along the river. TID #12 becomes an overlay district to TID #3 in a number of locations. The properties in TID #12 donated to the city by Great Lakes Cheese is already in TID #3, so the recommendation is that TID #3 would manage that redevelopment and it be removed from TID #12. Groat reviewed a number of other parcels that would be removed: Graebel, the Landmark building, The 400 Block, and the Sears building. Two tiny parcels will be added by the YMCA so that the map stays contiguous. No project costs will be added to the district.

Finance Committee Vote

Motion by Lawrence, second by Martens to approve the amendment to TID #12. Motion carried 4-0.

ED Committee Vote

Motion by Peckham, second by Gisselman to approve the amendment to TID #12. Motion carried 5-0.

Adjournment

Motion by Peckham, second by Martens to adjourn the Economic Development Committee. Motion carried unanimously. ED adjourned at 5:45 pm.

**The Finance Committee stayed convened for their meeting immediately following the joint meeting.*