VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, December 4, 2019 **7:00 PM** **McFarland Municipal Center** *Conference Room A*

AGENDA

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. CLOSED SESSION.
   a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the acquisition of property at the following locations:

   1) 4313 Triangle Street (Tax Increment District #3).

   2) 5407 Bashford Street (Tax Increment District #4).

   3) 6004/6006 Johnson Street (located adjacent to Tax Increment District #4).

   b. Discussion and action to reconvene into Open Session.

4. APPROVAL OF MINUTES.
   a. Discussion and action regarding the minutes for the meeting held on November 6, 2019.

5. BUSINESS.
   a. Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 4313 Triangle Street within Tax Increment District #3.

   b. Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 5407 Bashford Street within Tax Increment District #4.

   c. Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 6004/6006 Johnson Street adjacent to Tax Increment District #4.

6. SCHEDULE NEXT MEETING DATE.
   a. Wednesday, January 1, 2020 at 7:00 pm.

7. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. 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 stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Working Draft MINUTES

Community Development Authority Meeting

November 6, 2019

Members Present: Ken Brost, Dan Kolk, Jerry Dietzel, Toni Stolarik, Austen Conrad

Members Absent: Sue Smith, Stephanie Brassington

Staff Present: Andrew Bremer, Matt Schuenke

1. CALL TO ORDER

Brost called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES.

None. Brost welcomed new Community Development Authority member Austen Conrad. Conrad is an architect with Strang.

3. APPROVAL OF MINUTES.

a. Discussion and action regarding minutes of the meeting held on October 2, 2019.

Kolk moved to approve the minutes of October 2, 2019. Stolarik seconded the motion. Motion carried 5-0.

4. BUSINESS

a. Discussion of 2020 Budgets for Tax Increment Finance Districts #3, #4, and #5

Administrator Schuenke reviewed the 2020 Budget for TIF Districts #3, #4, and #5. TID #3 was established in 2004 as an Industrial TID and includes lands along Terminal Drive and Triangle Street. The largest planned expenditure in 2020 is development incentives including for the 4703 Terminal Drive project (Ezra Development Agreement). TID #3 will also provide an advance to TID #5 for the 4719 Farwell Street project (Lakestone Development Agreement). TID #3 is receiving annual revenue from TID #4 to recoup a previous advance for the Farwell Place Development. TID #3 is a donor to TID #4 so these funds do not have to be repaid, but to the extent it can, TID #4 is repaying TID #3. TID #4 was created in 2008 as a Blighted TID and includes properties in the Downtown area. Due to the recession occurring shortly after the TID was created it got off to a slower start. However, as a result of a prior Base Value Redetermination, and the completion of Phase

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1 of the Farwell Place, the TID is turning the corner. TID #5 was created in 2018 as a Rehabilitation TID and includes properties along Farwell Street and US 51. Year 2020 is the first year the TID is eligible to receive tax increment and a number of rehabilitation and new development projects have already occurred, with the largest being the Lakestone project at 4719 Farwell. As development opportunities arise in each TID in 2020, the CDA can evaluate investment of projected future tax increment in support of new development. Schuenke indicated that the year-end 2018 TID Fund Budgets for each TID are as follows: TID #3 = $1,227,304; TID #4 = $(433,303); TID #5 = $(136,762).

5. CLOSED SESSION.

a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1) (e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically for the following:

1) Consideration of real estate acquisition within Tax Increment Finance District #3.
2) Consideration of real estate acquisition within Tax Increment Finance District #4.
3) Consideration of real estate acquisition within Tax Increment Finance District #5.

Motion by Dietzel to adjourn to closed session. Kolk seconded the motion. Motion carried on a roll call vote. Moved into closed session at 7:20 p.m.

b. Discussion and action to reconvene into Open Session.

Kolk moved to reconvene to open session. Dietzel seconded the motion. Motion carried and returned to open session at 8:25 p.m.

6. SCHEDULE NEXT MEETING DATE.

a. Wednesday, December 4, 2019 at 7:00 pm**.**

7. ADJOURNMENT.

Kolk moved to adjourn, Stolarik seconded the motion. Motion carried. Meeting adjourned at 8:26 p.m.

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VILLAGE OF
McFarland

COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: **Wednesday, December 4, 2019**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT:

AGENDA ITEM: **Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 4313 Triangle Street within Tax Increment District #3.**

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:
None

VILLAGE OF
McFarland

COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: **Wednesday, December 4, 2019**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT:

AGENDA ITEM: **Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 5407 Bashford Street within Tax Increment District #4.**

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:
None

VILLAGE OF
McFarland

COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: **Wednesday, December 4, 2019**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT:

AGENDA ITEM: **Discussion and action to make a recommendation to the Village Board regarding the acquisition of property located at 6004/6006 Johnson Street adjacent to Tax Increment District #4.**

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:
None