Community Development Authority

MINUTES

July 10, 2024

Members Present: Stephanie Brassington, Benjamin Tanko, Elizabeth Yszenga, Kurt Zimmerman, Anthony Hennes

Members Absent: Krystalynn Sabol, Luke Fessler

Staff Present: Andrew Bremer, Karen Knoll

1. CALL TO ORDER

Brassington called the meeting to order at 7:01 pm.

2. PUBLIC APPEARANCES

Matthew Wiswell 6302 Pennock Lane, McFarland, WI – spoke in opposition to the creation of TID #7.

3. APPROVAL OF MINUTES

a. Motion to approve the minutes of the Community Development Authority draft minutes from the May 8, 2024, meeting.

Brassington moved to approve the May 8, 2024, Community Development Authority minutes. Tanko seconded the motion. Motion carried 5-0.

4. BUSINESS.

a. Discussion regarding the 2023 Annual Report for Tax Increment District #3.

Bremer summarized this agenda item along with 4(b) and 4 (c) deal with the annual required reporting to the Department of Revenue, which is a process that started approximately 10 years ago of having community's do annual reports of the status of their TIDs. There is a requirement that the Joint Review Board meet every year to review the reports and they are filed with the Department of Revenue. While not a requirement, the reports have always been reviewed by the Community Development Authority as best practice. Bremer reviewed the locations of each TID. Bremer reviewed the history of TID #3 with information from the report. TID #3 has passed its expenditure period and has been a successful TID and is scheduled to terminate in 2027.

b. Discussion regarding the 2023 Annual Report for Tax Increment District #4.

Bremer reviewed TID #4, it is referred to as the downtown TID, and is a blighted TID crated in January of 2008. The Village previously requested a base value redetermination in 2015 from the Department of Revenue for this district which helped the financial performance by lowering the base value, and at the same time the Village approved an allocation amendment from TID #3 to make it a donor to TID #4. Giving the Village Board the authority to donate surplus funds from TID #3 to TID #4 on an as needed basis. Bremer reviewed the values, developments and debt obligations as included in the packet.

c. Discussion regarding the 2023 Annual Report for Tax Increment District #5.

Bremer reviewed the annual report for TID #5. This is the newest of the three TID's, it is a rehabilitation and conservation district. This TID was created in 2017 and the expenditure period runs through 2039 and it will close out in 2044. Bremer summarized the projects and benefits of this TID with his report as included in the packet.

d. Discussion and action to make a recommendation to the Village Board to approve the creation of Tax Increment District #6.

Bremer reviewed and discussed the draft project plan and maps for TID #6 as included in the packet with CDA members. It is a partial overlay of TID #3 and would be established as a blighted district. It would have an expenditure period of 22 years and a maximum life of 27 years with 118 parcels in the proposed district. Members discussed what would happen if there were a parcel of land in both TID #3 and TID #6, along with types of eligible expenditures, possible public work projects, site improvements and possible environmental studies as just a few of the options on which the funds may be spent.

Bremer reviewed the tables for the proposed TID district covering project cost summary, ineligible/estimate non-project costs, economic feasibility, projected income, projected annual performance, impact on overlay as included in the packets.

Brassington moved to make a recommendation to the Village Board to approve the creation of Tax Increment District #6. Yszenga seconded the motion. Motion carried 5-0.

e. Discussion and action to make a recommendation to the Village Board to approve an Allocation Amendment of Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6.

Bremer summarized how a TIF district can be amended to become a donor to another district along with reviewing the requirements needed to approve this with

the information on the proposed project plan allocation amendment as provided in the packet.

Brassington moved to make a recommendation to the Village Board to approve an Allocation Amendment of Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6. Hennes seconded the motion. Motion carried 5-0.

5. SCHEDULE NEXT MEETING DATE

a. Tuesday, July 30, 2024 at 7:00 p.m. – TID #7 Public Information Meeting.

b. Wednesday August 14, 2024 at 7:00 p.m. (regular meeting)

6. ADJOURNMENT

Zimmerman moved to adjourn. Hennes seconded the motion. Motion carried 5-0. Meeting adjourned at 8:16 p.m.