

VILLAGE OF MCFARLAND

Joint Review Board

June 4, 2024

MINUTES

1. CALL TO ORDER.

Carolyn Clow called the meeting to order at 3:05 P.M.

2. ROLL CALL.

Members present: Carolyn Clow (Village President), Adam Gallagher (Dane County), Sylvia Ramirez (MATC, 3:07 PM), Jeff Mahoney (McFarland School District), Tammy Olson (Public Member).

Staff present: Andrew Bremer (McFarland Community & Economic Development Director); Kong Thao (Associate Planner).

3. PUBLIC APPEARANCES.

None.

4. BUSINESS.

- a. Motion to approve the minutes of the June 20, 2023, Joint Review Board meeting.

Clow moved to approve the June 20, 2023, minutes, seconded by Gallagher.

Motion carried 4-0.

5. BUSINESS.

- a. Discussion and action to appoint the Public Member of the Joint Review Board for Tax Increment Districts #6 and #7.

Bremer provided the Board with information on the State requirement to appoint a Public Member to the Board for proposed TIDs #6 & 7, similar to existing TIDs #3, 4 and 5. Mahoney motioned to appoint Tammy Olson as the Public Member of the Joint Review Board for Tax Increment Districts #6 and #7. Clow seconded the motion. Motion carried 5-0.

- b. Discussion and action to appoint the Chairperson to Tax Increment Districts #6 and #7.

Bremer provided the Board with information on the State requirement to appoint a Chair for the Board for proposed TIDs #6 & 7, similar to existing TIDs #3, 4 and 5. Mahoney motioned to appoint Village President Carolyn Clow as the Chair of Tax Increment Districts #6 and #7. Motion seconded by Gallagher. Motioned carried 5-0.

- c. Discussion and action to accept the 2023 Annual Report for Tax Increment District #3.

Bremer reviewed the annual report for TID #3 with Board members. Clow moved to accept the 2023 Annual Report for Tax Increment District #3. Gallagher seconded the motion. Motion carried 5-0.

- d. Discussion and action to accept the 2023 Annual Report for Tax Increment District #4

Bremer reviewed the annual report for TID #4 with Board members. Clow moved to accept the 2023 Annual Report for Tax Increment District #4. Mahoney seconded the motion. Motion carried 5-0.

- e. Discussion and action to accept the 2023 Annual Report for Tax Increment District #5

Bremer reviewed the annual report for TID #5 with Board members. Clow moved to accept the 2023 Annual Report for Tax Increment District #5. Gallagher seconded the motion. Motion carried 5-0.

- f. Discussion regarding creation of Tax Increment District #7.

Bremer provided summary on the agenda item providing background information related to the purpose and need for formation of this district, relation to the Village's 2023 East Side plan, 2023 Economic Strategic Plan, the proposed location and boundaries of the district, condition of existing properties included within the boundary. Bremer referenced a conceptual project in discussion with the Department for use of a 60-acre farmland for a business park. Bremer provided the Board with additional details on a proposed distribution of acreage for land use types and length of TID #7.

- g. Discussion regarding creation of Tax Increment District #6.

Bremer provided a summary on the agenda item regarding the purpose and need for this proposed overlay district. Bremer's summary included:

- the intent of the establishment of TID#6
- relationship to existing TID #3
- boundaries differences
- Village current planning project to update Redevelopment District No. 1
- key sites and opportunities for redevelopment
- proposed land uses and their subdistricts.

- h. Discussion regarding an allocation amendment of Tax Increment District #3 to Tax Increment District #5 and #6.

Bremer provided background summary on the agenda item. Bremer provided additional information related to Wisconsin Statutes allowing for allocation amendments, and advantages this could achieve for the Village and overlaying taxing jurisdictions, such as reduced financing expenses related to creation of new development and property value increases.

6. SCHEDULE NEXT MEETING DATE

To be determined

7. ADJOURNMENT

Gallagher moved to adjourn, seconded by Mahoney. Motion carried 3-0.
Meeting adjourned at 3:37 p.m.