



MEETING NOTICE

AGENDA FOR LONG RANGE PLANNING COMMITTEE

A Long Range Planning Committee meeting will be held on
Tuesday, September 26, 2023 at 5:30 PM
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Join Zoom Meeting

<https://us06web.zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNF1wMzdSZz09>

Meeting ID: 768 946 6740 **Passcode:** Tomah2020

Dial by your location: (312) 626-6799 **Meeting ID:** 768 946 6740 **Passcode:** 546782713

1. AGENDA:

- A. Call to Order - Roll Call
- B. [Approval of February 28, 2023 Long Range Planning Committee Meeting Minutes](#)
- C. [Vandewalle and Associates Annual TID Summary Presentation](#)
- D. Update from Vandewalle & Associates on the outreach to potential development sites

2. NEXT MEETING DATE: ENTER DATE HERE

3. ADJOURNMENT

NOTICE: It is possible that 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. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the City Clerk's office at 608-374-7420 x7420.



LONG RANGE PLANNING COMMITTEE MINUTES

The City of Tomah Long Range Planning Committee (LRPC) met in session on **Tuesday, February 28, 2023** at 5:30 p.m. in the Municipal Building, 819 Superior Ave, Tomah, WI, and via Zoom teleconference. The meeting access information was provided on the posted agenda. The meeting agenda notice was posted at City Hall and on the City's website in compliance with the provisions of Section 19.84 Wisconsin Statutes.

Call to Order – Roll Call: Eric Prise called the meeting to order at 5:30 p.m. Members present: E. Prise, Tina Thompson, Jeff Holthaus, Adam Gigous and Shawn Zabinski Absent: Pete Reichardt and Mike Murray. Quorum present. Also in attendance: Building and Zoning Administrator Shane Rolff, Ben Rohr and Dean Proctor of Vandewalle & Associates (both via Zoom,) Deputy City Clerk Nicole Jacobs, Deputy City Clerk Rachel Kreighbaum, Alderpersons Richard Yarrington and Lamont Kiefer, and Senior Center Director Pam Buchda

Approval of Tuesday, November 22, 2022 Long Range Planning Committee meeting minutes: Motion by T. Thompson, second by S. Zabinski, to approve the minutes of the November 22, 2022 meeting. Motion carried.

Senior Center Reuse Study Presentation: D. Proctor, an architect with Vandewalle & Associates presented the findings of a study conducted on how to increase usable space of the existing senior center for the potential to provide additional income to the City of Tomah. Proctor found the building to be in good shape with good potential and discussed certain constraints that exist. Committee members discussed all of the possible opportunities as well as costs associated with any potential projects. No action taken.

Housing Report Next Steps - Prioritize Potential Housing Opportunity Sites: B. Rohr reminded committee members that the committee reviewed the housing report in November and Rohr then presented it to the City Council in December for its feedback. A map of potential sites was presented to the committee, reflecting existing sites and identifying sites with the best potential. Rohr also informed the committee that the next step is to work with city staff to fine-tune where the greatest opportunities lie to advance through the report, and start seeking potential developers and to bring those findings to next month's meeting. No action taken.

PSC Energy Innovation Grant Application Update: B. Rohr informed committee members that the Public Services Commission (PSC) has an annual grant cycle for energy innovation projects. After discussions with city staff, it was decided to go after a grant. Rohr explained to the committee the City's opportunity to look at installing electric vehicle charging stations, given Tomah's unique placement at the split. Rohr suggested maybe installing the stations in a different part of the community, such as downtown, where visitors could spend more time at downtown businesses while waiting for their cars to charge. Meetings with Alliant Energy were held, where it was determined they were fully onboard with the project. The grant application was submitted in January and staff are now waiting to hear back. No action taken.

Economic Development Fund Introduction: S. Rolff presented the committee with documentation prepared by the City Treasurer, showing funds, which were reclassified as an economic development funds.

The original intent of the funds was for affordable housing projects, and city staff felt this was a good use of said funds going forward. Rolff explained the three funds discussed are all stand-alone funds available for the LRPC to make recommendations on their usage. No action taken.

Full Comprehensive Plan Update: S. Rolff updated the committee that a proper Ad-Hoc committee had been formed and held its first meeting. No action taken.

Discussion and possible recommendation of amendment to Ordinance Sec. 2-557. Composition; term; quorum; meetings as it relates to the Long Range Planning Committee: S. Rolff presented the idea of reducing the committee members from nine to seven and lowering the quorum requirements to four members in an effort to ensure a quorum more regularly. Motion by T. Thompson, second by S. Zabinski to recommend to the council an amendment to Ordinance Sec. 2-557. Motion carried.

Next Meeting Date: The committee set the next meeting date for Tuesday, March 28, 2023, at 5:30 p.m. in the Municipal Building, 819 Superior Ave, Tomah, WI.

Adjournment: Motion by T. Thompson, second by S. Zabinski to adjourn the meeting at 6:37 p.m. Motion carried.

Respectfully submitted by:

Nicole Jacobs

Nicole Jacobs, Deputy City Clerk, March 10, 2023

City of Tomah Annual Joint Review Board Meeting

AUGUST 28, 2023

Active City of Tomah TIDs

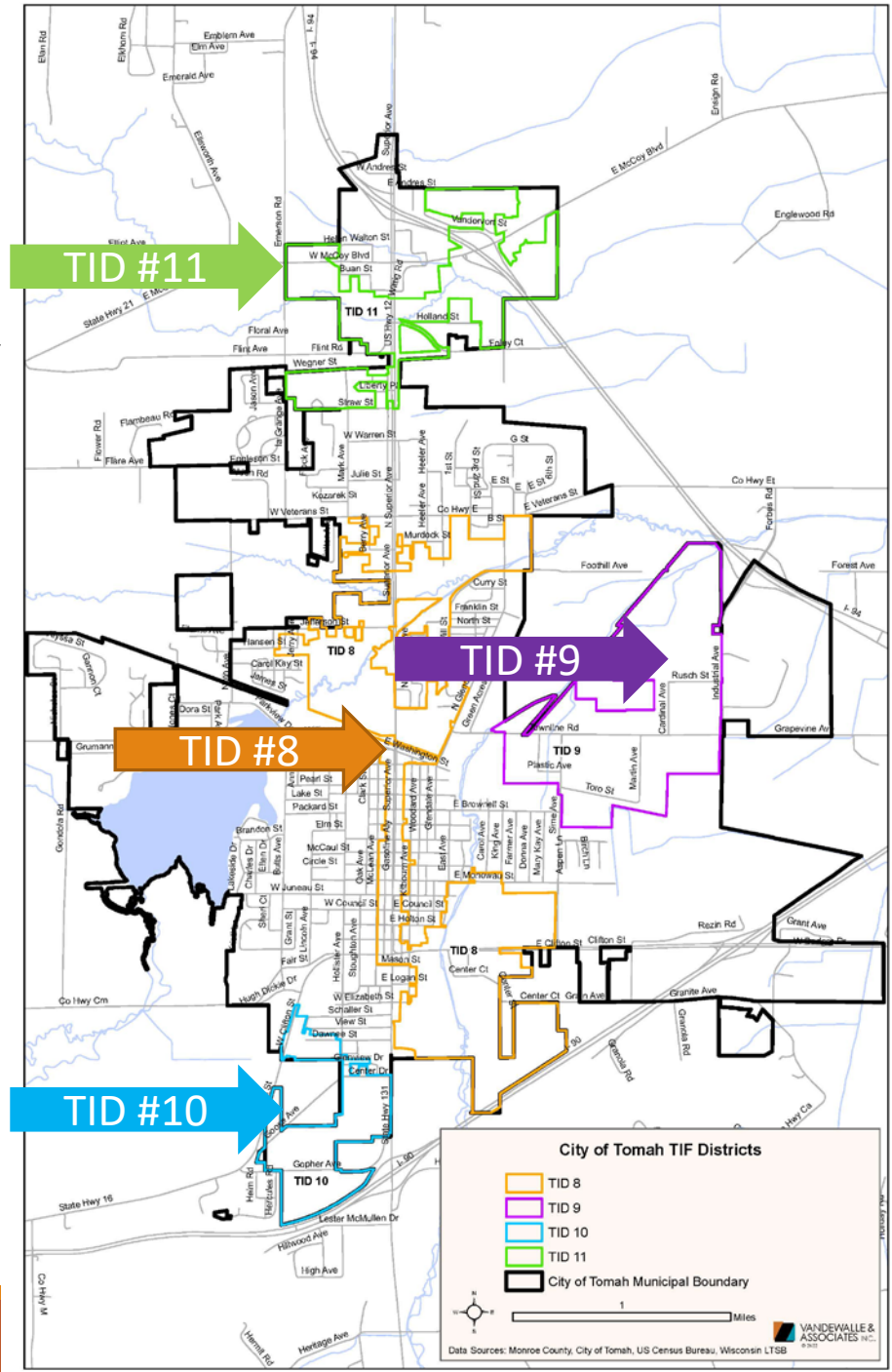
| TID Number | Type | Created | Last Amended | Termination |
|------------|----------------------|---------|----------------|-------------|
| TID #8 | Rehab & Conservation | 2015 | September 2021 | 2042 |
| TID #9 | Industrial | 2018 | September 2021 | 2039 |
| TID #10 | Mixed Use | 2018 | September 2021 | 2039 |
| TID #11 | Mixed Use | 2021 | N/A | 2041 |

12% Standing

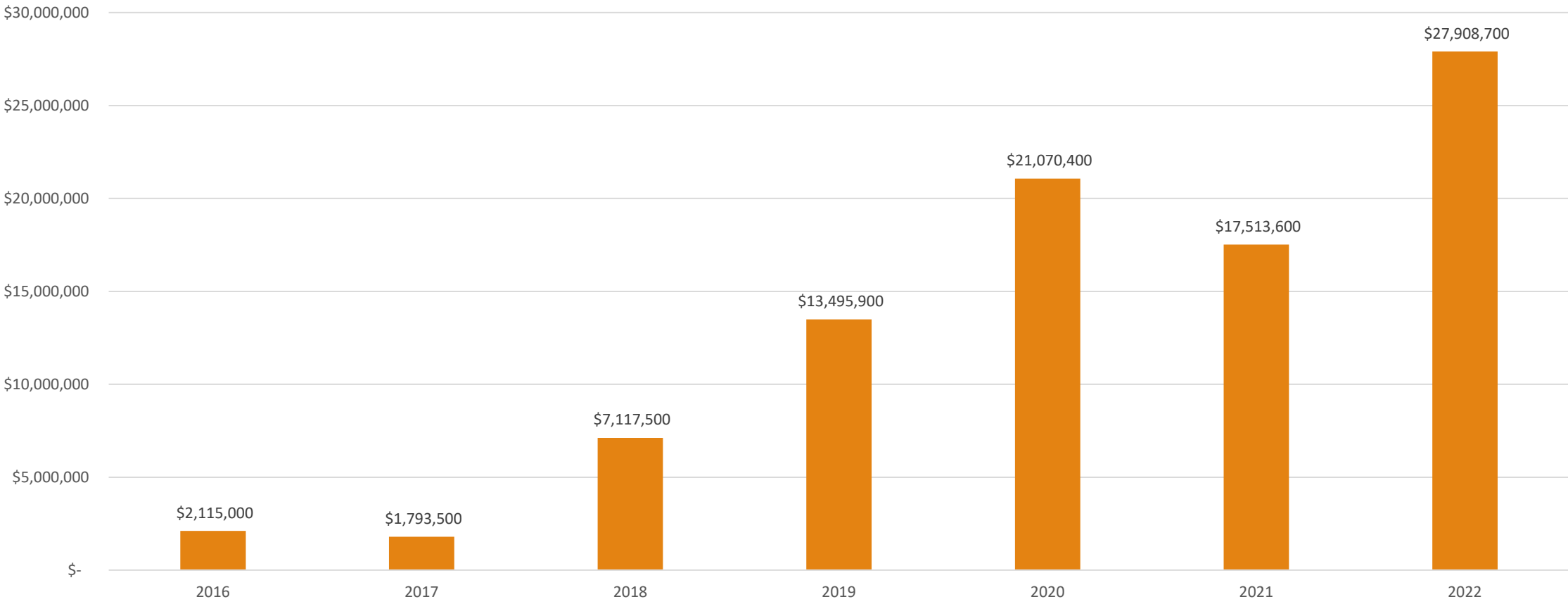
| TID | 2022 Total Value | 2022 TID Value Increment | Percentage of TID Value Increment |
|----------------|----------------------|--------------------------|-----------------------------------|
| TID #8 | \$73,919,300 | \$27,908,700 | 3.2% |
| TID #9 | \$58,667,200 | \$13,418,100 | 1.6% |
| TID #10 | \$21,865,800 | \$20,208,300 | 2.3% |
| TID #11 | \$3,546,600 | \$501,300 | 0.1% |
| Totals* | \$157,998,900 | \$62,036,400 | 7.2% |

*By state law, the City must stay under 12% of its total assessed value located within its TIDs.
2022 total City value = \$865,609,100

Active City of Tomah TIDs



TID #8 Tax Increment



TID #8

2022 beginning year balance = \$-2,573,546*

2022 end of year balance = \$-2,379,863*

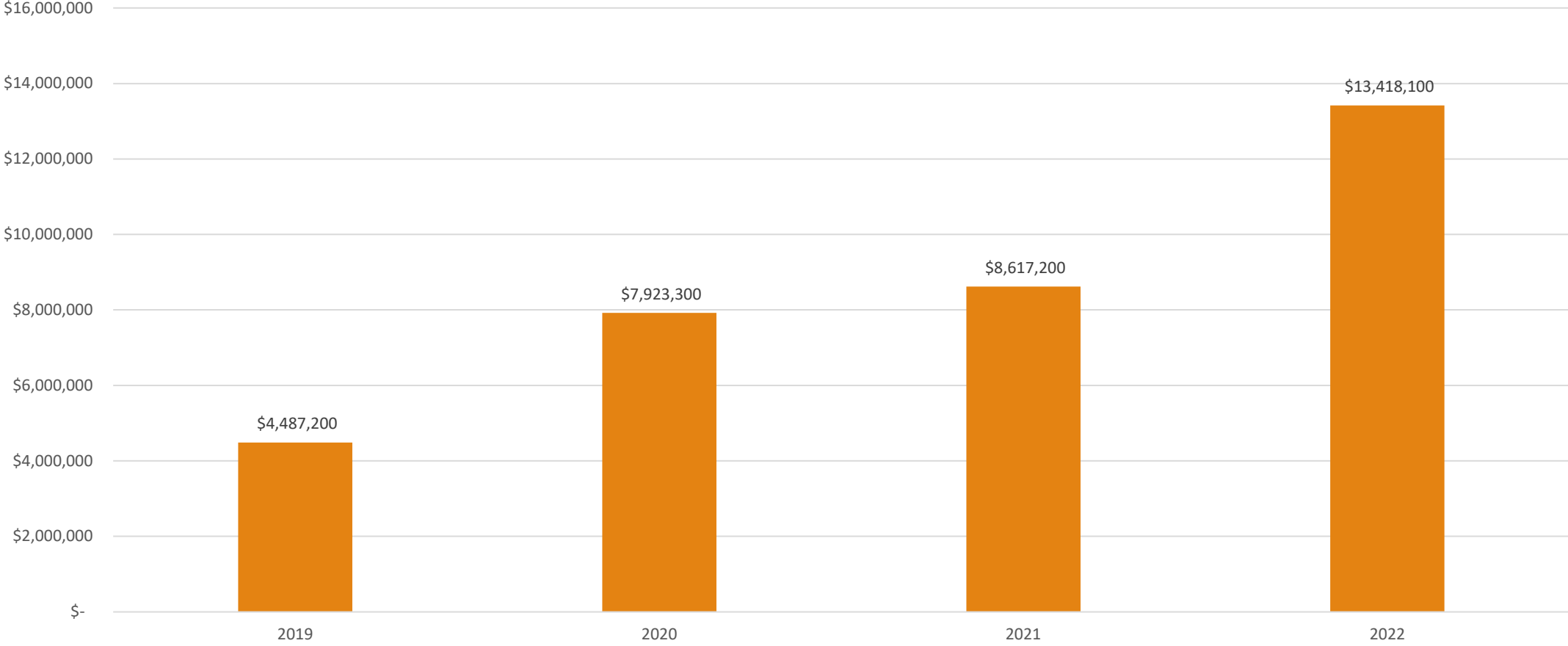
- \$759,267 in total revenues
- \$565,584 in total expenditures

**negative balances reflect that the TID is currently paying off debt.*

Base Value has increased by 1,120% since 2015

Key Project Plan items for 2023: No projects planned this year

TID #9 Tax Increment



TID #9

2022 beginning year balance = \$-35,073

2022 end of year balance = \$65,937

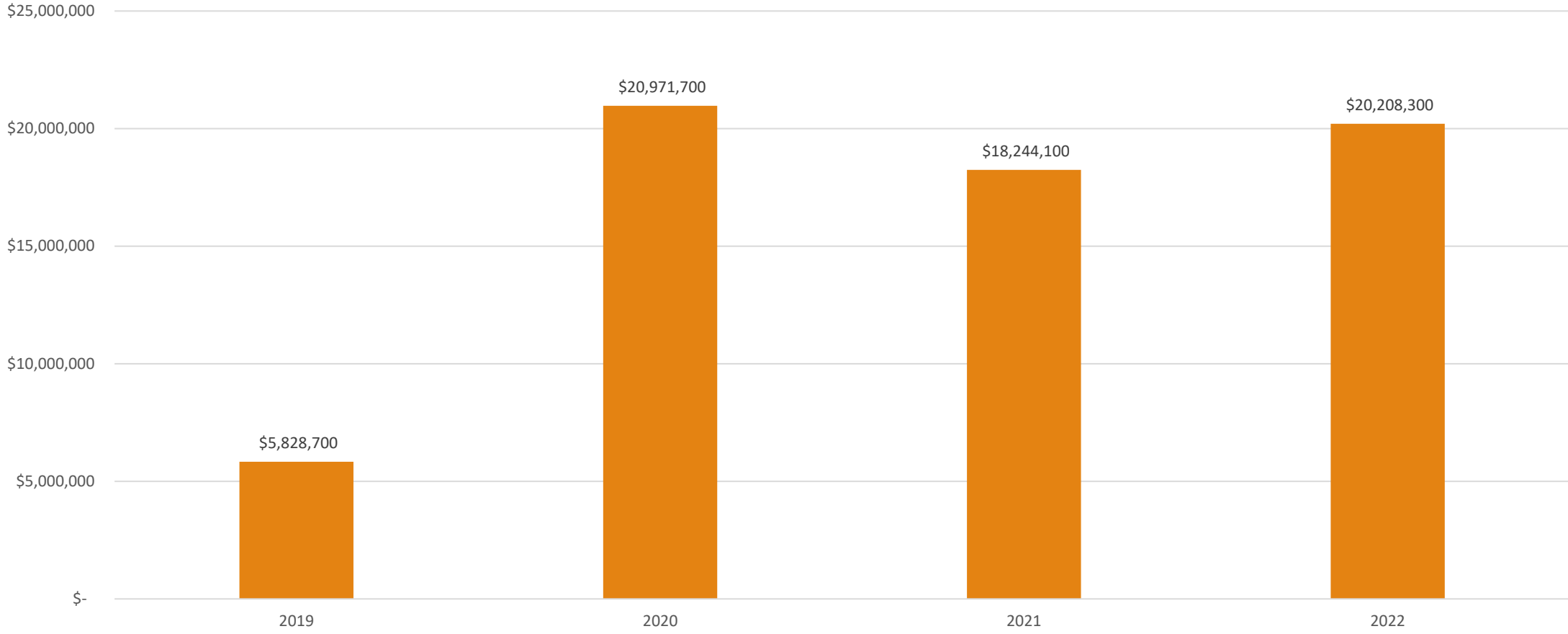
- \$171,199 in total revenues
- \$70,189 in total expenditures

Base Value has increased by 199% since 2018

Key Project Plan items for 2023: No projects planned this year

Cardinal's expansion project should come on the tax rolls in 2023

TID #10 Tax Increment



TID #10

2022 beginning year balance = \$237,198

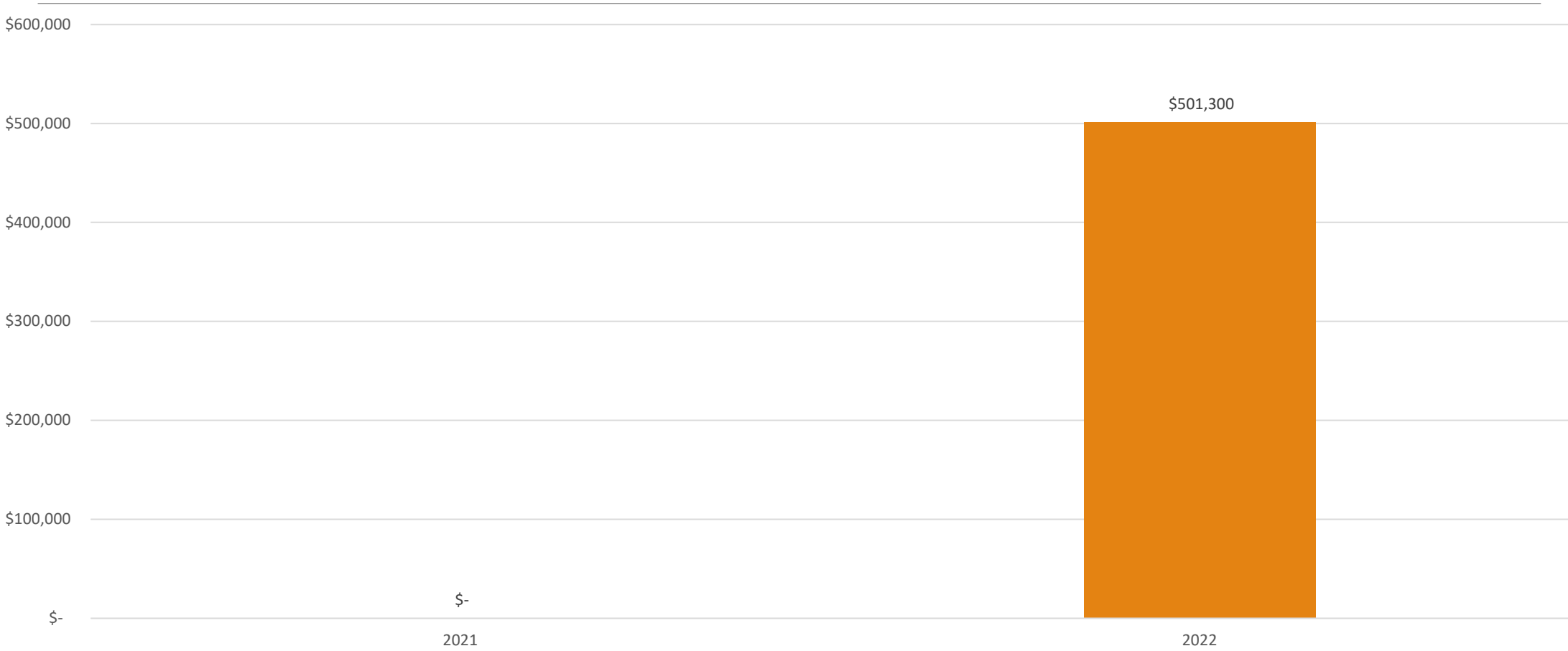
2022 end of year balance = \$200,976

- \$366,781 in total revenues
- \$403,003 in total expenditures

Base Value has increased by 247% since 2018

Key Project Plan items for 2023: No projects planned this year

TID #11 Tax Increment



TID #11

2022 beginning year balance = \$-3,917*

2022 end of year balance = \$-15,805*

- \$0 in total revenues
- \$11,888 in total expenditures

**negative balances are due to administrative expenses incurred before increment was generated. The TID has no other debt. Positive balances are anticipated in 2023 with new increment.*

Base Value has increased by \$501,300 since 2021

Key Project Plan items for 2023: No projects planned this year

Hotel development and new mobile homes increment anticipated in 2023

Summary Conclusion

TID #8 has outstanding debt creating a negative fund balance, but TID #9 and TID #10 are doing well in terms of a positive end of the year balance. TID #11 should have a positive end of year balance in 2023 with new increment.

All four TIDS experienced an increase in increment this past year.

The City will consider allocating funds to the downtown façade program over the coming years (TID #8).

The City continues its efforts to identify development or redevelopment sites and proactively pursue developers for them.