



**MINUTES**  
**CITY OF WAUPUN TAX INCREMENTAL DISTRICT 6**  
**AMENDMENT & ANNUAL MEETING OF THE**  
**WAUPUN JOINT REVIEW BOARD**  
**VIDEO CONFERENCE AND TELECONFERENCE**  
**Thursday, June 25, 2020 at 3:30 PM**

**CALL TO ORDER**

Mayor Nickel called the virtual and teleconference meeting to order at 3:30pm.

**ROLL CALL**

Members in attendance on roll call is City Representative Mayor Julie Nickel, Fond Du Lac County Representative Erin Gerred, Waupun School Representative Carrie Hintze, Moraine Park Technical College Representative Laura Schelter, and Dodge County Representative Russell Kottke. Those absent and excused are Public Member Nancy Vanderkin.

City Management Staff present is Clerk Hull, Administrator Schlieve, and Finance Director Kast.

Others present are Phil Cosson of Ehlers Public Finance Advisors.

**REVIEW AND CONSIDERATION OF PRIOR MEETING MINUTES**

**1. May 20, 2020 Joint Review Board Meeting Minutes**

Motion Gerred, second Hintze to approve the May 20, 2020 Joint Review Board Meeting Minutes. Motion carried.

**REVIEW OF DOCUMENTS AND RESOLUTIONS OF THE PUBLIC RECORD**

**2. Notice of Joint Review Board Meeting**

The Notice of publication was reviewed.

**3. Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 6**

The Project Plan, which includes the signed opinion of Dan VandeZande, City Attorney, advising that Plan is complete and complies with WI Statutes 66.1105, was reviewed.

**4. Resolution 05-20-20-01 Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for TID No. 6 (Plan Commission 5-20-20)**

Resolution 05-20-20-01 Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for TID No. 6 which was previously adopted by the Plan Commission was reviewed.

**5. Resolution 06-09-20-03 Approving an Amendment to the Project Plan and Boundaries of TID No. 6 (Council 6-9-20)**

Resolution 06-09-20-03 Approving an Amendment to the Project Plan and Boundaries of TID No. 6, which was previously adopted by the Common Council was reviewed.

**RESOLUTION CONSIDERATION**

**6. Resolution Approving the Project Plan and Boundary Amendment of TID No. 6**

Motion Hintze, second Schelter to approve Resolution 06-25-20-01 approving the Project Plan and Boundary Amendment of TID No. 6. Motion carried.

**REVIEW AND CONSIDERATION OF PRIOR ANNUAL MEETING MINUTES**

**7. June 25, 2019 Annual Meeting Minutes of the Joint Review Board**

Motion Kottke, second Gerred to approve the June 25, 2019 Annual Meeting Minutes of the Joint Review Board. Motion carried.

## **REVIEW ANNUAL PE-300 REPORTS AND PERFORMANCE STATUS OF TAX INCREMENTAL DISTRICTS**

### **8. Tax Incremental District No. 8 (2/13/2018 – 2/13/2039; Fond du Lac County)**

Created 2018 as mixed use area. This TID is set to expire 2033. This TID lies on the west side in Fond Du Lac County and partially shares with TID 6. Improvements consist of Country Club and Waupun Tractor Supply in the west shopping center. Future projects provide R1/R2 housing development, storm water infrastructure, and Utility and Street Infrastructure. 2019 beginning fund balance provides (\$590,501), revenues of \$14,073, expenses of \$150, and year-end fund balance of \$(302,753). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,010,882, expenses of \$1,706,350, and a surplus of \$1,779.

### **9. Tax Incremental District No. 3 (5/31/2005 - 5/31/2032; Dodge & Fond du Lac County)**

Created 2005 as mixed use/blighted area and amended in 2012 to extend boundaries. This TID is set to expire 2027. This TID lies in our downtown central business district in both Dodge and Fond Du Lac Counties and shares with TID 6. Future projects provide CDA business relief grants, opportunity to leverage tax credits through historic district preservation, streetscaping, building renovations and façade improvements, and industrial and commercial development. 2019 beginning fund balance provides (\$495,849), revenues of \$108,176, expenses of \$81,417, and year-end fund balance of \$(469,090). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,192,104, expenses of \$1,661,539, and a surplus of \$61,475.

### **10. Tax Incremental District No. 6 (8/21/2012 - 8/21/2039; Dodge & Fond du Lac County)**

Created 2012 as mixed use/blighted area and amended in 2012. This TID is set to expire 2034. This TID lies on the west side of the City in both Fond du Lac and Dodge County and shares with TID 3 and 8. Improvements consist of Waupun Tractor Supply in the west shopping center. 2019 beginning fund balance provides (\$476,832), revenues of \$115,166, expenses of \$71,643, and year-end balance of \$(433,309). Estimates for future projects, prior to closure of the TID, provides revenue of \$4,414,777, expenses of \$3,791,830, and a surplus of \$189,638.

### **11. Tax Incremental District No. 1 (9/30/1987 - 9/30/2024; Dodge County)**

Created 1987 as industrial/distressed area and amended in 2011. This TID is set to expire in 2024, but expected early closure in 2021. However, the City is considering an extension due to housing. This TIF lies in the industrial park in Dodge County. As distressed, this TID cannot incur expenses; only earn revenue to pay back outstanding debt. 2019 beginning fund balance provides (\$530,191), revenues of \$261,274 expenses of \$12,476 and year-end balance of \$(281,393). Estimates for future projects, prior to closure of the TID, provides revenue of \$7523,838, expenses of \$12,400, and a surplus of \$230,045.

### **12. Tax Incremental District No. 5 (9/16/2008 - 9/16/2034; Dodge County)**

Created 2008 as mixed use, amended in 2012, and extended in 2018. This TID is set to expire in 2023. This TID lies on the east side in Dodge County for commercial development and includes the baseball complex. Future projects consist of the construction of a multi-family development which may provide \$1.5M in assessed value, Summit Credit Union which provides a minimum guarantee of \$1.5M in assessed value, and a dental office which may provide \$1.5M in assessed value. 2019 beginning fund balance provides (\$1,824,236), revenues of \$730,357, expenses of \$599,996, and year-end fund balance of \$(1,693,875). Estimates for future projects, prior to closure of the TID, provides revenue of \$6,623,965, expenses of \$4,924,208, and a surplus of \$5,882.

### **13. Tax Incremental District No. 7 (3/14/2017 - 3/14/2038; Dodge County)**

Created 2017 as mixed use. This TID is set to expire in 2038. This TID lies on the southeast side of the City (Hwy 151 and 26). This TID consists of the travel plaza. 2019 beginning fund balance provides (\$136,509), revenues of \$77,087, expenses of \$66,921, and year-end fund balance of \$(126,343). Estimates for future projects, prior to closure of the TID, provides revenue of \$4,169,021, expenses of \$4,070,864, and a surplus of (\$28,186).

## **ACCEPTANCE OF THE ANNUAL REPORTS**

Motion Kottke, second Schelter to accept the 2019 TID Reports. Motion carried.

## **ADJOURNMENT**

Motion Nickel, second Hintze to duly call the meeting adjourned at 4:01pm. Motion carried.