



MINUTES
CITY OF WAUPUN JOINT REVIEW BOARD
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, June 25, 2019 at 1:00 PM

CALL TO ORDER

City Clerk Hull Called the meeting to Order at 1:04pm.

City Staff in attendance are City Clerk Angela Hull, Administrator Kathy Schlieve, Finance Director Jared Oosterhouse, Accountant Michelle Kast, and Economic Development Coordinator Sarah VanBuren.

APPOINTMENT OF PUBLIC MEMBER

Motion Kottke, second Gerred to accept the Mayoral appointment of Nancy Vanderkin as the Public Member to the Joint Review Board. Motion carried.

APPOINTMENT OF CHAIRPERSON

Kottke makes nomination of Nickel as Chairman of the Joint Review Board. No other nominations are heard and nominations are closed.

Motion Kottke, second Vanderkin to appoint Nickel as the Chairman of the Joint Board of Review. Motion carried.

ROLL CALL

Members present on roll call are

Russ Kottke representing Dodge County, Nancy Vanderkin representing the Public Member, Julie Nickel representing the City of Waupun, Erin Gerred representing Fond Du Lac County, Carrie Kasubaski representing Moraine Park Technical College, and Carrie Hintze representing the Waupun Area School District. No members are absent.

TAX INCREMENTAL DISTRICTS TO BE REVIEWED

As required by Wisconsin State Statutes 66.1105(4m) (f), Review the Annual PE-300 Reports detailing the performance and status of each Tax Incremental District (“TID”), as filed with the Wisconsin Department of Revenue by the City, for the following TIDs.

1. Presentation of Annual Report for TID 1,3,5,6 and 7

Schlieve and Kast present the Annual Reports of TID 1,3,5,6, and 7.

2. TID 3 (Fond du Lac & Dodge Counties, Moraine Park Technical College & Waupun Area School District)

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 business district in both Dodge and Fond Du Lac Counties and shares with TID 6. Project expenses are in line with the project plan and consist of CDA redevelopment funds to maintain the downtown building improvements and streetscaping. As the downtown area is now designated as a historic district, this will open opportunities for historic tax credits, which will be beneficial to the downtown owners to leverage resources in TID 3. 2018 Beginning fund balance provides (\$590,501), revenues of \$138,160, expenses of \$43,508, and year-end fund balance of \$(495,849). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,199,271, expenses of \$1,608,153, and a surplus of \$95,269.

3. TID 6 (Fond du Lac & Dodge Counties, Moraine Park Technical College & Waupun Area School District)

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. Improvements consist of Waupun Tractor Supply in the west shopping center. TID 8 overlays this area. 2018 Beginning fund balance

provides (\$554,174), revenues of \$123,341, expenses of \$113,736, and year-end balance of \$(544,569). Estimates for future projects, prior to closure of the TID, provides revenue of \$3,183,385, expenses of \$2,517,467, and a surplus of \$121,349.

4. TID 1 (Dodge County, Moraine Park Technical College & Waupun Area School District)

Created 1987 as industrial/distressed area and amended in 2011. This TID is set to expire in 2024, but expected early closure in 2021. 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. 2018 Beginning fund balance provides (\$768,118), revenues of \$258,844, expenses of \$20,947, and year-end balance of \$(530,191). Estimates for future projects, prior to closure of the TID, provides revenue of \$782,482, expenses of \$22,950, and a surplus of \$229,341.

5. TID 5 (Dodge County, Moraine Park Technical College & Waupun Area School District)

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. New housing development in 2018 provided \$2M of assessed value. Future development is planned for 2020 to provide \$1.5M assessed value and expenses in incur to extend Seymour Street and additional housing on Lot 1 of Mayfair Estates. 2018 Beginning fund balance provides (\$1,747,609), revenues of \$610,586, expenses of \$687,213, and year-end fund balance of \$(1,824,236). Estimates for future projects, prior to closure of the TID, provides revenue of \$7,092,105, expenses of \$6,073,942, and a surplus of \$3,927.

6. TID 7 (Dodge County, Moraine Park Technical College & Waupun Area School District)

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. 2018 Beginning fund balance provides 41,832, revenues of \$9,505, expenses of \$187,846, and year-end fund balance of \$(136,509). Estimates for future projects, prior to closure of the TID, provides revenue of \$4,379,672, expenses of \$4,141,103, and a surplus of \$102,060.

ACCEPTANCE OF THE ANNUAL REPORTS

7. Staff Summary of Annual Report of TID 1,3,5,6 and 7

Motion Kasubaski, second Kottke to accept the 2018 TID Reports. Motion carried.

ADJOURNMENT

Motion Vanderkin, second Kasubaski to call the meeting adjourned. Motion carried.