



**A G E N D A**  
**CITY OF WAUPUN JOINT REVIEW BOARD**  
**CITY HALL COUNCIL CHAMBERS 201 E. MAIN**  
**STREET, WAUPUN**  
**Tuesday, June 17, 2025 at 9:00 AM**

**JOINT REVIEW BOARD**  
**TAX INCREMENTAL DISTRICTS NO. 9 AND 10**  
**AND**  
**ANNUAL TID UPDATE MEETING**

**CALL TO ORDER**

Clerk calls the meeting to order at 9:00am.

**ROLL CALL**

In-Person Members:

Waupun School District – Director of Business Services Carrie Hintze  
Dodge County – Administrator Cameron Clapper  
Municipality Member- Council President Dan Siebers acting on behalf of Mayor Rohn Bishop  
Appointed Public Member- Peter Kaczmariski

Virtual Members:

Technical College – VP Finance/Administration Bethany Rusch  
Fond Du Lac County – Director of Administration Erin Gerred

Members Absent: None

In-Person Staff: Clerk/Treasurer Angela Hull, Administrator Kathy Schlieve, Finance Director Casey Langenfeld

Virtual Audience: Phil Cosson of Ehlers Public Finance Advisors

**RECOGNITION OF PUBLIC MEMBER**

**1. 2025 Joint Review Board Membership**

The Board acknowledges Pete Kaczmariski as the Public Member of the Board

**NOMINATION AND ELECTION OF CHAIRPERSON**

Hull calls for nominations for Board Chairperson.

Motion Siebers, second Gerred to nominate Bishop. No other nominations are heard. Nominations close.

Motion Siebers, second Kaczmariski to appoint Bishop as the 2025 Joint Review Board Chairperson. Motion Carried 6-0.

**PRIOR MEETING MINUTES**

**2. Joint Review Board 6-11-24**

Motion Hintze, second Rusch to approve the June 11, 2024, annual meeting minutes of the Joint Review Board.  
Motion carried 6-0.

**REVIEW RESPONSIBILITIES OF THE JOINT REVIEW BOARD**

Phil Cosson of Ehlers Public Finance Advisors provides the responsibilities of the Board to the members.

**PERFORMANCE AND STATUS OF THE CITY'S ACTIVE TAX INCREMENTAL DISTRICTS AS REQUIRED BY WIS. STAT. § 66.1105(4M)(F)**

**3. 2025 TID Annual Meeting Presentation**

**Overview, Financial Reports, and Notes: TID 8 (Fond Du Lac County)**

Created 2018 as a mixed-use area. TID expenditure period ends 2034 with early closure in 2033 (Project Plan 2029). This TID lies on the west side in Fond Du Lac County. Due to the 2023 TID laws, personal property in the amount of \$231,200 was removed from the base value of the TID. 2024 beginning fund balance provides \$43,600, revenues of \$185,177, expenses of \$119,383, and year-end fund balance of \$109,394. Estimates for future projects, prior to closure of the TID, provide revenue of \$2,075,535, expenses of \$2,066,282, and a surplus of \$0.

**Overview, Financial Reports, and Notes: TID 3 (Fond Du Lac and Dodge County)**

Created 2005 as a mixed use/blighted area which was amended in 2012 to extend boundaries. TID expenditure period ends 2027 with closure in 2032. 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 façade improvement grants and northside alley improvements. 2024 beginning fund balance provides \$139,926, revenues of \$353,789, expenses of \$346,569 and year-end fund balance of \$147,146. Estimates for future projects, prior to closure of the TID, provides revenue of \$2,211,368, expenses of \$1,820,872, and a surplus of \$0.

**Overview, Financial Reports, and Notes: TID 6 (Fond Du Lac and Dodge County)**

Created 2012 as mixed use/blighted area and amended in 2012 and 2020. TID expenditure period ends 2034 with closure revised to 2026. This TID lies on the west side of the City in both Fond du Lac and Dodge County and shares with TID 3. No future projects planned. 2024 beginning fund balance provides (\$343,998), revenues of \$117,781, expenses of \$56,083, and year-end balance of \$(282,300). Estimates for future projects, prior to closure of the TID, provides revenue of \$136,902 expenses of \$706,006, and a surplus of \$0.

**Overview, Financial Reports, and Notes: TID 5 (Dodge County)**

Created 2008 as mixed use and amended in 2012 and extended in 2018. TID expenditure period ends 2023 with closure in 2034. This TID lies on the east side in Dodge County for commercial development. There are no future planned projects. 2024 beginning fund balance provides (\$1,691,382), revenues of \$459,870 expenses of \$386,528, and year-end fund balance of \$(1,618,040). Projected revenues, prior to closure of the TID, provides \$4,325,280, expenses of \$2,707,239, and a surplus of \$0.

**Overview, Financial Reports, and Notes: TID 7 (Dodge County)**

Created 2017 as mixed use. TID expenditure period ends 2033 with closure in 2038. This TID lies on the east side in Dodge County for commercial development. Future projects provide for Eric Mulder Construction and 18-Wheeler truck wash. 2024 beginning fund balance provides (\$118,353), revenues of \$57,419, expenses of \$161,565, and year-end fund balance of (\$222,499). Estimates for future projects, prior to TID closure, provides revenue of \$1,158,982, expenses of \$2,906,763, and a surplus of (\$1,970,280).

**Overview, Financial Reports, and Notes: TID 9 (Dodge County)**

Created 2022 as mixed use. TID expenditure period ends 2037 with closure in 2043. This TID lies on the south side in Dodge County for commercial development. Future projects provide for residential development (Carver Flats Multi-Family), Eagle Flexible Packaging, site clean-up (VZ Farm) and industrial development, extension of Shaler Drive, and other commercial development. 2024 beginning fund balance provides (\$535,041), revenues of \$56,214, expenses of \$1,240,863, and year-end fund balance of (\$1,719,690). Projected revenues, prior to closure of the TID, Provides \$17,756,746, expenses of \$14,118,719, and a surplus of \$1,918,337.

**REVIEW ANNUAL PE-300 REPORTS**

**4. PE-300 TID Annual Report: TID 3, 5, 6, 7, 8, and 9**

Motion Clapper, second Hintze to accept the 2024 PE-300 TID Annual Reports. Motion carried 6-0.

## **REVIEW AND DISCUSS DRAFT PROJECT PLANS.**

### **5. TID 9 and 10 Project Plans**

TID 9 is a 138.5-acre mixed use district created on September 13, 2022 to pay the costs of development incentives and public infrastructure improvements needed to promote mixed use development and provide employment opportunities, increased income and sales tax collection, manufacturing activity, housing opportunities and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project.

TID 9 is being amended to add 14.02 acres to the territory and amend the categories, locations or costs of project costs to be made. This amendment will add an additional \$2M in project costs for site cleanup and preparation, streets and utilities and incentives for industrial users.

TID 10 is a 2.65-acre property in need of rehabilitation or conservation, located at 331 Bly Street in Waupun. The district will be created to pay the costs of infrastructure improvements and developer incentives so the property and surrounding area can be rehabilitated. The City expects the project will result in the rehabilitation of the neighborhood and building providing for improved housing opportunities. The City projects that new land and improvements value of approximately \$6M will result from the project.

### **SET NEXT MEETING DATE TO CONSIDER APPROVAL OF THE TIDS**

The next meeting of the Joint Review Board is to be determined but expected to be early August 2025.

### **ADJOURNMENT**

Motion Hintze, second Clapper duly called the meeting adjourned at 9:55am. Motion carried 6-0.