



MINUTES
CITY OF WAUPUN JOINT REVIEW BOARD ANNUAL
MEETING
City Hall Council Chambers 201 E Main Street,
Waupun
Wednesday, June 15, 2022 at 1:00 PM

CALL TO ORDER

City Clerk Hull called the meeting to order at 1:00pm.

REAFFIRMATION OF THE JOINT REVIEW BOARD PUBLIC MEMBER APPOINTMENT

The Board acknowledges Nancy Vanderkin as the Public Member of the Board.

Other Board seats and their representatives:

Waupun School District – Director of Business Carrie Hintze

Technical College – Development Community Coordinator Laura Schelter

Dodge County – Interim County Administrator Jon Hochkammer

Fond Du Lac County – Director of Administration Erin Gerred

Municipal – City of Waupun Mayor Rohn Bishop

ELECTION OF JOINT REVIEW BOARD CHAIRPERSON

1. 2022 Joint Review Board Membership

Hull calls for nominations for Board Chairperson.

Motion Schelter, second Vanderkin to nominate Bishop.

No other nominations are heard. Nominations close.

Motion Schelter, second Vanderkin to appoint Bishop as the 2022 Joint Review Board Chairperson. Motion Carried 6-0.

ROLL CALL

Members present in-person: Hintze, Schelter, Hochkammer, Bishop, Vanderkin.

Member present virtually: Gerred

Staff present in-person: Clerk Hull, Administrator Schlieve

REVIEW OF PRIOR ANNUAL MEETING MINUTES

2. Joint Review Board Annual Minutes of Meeting - June 16, 2021

Motion Vanderkin, second Hintze to approve the June 16, 2021 meeting minutes of the Joint Review Board.

Motion carried 6-0.

REVIEW THE PERFORMANCE STATUS OF TAX INCREMENTAL DISTRICTS AND ACCEPTANCE OF THE ANNUAL PE-300 REPORTS

Performance Status of Tax Incremental Districts and Annual PE-300 Reports

Tax Incremental District No. 8 (2/3/2018 – 2/3/2039; Fond du Lac County)

Created 2018 as mixed-use area. This TID is set to expire 2034. This TID lies on the west side in Fond Du Lac County and partially shares with TID 6. Improvements consist significant progress on developer-led housing development on Tanager Street. Future projects provide additional housing potential, additional storm water expenditures, and infrastructure reimbursement, developer incentives and buyout. 2021 beginning fund balance provides (\$249,321), revenues of \$62,409, expenses of \$110,650, and year-end fund balance of (\$297,562). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,673,968, expenses of \$2,279,823, and a surplus of \$96,583.

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, streetscaping, and targeted reinvestment. 2021 beginning fund balance provides (\$424,621), revenues of \$175,927, expenses of \$103,005 and year-end fund balance of \$(351,699). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,749,412, expenses of \$2,383,190, and a surplus of \$14,523.

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 and 2020. 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. Future projects provide public infrastructure and redevelopment of McKinley Street and 1005 W. Main Street. 2021 beginning fund balance provides (\$421,302), revenues of \$141,036 expenses of \$71,746, and year-end balance of \$(352,013). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,827,365, expenses of \$2,417,955, and a surplus of \$57,396.

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. Future projects consist of the construction of multi-family development which may provide \$2.3M in assessed value, Summit Credit Union which provides a minimum guarantee of \$1.5M in assessed value, and a dental office which was completed in 2021 with an anticipated value of \$1.5M in assessed value. 2021 beginning fund balance provides (\$1,791,363), revenues of \$422,324, expenses of \$423,834, and year-end fund balance of \$(1,792,873). Estimates for future projects, Prior to closure of the TID, provides revenue of \$5,517,687, expenses of \$3,724,815, and a surplus of (\$0).

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). Future expenditures provide property acquisition in 2022, exploring the feasibility of multi-family, truck-friendly and other complementary commercial projects, extension of Shaler Drive if warranted and extension of Bayberry and stormwater infrastructure. 2021 beginning fund balance provides (\$177,647), revenues of \$63,050, expenses of \$109,598 and year-end fund balance of (\$224,195). Estimates for future projects, prior to TID closure, provides revenue of \$3,857,457, expenses of \$3,633,263, and a surplus of (\$0).

Motion Hintze, second Hochkammer to accept the 2021 TID Reports. Motion carried 6-0.

ADJOURNMENT

Motion Vanderkin, second Schelter duly called the meeting adjourned at 1:21pm. Motion carried 6-0.