



**MINUTES**  
**CITY OF WAUPUN ANNUAL MEETING OF THE JOINT**  
**REVIEW BOARD**  
Waupun City Hall – 201 E. Main Street, Waupun WI  
Wednesday, June 16, 2021 at 1:00 PM

**Call to Order**

City Clerk Hull called the in person, virtual and teleconference meeting to order at 1:00pm.

**Reaffirmation of the Joint Review Board’s Public Member Appointment**

The Board accepts Nancy Vanderkin as the public member.

**Election of Joint Review Board Chairperson**

Motion Nickel, second Kottke to appoint Vanderkin as Chairman. Motion carried 6-0.

**Roll Call**

Members in attendance on roll call is City Representative Mayor Julie Nickel, Fond Du Lac County Representative Erin Gerred (virtual), Waupun School Representative Carrie Hintze, Moraine Park Technical College Representative Laura Schelter, Public Member Nancy Vanderkin, and Dodge County Representative Russell Kottke. No members are absent.

City Management Staff present is Clerk Hull and Administrator Schlieve.

No audience is present.

**Review and Consideration of Prior Annual Meeting Minutes**

**1. June 25, 2020 Joint Review Board Meeting Minutes**

Motion Nickel, second Schelter to approve the June 25, 2020 Annual 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**

**8. 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 of Country Club and Waupun Tractor Supply in the west shopping center and developer-led housing development on Tanager Street. Future projects provide housing development, storm water infrastructure, and developer reimbursement/incentives. 2020 beginning fund balance provides (\$302,753), revenues of \$54,413, expenses of \$981, and year-end fund balance of \$(249,321). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,810,379, expenses of \$2,478,550, and a surplus of \$82,508.

**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, streetscaping, signage, and targeted reinvestment. 2020 beginning fund balance provides (\$469,090), revenues of \$132,613, expenses of \$88,144, and year-end fund balance of \$(424,621). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,471,072, expenses of \$1,996,496, and a surplus of \$49,995.

**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 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. Improvements consist of Waupun Tractor Supply in the west shopping center. Future projects provide public infrastructure and redevelopment of McKinley Street. 2020 beginning fund balance provides (\$433,309), revenues of \$124,815

expenses of \$112,808, and year-end balance of \$(421,302). Estimates for future projects, prior to closure of the TID, provides revenue of \$3,169,145, expenses of \$2,720,588, and a surplus of \$27,255.

**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 early closure anticipated in 2021. Resolution was passed to extend one year. 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. 2020 beginning fund balance provides (\$281,393), revenues of \$264,843 expenses of \$1,419 and year-end balance of \$(17,969). Estimates for future projects, prior to closure of the TID, provides revenue of \$271,505, expenses of \$5,050, and a surplus of \$248,486.

**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. 2020 beginning fund balance provides (\$1,693,875), revenues of \$3,947,967, expenses of \$4,045,455, and year-end fund balance of \$(1,791,363). Estimates for future projects, Prior to closure of the TID, provides revenue of \$6,008,881, expenses of \$4,217,518, and a surplus of (\$0).

**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. Future expenditures provide marketing/feasibility plan, extension of Shaler Drive and commercial/residential projects. 2020 beginning fund balance provides (\$126,343), revenues of \$59,690, expenses of \$110,994, and year-end fund balance of (\$177,647). Estimates for future projects, Prior to TID closure, provides revenue of \$2,804,748, expenses of \$2,627,101, and a surplus of(\$0).

Motion Hintze, second Schelter to accept the 2020 TID Reports. Motion carried 6-0.

**Adjournment**

Motion Nickel, second Hintze to duly call the meeting adjourned at 1:18pm. Motion carried 6-0.