



**MINUTES**  
**CITY OF WAUPUN JOINT REVIEW BOARD ANNUAL**  
**MEETING**  
City Hall Council Chambers 201 E Main Street,  
Waupun  
Wednesday, June 15, 2023 at 2:00 PM

**CLERK CALLS THE MEETING TO ORDER**

City Clerk/Treasurer Hull called the meeting to order at 2:00pm.

**CLERK TAKES ROLL CALL**

In-Person Members: Bishop, Siebers, Boelk

Virtual Members: Gerred, Hintze, Kasubaski

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

**JOINT REVIEW BOARD MEMBERSHIP- RECOGNITION OF MAYORAL APPOINTED PUBLIC MEMBER**

**1. 2023-2024 City of Waupun Joint Review Board Membership**

The Board acknowledges Daniel Siebers as the Public Member of the Board.

Other Board seats and their representatives:

Waupun School District – Director of Business Carrie Hintze

Technical College – VP Finance/Administration Carrie Kasubaski

Dodge County –County Board Vice Chairman Robert Boelk

Fond Du Lac County – Director of Administration Erin Gerred

Municipal – City of Waupun Mayor Rohn Bishop

**NOMINATION AND ELECTION OF JOINT REVIEW BOARD CHAIRPERSON**

Hull calls for nominations for Board Chairperson. Motion Boelk, second Gerred to nominate Bishop.

No other nominations are heard. Nominations close.

Motion Boelk, second Gerred to appoint Bishop as the 2023 Joint Review Board Chairperson. Motion Carried 6-0.

**JOINT REVIEW BOARD PRIOR MEETING MINUTES**

**Joint Review Board Meeting Minutes - Annual Meeting on June 15, 2022**

Motion Hintze, second Gerred to approve the June 15, 2022 annual meeting minutes of the Joint Review Board.

Motion carried 6-0.

**Joint Review Board Meeting Minutes - Creation of TID 9 on September 28, 2022**

Motion Boelk, second Hintze to approve the September 28, 2022 meeting minutes of the Joint Review Board.

Motion carried 6-0.

**PERFORMANCE OF TAX INCREMENTAL DISTRICTS**

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

Created 2018 as mixed-use area. TID expenditure period ends 2034 with closure in 2039. This TID lies on the west side in Fond Du Lac County. Improvements consist of significant progress on developer-led housing development on Tanager Street. Future projects provide additional housing potential, additional storm water expenditures, and developer incentives/buyout. 2022 beginning fund balance provides (\$297,562), revenues of \$499,621, expenses of \$148,337, and year-end fund balance of \$53,722. Estimates for future projects, prior to closure of the TID, provides revenue of \$2,042,992, expenses of \$2,131,173, and a surplus of \$0.

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

Created 2005 as 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 business relief grants, streetscaping, and targeted reinvestments. 2022 beginning fund balance provides (\$351,699), revenues of \$621,217, expenses of \$190,145 and year-end fund balance of \$79,373. Estimates for future projects, prior to closure of the TID, provides revenue of \$2,129,000, expenses of \$2,047,463, and a surplus of \$160,910.

### **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 in 2039. 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. 2022 beginning fund balance provides (\$352,013), revenues of \$141,653, expenses of \$172,610, and year-end balance of \$(382,970). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,231,325, expenses of \$2,543,000, 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. 2022 beginning fund balance provides (\$1,792,873), revenues of \$431,547, expenses of \$385,630, and year-end fund balance of \$(1,746,956). Projected revenues, prior to closure of the TID, provides \$5,022,000, expenses of \$3,338,365, 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 multi-family, truck-friendly commercial projects with the possible extension of Shaler Drive and the extension of Bayberry and stormwater infrastructure. 2022 beginning fund balance provides (\$224,195), revenues of \$113,838, expenses of \$133,118, and year-end fund balance of (\$243,474). Estimates for future projects, prior to TID closure, provides revenue of \$3,259,775, expenses of \$3,789,858, and a surplus of \$286,609.

### **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 industrial and residential development (Claggett subdivision) and possible extension of Shaler Drive. 2022 beginning fund balance provides \$0, revenues of \$0, expenses of \$902,368, and year-end fund balance of (\$902,368). Projected revenues, prior to closure of the TID, Provides \$10,426,740, expenses of \$9,215,7840, and a surplus of \$308,588.

### **ACCEPTANCE OF THE PE-300 TID ANNUAL REPORTS**

Motion Boelk, second Siebers to accept the 2022 PE-300 TID Annual Reports. Motion carried 6-0.

### **ADJOURNMENT**

Motion Boelk, second Hintze duly called the meeting adjourned at 2:21pm. Motion carried 6-0.