

City of Dodgeville
Plan Commission Minutes for July 1, 2020 Meeting
Council Chamber
5 PM
TID No. 3 Creation

The Plan Commission was called to order at 5:00 p.m. by Mayor Todd Novak with the following members present:

Roll Call: Tom DeVoss, Dan Meuer, Greg Lee, Michael Humke and Todd Novak.

Others Present: Julie Abing, Deputy Clerk-Treasurer and Kurt Muchow, Project Manager, Vierbicher Associates Inc.

Absent: Robert Rowen, Robert Kratchowill, Matt Staver, Matt Allen and Michael Tiber.

Confirmed the compliance of the Open Meetings Law. Meeting notice were published in the Dodgeville Chronicle on June 4th & June 11th issues.

Purpose of this Public Hearing was for reviewing the proposed Tax Increment District No. 3 Project Plan, Boundary and Creation. There was no one from the public in attendance.

Kurt reviewed the Plan at the last Plan Commission Meeting but nothing has changed since we last met. The boundary is the same which includes the land that is owned by the city north of Leffler and west of Bennett Road, land east of WalMart and a small section south of the intersection. Since the last meeting Kurt did met with the Joint Review Board and they felt the proposal was acceptable. If you adopt your resolution tonight it will go to the City Council on July 21st for their approval.

The project plan has lots of information in it and just a reminder that if the project is not included in the project plan it is not eligible to be funded with TID, so what we strongly recommend using a very comprehensive list of project eligible costs. For that reason, we include a wide range of projects so that if it makes sense or if it is necessary to do a particular project we have hopefully anticipated that and included it and that it is eligible. If not, the City would have to go back and amend the plan and add it. Project boundaries can be update up to 4 times in the life time of a TID if you choose to do so. Kurt would also like to recognize that just because a project is identified in the plan does not mean that it needs to be done. All projects will require City Council approval and the Council would only authorize a project if it made economic sense to do so.

Mayor Novak stated that he did talk to the bank and got the information complete that is needed for the EDA Grant for this project. Todd stated that the City will have to have a developer's commitment to the purchase of land as it can never be mortgaged. If the City borrows money to put in the infrastructure the taxing authority jurisdiction will be the collateral. That is an important part of applying for the EDA Grant as there can not be any liens on the property.

Kurt added that the fact that the city already owns the land and that is not an expense to the TID and if you get your 80% grant for the infrastructure that makes this TID much, much easier to work financially. The City will be in a great position.

Mayor asked if the City could go back on the TID and re-cooperate the money that it cost the City to create this TID? Kurt stated that the way to do it is if a business comes along instead of giving them a lot for \$1.00

you would sell them the land at whatever cost per acre but to off set that cost you give them a development incentive which is an eligible TID cost. The money that the developer paid the city for the land purchase will not go into the TID account because the TID did not purchase the land. The General Fund purchased the land so that payment will go to the General Account. So, this works by the City offering the developer an incentive which is an eligible TID cost to off set the cost of the transaction. This is a great work around and will assist the City in regaining its up-front costs.

Dan Meuer made a motion to adopt Resolution 2020 – 1019 approving Tax Increment District No. 3 Boundary and Project Plan. Mike Humke seconded the motion. Roll Call: Dan Meuer, Yes; Greg Lee, Yes; Mike Humke, Yes; Tom DeVoss, Yes; and Mayor Novak, Yes. Motion carried unanimously.

Mike Humke made a motion to adjourn at 5:08 PM. Tom DeVoss seconded the motion. Motion carried.

Respectfully Submitted,
Julie A. Abing, Deputy Clerk-Treasurer