

**AMERY PLAN COMMISSION PROCEEDINGS**  
**August 14, 2019**

The Plan Commission for the City of Amery met on August 14, 2019 at City Hall in the Committee Meeting Room. Chairperson, Michael Karuschak, Jr. called the meeting to order at 9:05 a.m.

Present: Chairperson, Mike Karuschak, Jr.; Members – Stan Proden; Julie Riemenschneider and Linda Millermon.

Excused: Fran Hawksford.

Staff present: City Administrator, Kim Moore and City Clerk-Treasurer, Patty Bjorklund.

Others present: Mayor, Paul Isakson and members of the public.

***Public Hearing for the Project Plan and proposed boundaries of TIF #9 and amendment of TIF #8.***

Dave Rasmussen of MSA gave detailed information regarding Amendment of TIF #8. A map was shown to all individuals present. The project plan was detailed. The TIF District #8 was created by Common Council Resolution on June 9, 2016 as a “mixed use” District. The amendment to TID No. 8 will add territory and projects to the District. The activities and improvements to TID No. 8 are intended to encourage and attract business growth in the City. The City will only allow tax increment revenue to be spent on newly-platted residential development in the District under certain circumstances. Estimated Total Cost of TID #8 are \$2,040,000. There are 14 amended parcels that will be included as part of TID #8. Questions from interested property owners took place as well as other members of the public. Chairperson, Mike Karuschak, Jr. asked to close discussion on TIF #8.

Dave Rasmussen of MSA gave detailed information regarding Creation of TIF #9 with proposed boundaries. A map was shown to all individuals present. The project plan was detailed. He noted that the City of Amery has identified a need to expand its economic base through business development and redevelopment. In order to promote development and redevelopment, the City is seeking to create Tax Incremental Finance District (TID) No. 9. The creation of TID No. 9 will allow the city to make certain public improvements to the designated area so that business growth can occur. Anticipated growth, combined with the City’s commitment toward development and redevelopment will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the City to attract and retain potential development, and encourage further private investment in local businesses. The business development that is anticipated to occur will provide long-term tax benefits to both the City and all other overlying taxing jurisdictions. Estimated Equalized Value (as of January 1, 2018) was \$207,722,600. The total estimated value is: \$16,234,800. TIF #9 will be designated as a “rehabilitation and conservation” District as defined in §§ WI Statutes 66.1105 (4)(gm)4.a. and 66.1337 (2m)(a).

Questions from interested property owners took place as well as other members of the public. Chairperson, Mike Karuschak, Jr. asked to close discussion on TIF #9.

The Public Hearing was closed at 9:39 a.m.

Motion by Member, Proden to approve Resolution #12-2019 for Amendment of Tax Incremental Finance District #8 was made. Motion seconded by Member, Millermon.

Ayes – 4                      Nays – 0                      Motion carried.

Motion by Member, Riemenschneider, to approve Resolution #13-2019 for Creation for Tax Increment Finance District #9 and add properties on Birch Street to the east along the alley to Riverside Blvd. Motion seconded by Member, Proden.

Ayes – 4                      Nays – 0                      Motion carried.

Motion by Member, Riemenschneider and seconded by Member, Proden to adjourn at 9:45 a.m.

Ayes - 4                      Nays - 0                      Motion carried.

Respectfully Submitted,

Patty Bjorklund, WCMC/CMC/CMTW  
City Clerk-Treasurer  
August 14, 2019