



PLANNING COMMISSION MINUTES
April 28, 2019

The Plan Commission of the City of Amery met on Thursday, April 28, 2019 at City Hall. Chairman, Michael Karuschak, Jr. called the meeting to order at 9:02 a.m.

Present: Mayor, Paul Isakson; Chairman, Michael Karuschak, Jr.; Members, Kay Erickson, Fran Hawksford, Linda Millermon, and Stan Proden.

Staff present: Administrator, Kim Moore; Clerk-Treasurer, Patty Bjorklund and Public Works Director, Bones McCarty.

Excused: Member, Julie Riemenschneider

Others present: Council Member, Tim Strobusch and Dave Rasmussen, MSA.

Moore discussed for the Plan Commission to consider amending TID #8 to allow for expansion of TID #8 beyond Discount Liquor to include Dick's Fresh Market. TID #8 must be made contiguous to Dick's Fresh Market for Dick's Fresh Market to be included as part of TID #8. Also creation of TID #9. The creation of TIF Districts must be completed by September 30, 2019. Moore gave the floor to Dave Rasmussen of MSA who is the City's Consultant. He provided information and answered questions. He did give an overview of how long TIF (Tax Increment Funding) has been around in Wisconsin. He noted that they have been recognized since mid-1970. They are good for up to 20 years. He stated that a TIF District is a good tool for Economic Development for the city to reinvest in their community. There are 4 different types of TIF Districts including (Blight; Rehab/Conservation; Industrial and Mixed-Use). He noted that there is a process to create or amend a TIF District. It first goes to Plan Commission, then to City Council and lastly goes to Joint Review Board who has the final say. The City of Amery has 4 TIF Districts (TIF #5, #6, #7 and #8). TIF #5 will be closing and a resolution needs to be passed to do so. Once creation of TIF #9 takes place, the life of that TIF will be 27 years. When a TIF District overlaps in the case of TIF #6 becoming part of TIF #9 (overlapping), the new TIF will benefit. Rasmussen passed out 2 maps for the commission to review which included TIF District Boundaries and Proposed District TID (Tax Increment District) #8 Project Plan. He wanted to stress that the maps are preliminary and can change. He noted that TID #8 has not produced any value and TID #6 will produce until 2031. TIF #9 will be a benefit to add revenue. There is a 12% limitation for TIF Revenue or \$4M. He added that in creating a new TIF District, the use of TIF #5 could be implemented because it's closing. All developable land is in a TIF District of some sort. It was his recommendation to amend TIF #8 and Create TIF #9 since TIF #5 is closing. Once approval is made by the City Council, a Public Hearing would need to be held by the Plan Commission to review the Project Plan along with the Joint Review Board. The process takes up to 90 days.

Motion by Erickson and seconded by Millermon to recommend to the city council amendment of TIF #8 and creation of TIF #9.

Ayes-6

Nays-0

Motion carried.

Motion by Erickson and seconded by Millermon to adjourn at 9:33 a.m.

Ayes-6

Nays-0

Motion carried.

Patty Bjorklund, WCMC/CMC/CMTW
City Clerk-Treasurer