

**CITY OF WAUPACA  
JOINT REVIEW BOARD**

**SPECIAL CALLED MEETING  
CITY HALL COUNCIL CHAMBERS**

**TUESDAY JUNE 7, 2022  
12:02 P.M.**

**1. CALL TO ORDER**

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**Present:** Alderperson Dmitri Martin, Steve Thomaschefskey, Waupaca School District, Keith Snyder, Public Member, Kevin Will, Waupaca County and Paul Shrode, Fox Valley Technical College

**Absent:** none

**Also Present:** Mayor Brian Smith, Chairperson, Sandy Stiebs, City Clerk, Kathy Kasza, Finance Director/Treasurer, Aaron Jenson, City Administrator, Justin Fischer, R. W. Baird, Ald. Collin Dykstra and Boyd Thiel

**2. APPROVAL OF THE MINUTES FROM THE APRIL 4, 2022 JOINT REVIEW BOARD MEETING**

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**MOVED** by Mr. Shrode, **SECONDED** by Mr. Will to **APPROVE** of the minutes from the April 4, 2022 Joint Review Board meeting. 5 ayes, 0 nays, 0 absent. **MOTION CARRIED** on a voice vote.

**3. REVIEW AND DISCUSSION OF THE PROJECT PLAN AMENDMENT TWO FOR TAX INCREMENTAL DISTRICT (TID) NO. 8 – RESOLUTION NO. 1513, A RESOLUTION APPROVING PROPOSED PROJECT PLAN AMENDMENT TWO FOR TAX INCREMENTAL FINANCING DISTRICT NO. 8**

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City Administrator Aaron Jenson described the Project Plan for TID No. 8 adding that it is a distressed TID and spreads into the city's Industrial Park. Since TID No. 8 is a distressed TID and its expenditure period has passed, the city would like to amend the boundaries, incorporate some of the property located in TID No. 8 into the River North Subdivision that is TID No. 11. Mr. Jenson added that paying off TID No. 8 would not affect the pro forma or life expectancy and he is recommending approval of Resolution No. 1513.

**MOVED** by Mr. Snyder, **SECONDED** by Mr. Shrode to **APPROVE** Resolution No. 1513, A Resolution Approving Proposed Project Plan Amendment Two for Tax Incremental Financing District No. 8. 4 ayes, 0 nays, 0 absent, 1 abstain (Ald. Martin). **MOTION CARRIED** on a voice vote.

**4. REVIEW AND DISCUSSION OF THE PROPOSED PROJECT PLAN AND BOUNDARY FOR TID NO. 11 – RESOLUTION NO. 1514,**

**APPROVING THE CREATION OF TAX INCREMENTAL DISTRICT  
NO. 11, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN**

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City Administrator Aaron Jenson described the Project Plan and Boundaries for Tax Incremental District No. 11. He said that TID No. 11 is a Mixed-Use District with a maximum TID life of 20 years and expenditure period completed after 15 years. The expected TID increment is planned for \$15 million and the anticipated tax value is \$88,700,110. This parcel has been recently re-zoned to mixed-use for multiple housing. Mr. Jenson added this TID and Project Plan meets all of the requirements according to Wisconsin Department of Revenue State Statutes and it does meet the 12% rule that the city is bound by. Mr. Jenson described the boundaries and described the properties that are not included within TID No. 11. Mr. Justin Fischer, R W Baird provided the pro forma and financials for TID No. 11. Mr. Jenson is recommending approval of Resolution No. 1514.

**MOVED** by Mr. Will, **SECONDED** by Mr. Snyder to **APPROVE** Resolution No. 1514, A Resolution Approving the Creation of Tax Incremental District (TID) No. 11, City of Waupaca, Waupaca County, Wisconsin. 4 ayes, 0 nays, 0 absent, 1 abstain (Ald. Martin). **MOTION CARRIED** on a voice vote.

**5. REVIEW AND DISCUSSION OF THE PROPOSED PROJECT PLAN  
AND BOUNDARY FOR TID NO. 12 – RESOLUTION NO. 1515,  
APPROVING THE CREATION OF TAX INCREMENTAL DISTRICT  
NO. 12, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN**

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City Administrator Aaron Jenson described the Project Plan and Boundaries for Tax Incremental District No. 12 saying it includes properties located on Churchill Street corridor such as the Waupaca Food Pantry and Nelson’s Shell Station and is zoned as a mixed-use TID. He said that TID No. 12 would be statutorily identical to TID No. 11 and would generate approximately \$14,000 per year in tax revenue for the city. TID No. 12 has access to public infrastructure, such as water and sewer, and would not require the construction of streets. Justin Fischer, R W Baird provided the pro forma and financials for TID No. 12. Mr. Jenson is recommending approval of Resolution No. 1515.

**MOVED** by Ald. Martin, **SECONDED** by Mr. Shrode to **APPROVE** Resolution No. 1515, A Resolution Approving the Creation of Tax Incremental District (TID) No. 12, City of Waupaca, Waupaca County, Wisconsin. 5 ayes, 0 nays, 0 absent. **MOTION CARRIED** on a voice vote.

**6. ADJOURNMENT**

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**MOVED** by Mr. Will, **SECONDED** by Ald. Martin to Adjourn the Special June 7, 2022 Joint Review Board Meeting. 5 ayes, 0 nays, 0 absent. **MOTION CARRIED** on a voice vote.

Meeting adjourned at 12:45 p.m.

Mayor Brian Smith, Chairperson  
Joint Review Board

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