

**CITY OF WAUPACA
CITY PLAN COMMISSION**

**SPECIAL MEETING
COUNCIL CHAMBERS, CITY HALL**

**TUESDAY APRIL 19, 2022
5:30 P.M.**

1. ROLL CALL

Present: Mayor Brian Smith, Commissioners Ald. Eric Olson, Angela LeSage, Pat Phair and Ald. Alan Kjelland

Absent: Commissioners Ivan Wayne and Justin Berrens, Public Works Director (both excused)

Others Present: Jarod Rachu, Community and Economic Development Director, Aaron Jenson, City Administrator, Brian Ruechl, R. W. Baird

2. APPROVAL OF AGENDA

MOVED by Ald. Kjelland **SECONDED** by Ald. Olson to **APPROVE** the Agenda as presented. 5 ayes, 0 nays, 2 absent. **MOTION CARRIED** on a voice vote.

3. RESOLUTION NO. 1506, A RESOLUTION APPROVING PROPOSED PROJECT PLAN TERRITORY AMENDMENT TWO FOR TAX INCREMENTAL DISTRICT NO. 8

Mr. Jenson said that TID 8 is a distressed TID and spreads into the city's Industrial Park. Since TID 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 8 into the River North Subdivision, and include into TID 11. Mr. Jenson added that paying off TID 8 would not affect the proforma or life expectancy.

MOVED by Ald. Kjelland, **SECONDED** by Comm. Phair to **APPROVE** Resolution No. 1506, A Resolution Approving Proposed Project Plan Territory Amendment Two for Tax Incremental District No. 8. 5 ayes, 0 nays, 2 absent. **MOTION CARRIED** on a voice vote.

4. RESOLUTION NO. 1507, A RESOLUTION FORMALLY ADOPTING PROPOSED PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 11

City Administrator Aaron Jenson described the proposed Project Plan and Boundaries for Tax Incremental District No. 11. He said that proposed TID 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 11.

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MOVED by Ald. Olson, **SECONDED** by Comm. LeSage to **APPROVE** Resolution No. 1507, A Resolution formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 11. 5 ayes, 0 nays, 2 absent. **MOTION CARRIED** on a voice vote.

5. RESOLUTION NO. 1508, A RESOLUTION FORMALLY ADOPTING PROPOSED PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 12

City Administrator Aaron Jenson described the proposed Project Plan and Boundaries for Tax Incremental District No. 12 saying it includes properties located on Churchill Street such as the Waupaca Food Pantry and Hinder Brewing, then across the street down to Nelson’s Shell Station. He said that proposed TID 12 would be statutorily identical to TID 11 and would generate approximately \$14,000 per year in tax revenue for the city.

MOVED by Comm. Phair, **SECONDED** by Ald. Olson to **APPROVE** Resolution No. 1508, A Resolution formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 12. 5 ayes, 0 nays, 2 absent. **MOTION CARRIED** on a voice vote.

6. ADJOURNMENT

MOVED by Ald. Kjelland, **SECONDED** by Ald. Olson, to **ADJOURN** the April 19, 2022 Special City Plan Commission Meeting. 5 ayes, 0 nays, 2 absent. **MOTION CARRIED** on a voice vote.

The meeting adjourned at 5:40 p.m.

Mayor Brian Smith

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