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**Planning Commission Public Hearing Meeting Minutes
June 28, 2021, 5:00pm**

1st order - Call to order: Randy called the meeting to order

2nd order - Roll Call: Randy K, Toni R, Mike M, and Roy F

- **Guest: Rob B**

3rd order - Introduction and overview to TID 4 through 7 and modification to TID 3 by Brian Reilly of Ehlers Inc.

- Randy turned the meeting over to Mike M - Mike M gave a meeting overview
 - TIDs 4-7 are all over 60% blight per area per state statute
 - TIDS have a max life of 27 years – the proposed TIDs will run for 22 years
 - TID 3 will be amended to be a “donor” in order to finance the creation and maintenance of the proposed TIDs and remaining funds will be distributed to TIDs 4-7 when it has completed its lifetime (2026) and is currently still in its expenditure period
 - Brian reviewed each proposed TID and used #4 as an example with regards to compliance requirements
 - Four questions posed to Brian:
 - Randy - What is the value for Village owned property – response was \$0 value
 - Randy - Could a building be constructed (community center for i.e.) – response – no 4 wall with a roof may be built with TIF money
 - Mike M asked a question regarding improvements to existing structures – temp vs. non-temp – requires research
 - Toni R asked question regarding improvements/beautification of the park – Toni R will research for the park

4th order- Public Hearing regarding the proposed project plans, boundaries and creation of Tax Incremental Districts No. 4, 5, 6 & 7 (See the Public Hearing Notice which was published on June 10, 2021 & June 17, 2021

5th order - Public Hearing regarding the proposed amendment of project plan for Tax Incremental District No. 3 (See the Public Hearing Notice which was published on June 10, 2021 & June 17, 2021)

6th order - Discussion of proposals by Planning Commission

*****(Discussions tied to items 4, 5 & 6 are tied together below)*****

- Discussion regarding residents use of funds for owned private residential property
- Roy asked if funds would cover energy efficiency upgrades – needs research
- Toni R suggested compiling a list for government grant sites for residents as a first option
- Village resident asked what’s the cost for this work and how will it be paid (what fund)

- Brian responded approx \$6K-\$8K per TID
- TID 3 is being converted to incorporate a “donor” status to cover expenses
 - Will NOT be paid from the Village general fund
 - NO financial impact to residents
 - TID 3 current balance approx \$125K to date
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- Village resident (Pat) asked if TID money can be directed to the Village general fund
 - Brian responded NO and any funds left at the end of the TID lifetime will be directed into other existing TIDs
- Mike M added if TIDs are not performing then the Board may opt to close the TID early
- Roy asked how is money contributed to the general fund beyond actual tax amount (how is it determined what the TID user is paying to the Village for annual real estate taxes
 - Brian responded:
 - Village still receives the base amount taxed at the time of the TIF contract based on the old value
 - Any amount taxed over the old amount based on the new value goes to the TID fund
 - The Village has the option to rebate a portion of the new amount paid back to the user
- Brian outlined the TID timeline for action
- Roy asked two questions:
 - How are schools impacted?
 - Does the state cover the shortage they would receive otherwise?
- Brian responded:
 - The schools are involved in the process – No harm to the schools – state funding picks up what the Village is currently recapturing for the TIDs
 - Benefits are realized to the schools at the end of the TID life

*****Mike M read the resolutions for the creation of the proposed TIDs to the Board**

7th order - Consideration and possible action on “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 4, Village of Pepin, Wisconsin”

- Toni R made the motion to approve as stated and send the recommendation to the Board
- Mike M 2nd the motion
- None opposed – motion carried

8th order - Consideration and possible action on “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 5, Village of Pepin, Wisconsin”

- Toni R made the motion to approve as stated and send the recommendation to the Board
- Mike M 2nd the motion
- None opposed – motion carried

9th order - Consideration and possible action on “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, Village of Pepin, Wisconsin”

- Toni R made the motion to approve as stated and send the recommendation to the Board
- Mike M 2nd the motion
- None opposed – motion carried

10th order - Consideration and possible action on “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, Village of Pepin, Wisconsin”

- Toni R made the motion to approve as stated and send the recommendation to the Board
- Mike M 2nd the motion
- None opposed – motion carried

11th order - Consideration and possible action on “Resolution Approving a Project Plan Amendment for Tax Incremental District No. 3, Village of Pepin, Wisconsin”

- Toni R made the motion to approve as stated and send the recommendation to the Board
- Mike M 2nd the motion
- None opposed – motion carried

12th order - Set date for next meeting

- Next meeting is TBD

13th order – Adjourn

- Toni made a motion to adjourn
- Randy 2nd the motion
- None opposed – motion carried

Submitted by Toni Raethke
Secretary