

Wednesday, March 25, 2026 at 2:00 PM

MINUTES

In-Person in Council Chambers

Associate Planner Nelson called the meeting to order at 2:00 p.m.

1. Roll Call

Members Present: John Moore, Ashley Roehl, Amy Van Straten (Virtual),
Michelle Uitenbroek (Virtual)

Absent: Chris McDaniel

Other(s) Present: Associate Planner Adrienne Nelson

Moore made a motion to excuse the absent member. Seconded by Van Straten.
The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from August 27, 2024

Chris McDaniel joined the meeting virtually at 2:02 p.m.

Moore made a motion to approve the minutes from August 27, 2024.
Seconded by Van Straten. The motion passed unanimously.

b. Approve Minutes from September 3, 2025

Moore made a motion to approve the minutes from September 3, 2025.
Seconded by Van Straten. The motion passed unanimously.

3. Correspondence

a. None

4. Discussion Topics

a. TID 6 Termination

Associate Planner Nelson introduced the memo prepared by former Finance Director Van Rossum. TID 6 has reached the end of its allowable statutory life and is required to close in accordance with Wisconsin

Department of Revenue Tax Increment Financing Regulations. This TID must close no later than May 2nd, 2026. Staff is recommending that the resolution to close TID 6 not be adopted prior to April 15th, 2026, as an earlier adoption would result in the City forfeiting the final year of tax increment otherwise available in calendar year 2027. Adopting the resolution within this window allows the City to receive the full, final year of increment before closure takes effect. Staff is recommending approval of the resolution to the Common Council for adoption at the April 21st, 2026 meeting.

Van Straten questioned what the impact would be on the underlying taxing jurisdictions depending on the time of closure.

Roehl explained that the reason the City wanted to wait was because TID 6 is a donor TID to TID 4 and 5. Staff is looking to use that additional increment in 2027 to help out TID 5.

Van Straten asked if this additional increment would be at the expense of the underlying taxing jurisdictions. She wanted to know what the fund balance is that would go back to each taxing jurisdiction if the TID were to close prior to April 15th, 2026.

Roehl explained that there is no excess fund balance because it is a donor TID.

Uitenbroek stated that if they closed it prior to April 15th, 2026, the 2027 fund balance would go to the underlying taxing jurisdictions instead of TID 5. She didn't understand why this should be delayed if the money would be going to the County, the School District, and the Technical College.

5. Resolutions
 - a. TID 6 Termination

Uitenbroek made a motion to table the resolution until additional information could be brought forth on the financial impact the closure date would have on the underlying taxing jurisdictions. Seconded by Van Straten. The motion passed unanimously.

6. Adjourn

Moore made a motion to adjourn the meeting. Seconded by McDaniel. Motion passed unanimously. The meeting adjourned at 2:16 p.m.