



Wednesday, September 3, 2025 at 2:00 PM

MINUTES

In-Person in Council Chambers

Director Kittel called the meeting to order at 2:02 p.m.

1. Roll Call

Members Present: John Moore, Chris McDaniel (Virtual), Will Van Rossum, Amy Van Straten (Virtual), Michelle Uitenbroek

Other(s) Present: Planning and Community Development Director Dave Kittel, Associate Planner Adrienne Nelson

Nomination was requested for board chair. Moore nominated Van Rossum. Seconded by Uitenbroek. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from August 27, 2024

The approval of the minutes from August 27, 2024, was postponed until the next meeting because the wrong minutes were attached to the agenda.

3. Correspondence

a. None

4. New Business

a. 2024 Annual DOR Reporting Review

Director Kittel explained that the reports were filed with the DOR and are available online. There were no questions.

b. TID Update/Overview

Director Kittel provided an overview of the nine active TIDs in the city. Overall, there was a little over one million dollars in growth.

TID 1 is an environmental TID, located in the southern part of the community. It is utilized to help assist with the old landfill. There were no significant changes to this TID.

TID 4 saw an \$18,000 increase in new construction, substantially from internal updates done in the Bank of Kaukauna.

TID 5, the Commerce Crossing TID, saw one of the biggest increases. It increased by about \$500,000 thanks to the ongoing new construction of an apartment complex and a new hotel. Additionally, this increase included the final value from the added U-Haul building.

TID 6, the New Prosperity TID located on the northern side of Kaukauna, saw a \$400,000 increased improvement value due to the completed Klink and TANN Corporation projects.

TID 8 has seen no changes. It is sitting until it hits its final years and closes out.

TID 9 sits next to Grignon Park. It saw a slight increase of \$28,000 due to tenant buildout inside of the strip mall.

TID 10 sits next to Piggly Wiggly and includes the redevelopment known as "The Donory". It increased by \$120,000. This increase is primarily linked to remodels, additions, and sheds.

TID 11 saw no change this year but there are ongoing projects in this TID, including a handful of additions and the recently approved CoVantage site.

TID 12 overlays some older TIDs in the downtown area. This TID saw a \$500,000 increase due to updates done on various buildings and the final value added from the Carnegie Library apartments. The vacant parcel by Kwik Trip still needs development.

c. TIF Network Road Map

Director Kittel summarized items to consider moving forward with TIDs. TID 12 still has a large piece of developable land. TID 6 is at the end of its life and will soon be closed out. In the existing TIDs, there is not a lot of vacant property left, and much of the value will be added from additions and remodels. Down the road, there will likely be conversations on TID support for affordable housing, TID closeouts, and new TIDs.

d. Request to Extend TID 5

Director Kittel presented the TID extension request for TID 5, the Commerce Crossing TID. Although \$500,000 was recently added to this TID, the TID itself is not in the greatest situation and may not be able to fulfill all debt obligations, which is why an extension is being requested. There was a law change in 2013 that negatively impacted every active TID by adjusting the amount of increment coming in. TIDs impacted by this law change are qualified to receive an extension. TID 5 has been extended

once, so this would be the second extension. The Common Council is formally making this request to extend the life of TID 5 an additional three years, from 2034 to 2037, in order to help guarantee payment of debt obligations.

Uitenbroek asked if there were other costs besides debt service coming out of TID 5.

Kittel stated that there were some incentives associated with TID 5, but most of what needs to be paid is related to infrastructure.

Van Rossum added that there were significant costs associated with purchasing the land TID 5 is on, deconstructing the dog track located on the land, and putting in roads and then redoing the roads due to some issues that arose. There were a lot of stacked costs. Thankfully, there will be a development starting in this TID in a month or so that will hopefully help cover the payment of debt obligations associated with this TID.

5. Resolutions

a. JOINT REVIEW BOARD (JRB) RESOLUTION APPROVING AN EXTENSION FOR TID 5 IN THE CITY OF KAUKAUNA, WISCONSIN

Moore moved to adopt the resolution as presented. Seconded by Van Rossum. A roll call vote was taken.

Moore voted aye.

McDaniel voted aye.

Van Rossum voted aye.

Van Straten voted aye.

Uitenbroek voted aye.

The motion passed unanimously.

6. Adjourn

Van Rossum made a motion to adjourn the meeting. Seconded by Moore. Motion passed unanimously. The meeting adjourned at 2:22 p.m.

