

**Joint Review Board for
Tax Incremental Financing (TIF) District #5**

Wednesday, February 27, 2019

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1 The Meeting of the Joint Review Board for Tax Incremental Financing (TIF) District #5 was
2 called to order at 6:30 p.m. on Wednesday, February 27, 2019. It was noted that the meeting had
3 been announced and a notice posted at City Hall.

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5 Roll call was taken, with the following members present: City of Onalaska Administrator Eric
6 Rindfleisch, Onalaska School District Representative Mark Cassellius, La Crosse County
7 Representative Brian Fukuda, City of Onalaska Citizen Member John Lyche

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9 Also Present: Planning Manager Katie Aspenson, Ehlers Senior Municipal Advisor Sean Lentz

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11 Absent: Western Technical College Representative Dan Hanson

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13 **Consideration and possible action on the following items:**

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15 **Item 2 - Approval of minutes from organizational meeting**

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17 Motion by John, second by Brian, to approve the minutes from the previous meeting as printed
18 and on file in the City Clerk's Office.

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20 On voice vote, motion carried.

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22 **Item 3 – Review of the following:**

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24 a. The public record

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26 Sean referred to a letter Joint Review Board members had received that includes in part the
27 public record City Administrator Rindfleisch had referred to in the form of the minutes from the
28 January 9 Joint Review Board meeting. Sean noted the public record also includes resolutions
29 approved by the Plan Commission at its January 22 meeting, as well as Common Council
30 approval of Tax Incremental District No. 5, which occurred at its February 12 meeting. Sean
31 also noted he believes both the Plan Commission and the Common Council had unanimously
32 approved the created of Tax Incremental District No. 5.

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34 b. Planning documents

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36 Sean said board members should have received a copy of the final plan the Common Council had
37 approved, and he noted the following:

- 38
39 • The map of Tax Incremental District No. 5 had not changed from the Joint Review
40 Board's first meeting.
41 • The following change was made to the "Preliminary Projects" bullet point under the

Reviewed 3/1/19 by Katie Aspenson

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- 42 Infrastructure Improvement section:
- 43 ○ Community Development Authority projects for urban renewal have been
- 44 included within one-half mile of the TID.
- 45 ○ There was a feeling that some street infrastructure improvements located just
- 46 outside the boundaries of the district likely will be necessary for a successful
- 47 overall redevelopment. Those projects were added to the project plan.
- 48 ● The following changes were made to the “Revenue” section:
- 49 ○ The original cash flow (\$9.9 million at full valuation) envisioned the entire Great
- 50 River Residences Project being completed in 2019 so that 100 percent of it would
- 51 be valued as of January 1, 2020. The developer has since stated he expects a
- 52 more phased buildout – 50 percent of the project would occur in 2019, and 50
- 53 percent would occur in 2020. This slows down the full increment value coming
- 54 online. Ehlers also has included an inflation rate of 2 percent. The inflation over
- 55 the life of the TID means there could be additional funds available. The
- 56 breakdown of the value over two years rather than having it all in the first year
- 57 means there is a slight reduction in the first year because there will not be the full
- 58 taxable valuation of the project.
- 59 ● The cash flow and the financing model the Joint Review Board had discussed on January
- 60 9 has been adjusted with the revenue adjustments Sean had just described. Sean added,
- 61 “But in the big picture, it stayed pretty much exactly the same. The model is we will be
- 62 completing a development agreement, which will have a pay as you go revenue issue
- 63 between the developer and the city.” If the development is created as proposed and
- 64 creates tax revenue as proposed, the Municipal Revenue Obligation will be paid back
- 65 with tax increment that is collected. Sean said if the worst-case scenario occurs –
- 66 specifically, nothing was created – the City of Onalaska would not be obligated to pay
- 67 anything.
- 68 ● There might be changes to the other projects (the CDA contribution for urban renewal,
- 69 parking projects, waterfront projects, street improvements, lift station). Changes might
- 70 include debt issuance or advances from other city funds to the TIF to complete those
- 71 projects. Sean said those funds will return to the city, possibly with interest, over the full
- 72 life of the TID. Projects will be decided on a case-by-case basis by the Common
- 73 Council. There is a 22-year expenditure period in which to make decisions regarding
- 74 whether or not a project should proceed.
- 75

76 Sean reviewed the timeline and said if the Joint Review Board votes to approve TID No. 5 this

77 evening, the final step will be for the City of Onalaska and Ehlers to submit the paperwork to the

78 State of Wisconsin.

79

- 80 c. **Resolution 4-2019** – Designating Proposed Boundaries and Approving a Project Plan for
- 81 Tax Incremental District #5, City of Onalaska
- 82 d. **Resolution 7-2019** – Approving Project Plan and Establishing Boundaries for TIF #5,

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83 City of Onalaska

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85 Katie noted both Resolution 4-2019 and Resolution 7-2019 were completed by both the Plan
86 Commission and the Common Council.

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88 **Item 4 – Resolution 19-2019 – Approving the Creation of Tax Incremental District #5, City**
89 **of Onalaska**

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91 Motion by John, second by Mark, to approve Resolution 19-2019 – Approving the Creation of
92 Tax Incremental District #5, City of Onalaska.

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94 On voice vote, motion carried.

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96 Sean noted it had been several years since the City of Onalaska had last created a TID and told
97 board members annual Joint Review Board meetings are required upon the creation of a TID.
98 Sean said information on the current status of the TID is provided at that meeting, which he
99 described as informational. Sean said the Joint Review Board will have to meet starting in 2020
100 and lasting through the life of the district.

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102 **Adjournment**

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104 Motion by Mark, second by Brian, to adjourn at 6:43 p.m.

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106 On voice vote, motion carried.

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109 Recorded by:

110

111 Kirk Bey