

**PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
VILLAGE OF DEERFIELD**

**TAX INCREMENTAL DISTRICT NO. 6 CREATION
AND
TAX INCREMENTAL DISTRICT NO. 3 PROJECT PLAN AMENDMENTS**

August 19, 2019 at 6:00 p.m.

**Deerfield Volunteer Fire Department
305 N. Industrial Park Road**

CALL TO ORDER – NOTING OF ROLL BY CLERK

The meeting was called to order at 6:00 pm by President Frutiger. Roll call: Evensen, Quamme, C Frutiger, Bastian and G Frutiger present, Riesop and Tebon absent. Also present: see sign-in sheet on file in the clerk's office.

CONSENT AGENDA

Motion by Evensen and seconded by Bastian to approve the August 19, 2019 agenda as posted. All ayes, motion carried.

A. APPROVAL OF MINUTES FROM JUNE 17, 2019

Motion by Evensen and seconded by Bastian to approve the minutes from June 17, 2019 with the spelling of Chair corrected in section B under Public Appearances. All ayes, motion carried.

PUBLIC APPEARANCES

Dave Ferris of Ehlers stated that TID #6 is a new Industrial TID and the main reason for its creation is to provide a developer incentive to Greka Development/Truckstar. For this TID to be successful, the district will need approximately \$1,275,000 in new value to cash flow plus inflation. The projection shows that construction will begin in 2020 however the developer wants shovels in the ground by 2019. Ferris also walked the board through the cash flow projection worksheet for TID #6.

Ferris explained that the original mixed use TID 3 district was created on September 12, 2005 and was subsequently amended on September 11, 2006 and August 13, 2007 to add territory and amend the project list and it can only be amended four (4) times over the life of the district. The purpose of this amendment is to update the project cost from the prior plans and add proposed additional project costs up to \$2.1M with the expenditure period ending on September 12, 2020 which cannot change. As of 1/1/19 the valuation of TID #3 is \$24,237,900 and with the proposed project cost, the district will need to have average growth of 2.15% each year to close successfully assuming all project costs are undertaken. If all the projects are undertaken and increment appreciation is achieved the district will close in 2026 successfully. Ferris also explained the project costs, financial status, estimated project costs, increment forecast, and the cash flow projection as presented in the draft project plan for the project plan amendment of TID #3.

A. PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 6 (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON AUGUST 1, 2019 & AUGUST 8, 2019).

Frutiger opened the public hearing regarding the proposed project plan, boundaries and creation of TID No. 6 at 6:18 pm and asked if there were any comments. No one spoke and the public hearing was closed at 6:19 pm.

B. PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT OF PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 3 (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON AUGUST 1, 2019).

Frutiger opened the public hearing regarding the proposed amendment of project plan for TID No. 3 at 6:19 pm and asked if there were any comments. No one spoke and the public hearing was closed at 6:20 pm

C. PUBLIC COMMENTS - none

**UNFINISHED BUSINESS, REVIEW & ACTION THERE ON
NEW BUSINESS**

A. RESOLUTIONS

1. CONSIDERATION OF RESOLUTION R2019-13 DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEERFIELD, WISCONSIN

Motion by Quamme and seconded by Evensen to approve resolution R2019-13 designating the proposed boundaries and approving a project plan for TID No. 6. All ayes, motion carried.

2. CONSIDERATION OF RESOLUTION R2019-14 APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF DEERFIELD, WISCONSIN”.

Motion by Quamme and seconded by Evensen to approve resolution R2019-14 approving a project plan amendment for TID No. 3. All ayes, motion carried.

B. REVIEW & ACTION

1. DISCUSS/CONSIDER DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM KARIZMA SALON/TERA SCHROEDER – 10 LIBERTY STREET SUITE 105

Tera Schroeder currently rents suite 105 at 10 Liberty Street and is planning to purchase and update a larger suite in order to expand their business. The new suite will allow Schroeder to hire an additional stylist and expand their services to include nails and tanning. The project costs include acquisition of \$75,500, renovation of \$27,751 and fixtures & equipment of \$7,890 totaling \$11,140 and Schroeder is requesting a grant of \$38,640.

Motion by Evensen and seconded by Quamme to approve and recommend to the Village Board issuance of a TID #3 grant to Karizma Salon/Tera Schroeder, 10 Liberty Street, Suite 105 in the amount of \$38,640. All ayes, motion carried.

2. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM SHERRY AND MERLIN LANGE/AMERICAN FAMILY INSURANCE – 21 N MAIN STREET

Sherry and Merlin Lange plan to purchase the building they are currently leasing and upon acquisition they plan to upgrade the front façade, window and door configuration and add a restroom to the commercial space for employees. The project costs consist of acquisition of \$90,000 and interior & exterior improvement of \$58,500 totaling \$148,500 and a grant request of \$46,500 is being requested.

Motion by Bastian and seconded by Evensen to approve and recommend to the Village Board issuance of a TID #3 grant to Sherry and Merlin Lange/American Family Insurance, 21 N Main Street in the amount of \$46,500. All ayes, motion carried.

3. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM WILFREDO DEXTRE – 28/30 N MAIN STREET

Wilfredo Dextre has purchases the building at 28-30 N Main Street to open a Chinese-Peruvian restaurant. Dextre plans to upgrade the plumbing, electric, HVAC and framing & insulation to the building. The project costs include owner equity of \$10,000, owner in-kind labor of \$14,485 and a grant of \$67,655 totaling \$92,140. Frutiger stated he was concerned with the grant’s percentage of the project being requested.

Motion by Evensen and seconded by Bastian to approve and recommend to the Village Board issuance of a TID #3 grant to Wilfredo Dextre, 28-30 N Main Street in the amount of \$67,655. All ayes, motion carried.

COMMUNICATIONS

STAFF REPORTS

ADJOURN

Motion by Evensen and seconded by Bastian to adjourn at 6:38 pm. All ayes, motion carried.

/S/ Elizabeth McCredie
Village Administrator/Clerk/Treasurer