



**PLEASE TAKE NOTICE** that there will be a City of Lodi Economic Development Committee Meeting held on Tuesday, February 11, 2020 at 4:00 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI 53555.

**Economic Development Committee Agenda**

1. Call to Order
2. Public Input

***Must state name and address. Must be limited to items not on the agenda. Limited to two minutes unless otherwise extended. Committee's role is to listen and not discuss the item. Personnel issues cannot be discussed nor individuals named. Committee is unable to take action at this meeting.***

3. Approve Minutes from January 14, 2020

Documents:

[01142020 EDC Minutes.pdf](#)

4. Update: Lodi Lake WI Chamber of Commerce

The Chamber has a new mission statement:

*To Support the Economic and Cultural Welfare of our Members, Advocate for our Business Community, and Encourage Economic Growth and Community Presence*

New officers for 2020 are: President - Mike Clark; Vice President - Melissa Card; Treasurer - Erica Burhop

5. Financial Reports

Documents:

[12 December 2019 CDBG Balance Sheet.pdf](#)  
[12 December 2019 CDBG Income Stmt.pdf](#)  
[12 December 2019 Revolving Loan Balance Sheet.pdf](#)  
[12 December 2019 Revolving Loan Income Stmt.pdf](#)  
[12 December 2019 TIF 3 Balance Sheet.pdf](#)  
[12 December 2019 TIF 3 Income Stmt.pdf](#)  
[12 December 2019 TIF 4 Balance Sheet.pdf](#)  
[12 December 2019 TIF 4 Income Stmt.pdf](#)  
[12 December 2019 TIF 5 Balance Sheet.pdf](#)  
[12 December 2019 TIF 5 Income Stmt.pdf](#)

6. Discussion of Material on City Housing and Business Opportunity
7. Discussion of Spring Creek Walkway
8. Business Contact Update
9. Next Meeting Date and Agenda Items
10. Adjourn

Posted: \_\_\_\_\_

By: \_\_\_\_\_

\*To ensure a quorum, please inform the chair if you are unable to attend\*

**Members: Alders Tonn (Chair), Stevenson, Groves Lloyd**

*Notice is hereby given that a majority of the City of Lodi Common Council may be present at a meeting of the Economic Development Committee to gather information about subjects over which they have decision making responsibility. This*

*constitutes a meeting of the city council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such; although the City of Lodi Common Council will not take any formal action at this meeting.*

**City of Lodi Economic Development Committee Meeting**  
**Minutes of January 14, 2020**

**Call to Order.**

Chair Tonn called the meeting to order at 4:00 pm.

Committee Members Present: Ann Groves Lloyd, Rich Stevenson, Peter Tonn

Others Present: Julie Ostrander, Mayor Jim Ness, Kennan Buhr, Dawn Collins, Suzanne Miller

**Public Input.** None.

**Approve Minutes from December 10, 2019. MOTION** (Stevenson, Groves Lloyd) to approve the minutes. Motion carried.

**Financials.** No questions.

**Update and Possible Recommendation of Services from Ehlers (TIF Cash Flow).** Ostrander explained the information provided by Ehlers, with a cost of \$1500 and maximum of \$5500 per TID. **MOTION** (Groves Lloyd, Tonn) to recommend approval of the agreement for services with Ehlers. Discussion took place about specific costs being that there are existing TIDs with work completed. Ostrander stated services are needed by a financial advisor to follow and track the cash flow of the TIF, set forth by Developer Agreements. Questions were raised about what MSA was paid for versus what City staff manages. **MOTION** (Tonn, Stevenson) to amend the recommendation to Council to include the answers to 1) actual cost from Ehlers to be clarified and 2) clarify what MSA service is paid. **Motion carried.**

**Discussion on Drafted Boundary Agreement (including map).** Stevenson provided some background to how this discussion originated with the Town of Lodi; noting that former Chairman Tom Marx approached the city to discuss creating boundaries in order to plan for future development and protect land owners. Discussion was led by City Zoning Administrator Andrew Bremer and included City officials, the Town Chair and zoning administrator. Discussion of the draft agreement was aimed to create a joint venture for development. Discussion took place of the boundaries and specific property that was/was not included in the Town/City discussion. Miller inquired about a particular property and Mayor Ness stated that it was never considered. Mayor Ness reiterated that the drafted agreement became a draft from a discussion in January 2019 and has been a dead issue since the 2019 spring election. Tonn stated he does not see the advantage of the agreement to the City. He agreed with boundaries for future planning. It was stated the agreement was for mutual benefit. Annexation without an agreement does not allow an "island" to be created. With an agreement, an "island" may be allowed (with annexation). Miller inquired about annexing water way property. Stevenson stated the drafted agreement and the discussion was for buildable land only. Stevenson restated this item is for information purpose as there is no further discussion with the Town of Lodi.

**Discussion on Housing.** Tonn asked if the City facilitates discussion between developers and land owners. He suggested creating a packet of potential property for development to offer and reach out to developers.

**Business Contact Update.** Mayor Ness stated he had preliminary discussion with a party interested in the Top of Lodi property. He suggested that a TID discussion may come to the EDC. Ostrander stated that City staff has talked with the buyer for Lodi Street property and is assisting to find grant funding.

**Next Meeting and Agenda Items.** The next meeting will be February 11 at 4 pm. Tonn requested adding discussion about material for housing and business opportunity, as well as discussion of the Spring Creek Walkway.

**Adjourn. MOTION** (Groves Lloyd, Stevenson) to adjourn at 4:58 pm. **Motion carried.**

Minutes by Dawn A. Collins, City Clerk



Lodi Comm Dev. Block Grant 28998  
Balance Sheet  
For the Period Ending 12/31/2019

**Assets**

Cash & Investments	\$12,620
Receivables:	
Interest & Dividends Receivable	
Accrued Receivables	
Due from Other Funds	
<b>Total Assets</b>	<b><u>12,620</u></b>

**Liabilities**

Advance from Other Funds	_____
<b>Deferred Inflows of Resources</b>	_____

**Fund Balances (Deficits)**

Nonspendable	(4,488)
Restricted	
Assigned	
Unassigned	17,379
Net Change in Fund Balance	(271)
<b>Total Fund Balances (Deficits)</b>	<b><u>12,620</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>12,620</u></b>



Lodi Comm Dev. Block Grant 28998  
Income Statement  
For the Twelve Months Ending 12/31/2019

<u>Account Description</u>	<u>December</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Misc Revenue	\$1.66	\$18.96		(\$18.96)	0%
<b>Total Revenue</b>	<b>1.66</b>	<b>18.96</b>		<b>(18.96)</b>	<b>0%</b>
<b>EXPENSE</b>					
Clerk/Treasurer Expenses		290.09		(290.09)	0%
<b>Total Expense</b>		<b>290.09</b>		<b>(290.09)</b>	<b>0%</b>
<b>Net Income</b>	<b>1.66</b>	<b>(271.13)</b>		<b>271.13</b>	<b>0%</b>



**Revolving Loan 28225  
Balance Sheet  
For the Period Ending 12/31/2019**

**Assets**

Cash & Investments	\$7,434
Receivables:	
Accrued Receivables	
Loan Receivables	
Notes & Loans Receivable	
Cupola Projects LLC	2,687
<b>Total Assets</b>	<b><u>10,121</u></b>

**Liabilities**

Advance from Other Funds	<u>          </u>
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**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	10,069
Net Change in Fund Balance	53
<b>Total Fund Balances (Deficits)</b>	<b><u>10,121</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>10,121</u></b>



Revolving Loan 28225  
Income Statement  
For the Twelve Months Ending 12/31/2019

<u>Account Description</u>	<u>December</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Interest	\$11.25	\$52.79	\$24.00	(\$28.79)	220%
Total Revenue	11.25	52.79	24.00	(28.79)	220%
<b>EXPENSE</b>					
Net Income	11.25	52.79	24.00	(28.79)	220%



28343 TIF #3  
Balance Sheet  
For the Period Ending 12/31/2019

**Assets**

Cash & Investments	\$98,538
Receivables:	
Current Property Taxes	21,317
Accrued Receivables	
<b>Total Assets</b>	<b><u>119,855</u></b>

**Liabilities**

**Deferred Inflows of Resources**

Deferred Tax Roll Revenues	21,317
Advance from General Fund	74,209
<b>Total Deferred Inflows of Resources</b>	<b><u>95,526</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	2,510
Net Change in Fund Balance	21,819
<b>Total Fund Balances (Deficits)</b>	<b><u>24,329</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>119,855</u></b>
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28343 TIF #3  
 TIF Income Statement  
 For the Twelve Months Ending 12/31/2019

<u>Account Description</u>	<u>December</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes		\$22,513.15	\$22,513.00	(\$0.15)	100%
Personal Property Taxes		171.99		(171.99)	0%
Other State Payments		137.83		(137.83)	0%
<b>Total Revenue</b>		<b>22,822.97</b>	<b>22,513.00</b>	<b>(309.97)</b>	<b>101%</b>
<b>EXPENSE</b>					
Professional Contractual Services		354.75	750.00	395.25	47%
Miscellaneous		648.84	500.00	(148.84)	130%
<b>Total Expense</b>		<b>1,003.59</b>	<b>1,250.00</b>	<b>246.41</b>	<b>80%</b>
<b>Net Income</b>		<b>21,819.38</b>	<b>21,263.00</b>	<b>(556.38)</b>	<b>103%</b>



**TIF #4 28344  
Balance Sheet  
For the Period Ending 12/31/2019**

**Assets**

Cash & Investments	\$28,263
Receivables:	
Current Property Taxes	595
Accrued Receivables	
<b>Total Assets</b>	<b><u>28,858</u></b>

**Liabilities**

Due To Other Funds	3,078
<b>Total Liabilities</b>	<b><u>3,078</u></b>

**Deferred Inflows of Resources**

Deferred Tax Roll Revenues	595
Advance from General Fund	177,445
<b>Total Deferred Inflows of Resources</b>	<b><u>178,040</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	(138,896)
Net Change in Fund Balance	(13,364)
<b>Total Fund Balances (Deficits)</b>	<b><u>(152,260)</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>28,858</u></b>
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TIF #4 28344  
TIF Income Statement  
For the Twelve Months Ending 12/31/2019

<u>Account Description</u>	<u>December</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes		\$25,149.76	\$25,150.00	\$0.24	100%
Omitted Taxes		7,269.47		(7,269.47)	0%
Personal Property Taxes		1,030.60		(1,030.60)	0%
Other State Payments		7,013.49		(7,013.49)	0%
<b>Total Revenue</b>		<b>40,463.32</b>	<b>25,150.00</b>	<b>(15,313.32)</b>	<b>161%</b>
<b>EXPENSE</b>					
Professional Contractual Services		612.75		(612.75)	0%
Legal	2,657.00	3,082.00		(3,082.00)	0%
Miscellaneous		307.00	500.00	193.00	61%
Econ. Devel. Lodi Veterinary Hospital - Principal		14,930.19	14,930.00	(0.19)	100%
Econ. Devel. Lodi Veterinary Hospital - Interest		23,397.26	23,397.00	(0.26)	100%
Econ. Devel. Lodi Industrial Properties - Principal		4,479.06	4,479.00	(0.06)	100%
Econ. Devel. Lodi Industrial Properties - Interest		7,019.18	7,019.00	(0.18)	100%
<b>Total Expense</b>	<b>2,657.00</b>	<b>53,827.44</b>	<b>50,325.00</b>	<b>(3,502.44)</b>	<b>107%</b>
<b>Net Income</b>	<b>(2,657.00)</b>	<b>(13,364.12)</b>	<b>(25,175.00)</b>	<b>(11,810.88)</b>	<b>53%</b>



**TIF #5 28345  
Balance Sheet  
For the Period Ending 12/31/2019**

**Assets**

Cash & Investments	(\$9,609)
Receivables:	
Current Property Taxes	8,635
Accrued Receivables	
<b>Total Assets</b>	<b><u>(974)</u></b>

**Liabilities**

Due To Other Funds	1,604
<b>Total Liabilities</b>	<b><u>1,604</u></b>

**Deferred Inflows of Resources**

Deferred Tax Roli Revenues	8,635
Advance from General Fund	32,291
<b>Total Deferred Inflows of Resources</b>	<b><u>40,926</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	(50,519)
Net Change in Fund Balance	7,016
<b>Total Fund Balances (Deficits)</b>	<b><u>(43,503)</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>(974)</u></b>
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TIF #5 28345  
TIF Income Statement  
For the Twelve Months Ending 12/31/2019

<u>Account Description</u>	<u>December</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes		\$27,706.25	\$27,706.00	(\$0.25)	100%
Personal Property Taxes		1,109.89		(1,109.89)	0%
Other State Payments		3,409.23		(3,409.23)	0%
<b>Total Revenue</b>		<b>32,225.37</b>	<b>27,706.00</b>	<b>(4,519.37)</b>	<b>116%</b>
<b>EXPENSE</b>					
Professional Contractual Services	25.00	766.75	500.00	(266.75)	153%
Miscellaneous	8,167.75	24,442.92	27,000.00	2,557.08	91%
<b>Total Expense</b>	<b>8,192.75</b>	<b>25,209.67</b>	<b>27,500.00</b>	<b>2,290.33</b>	<b>92%</b>
<b>Net Income</b>	<b>(8,192.75)</b>	<b>7,015.70</b>	<b>206.00</b>	<b>(6,809.70)</b>	<b>3,406%</b>