



**PLEASE TAKE NOTICE** that there will be a City of Lodi Economic Development Committee Meeting held on Tuesday, March 10, 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 February 11, 2020

Documents:

[02112020 EDC Minutes.pdf](#)

4. Financials

Documents:

- 1 January 2020 CDBG Balance Sheet.pdf
- 1 January 2020 CDBG Income Stmt.pdf
- 1 January 2020 Revolving Loan Balance Sheet.pdf
- 1 January 2020 Revolving Loan Income Stmt.pdf
- 1 January 2020 TIF 3 Balance Sheet.pdf
- 1 January 2020 TIF 3 Income Stmt.pdf
- 1 January 2020 TIF 4 Balance Sheet.pdf
- 1 January 2020 TIF 4 Income Stmt.pdf
- 1 January 2020 TIF 5 Balance Sheet.pdf
- 1 January 2020 TIF 5 Income Stmt.pdf

5. Material for City Housing and Business Opportunity
6. Spring Creek Walkway Design
7. Business Contact Update
8. Next Meeting Date and Agenda Items
9. 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 February 11, 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, Pat Staszak, Dawn Collins, Suzanne Miller

**Public Input.** None.

**Approve Minutes from January 14, 2019. MOTION** (Groves Lloyd, Stevenson) to approve the minutes. Motion carried.

**Update from Lodi Lake WI Chamber.**

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

**Financials.** No questions.

Chair Tonn took item 8 first.

**Business Contact Update.** Mayor Ness stated he and Ostrander are meeting with potential buyers for 109 Lodi space to discuss consideration of TIF funding.

Ostrander explained the property project that she and Kristi, with the Chamber, are working on to identify business property owners and availability of space. With this discussion, Tonn moved to item 6.

**Discussion of Material on City Housing and Business Opportunity.** Tonn explained the need to create a portfolio of available space within the city limits. Discussion took place about what details to provide – including a map, property size (acre/sq ft), location, owner, whether property is for lease or sale (or potential sale). It was agreed to begin with the downtown area and work toward the boundaries of the city to include potential property for larger development.

**Discussion of Spring Creek Walkway.** Stevenson stated the City applied for two grants for street projects but this particular project did not fit the required criteria. It was agreed that TID funds will be considered when available. Tonn discussed the concept of redoing the Spring Creek bridge and walkway. He reviewed the original plan and mentioned revisiting the concept to follow the creek behind the mini storage near WI River Bank.

**Next Meeting and Agenda Items.** The next meeting will be March 10 at 4 pm. Tonn requested further discussion of material for Housing and Business Opportunity as well as follow up on the design of Spring Creek Walkway.

**Adjourn. MOTION** (Groves Lloyd, Stevenson) to adjourn at 4:45 pm. **Motion carried.**

Minutes by Dawn A. Collins, City Clerk



Lodi Comm Dev. Block Grant 28998  
Balance Sheet  
For the Period Ending 1/31/2020

**Assets**

Cash & Investments	\$12,621
Receivables:	
Interest & Dividends Receivable	
Accrued Receivables	
Due from Other Funds	
<b>Total Assets</b>	<b><u>12,621</u></b>

**Liabilities**

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

**Fund Balances (Deficits)**

Nonspendable	(4,488)
Restricted	
Assigned	
Unassigned	17,108
Net Change in Fund Balance	1
<b>Total Fund Balances (Deficits)</b>	<b><u>12,621</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>12,621</u></b>



Lodi Comm Dev. Block Grant 28998  
Income Statement  
For the One Month Ending 1/31/2020

<u>Account Description</u>	<u>January</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Misc Revenue	\$1.41	\$1.41		(\$1.41)	0%
<b>Total Revenue</b>	<b>1.41</b>	<b>1.41</b>		<b>(1.41)</b>	<b>0%</b>
<b>EXPENSE</b>					
<b>Net Income</b>	<b>1.41</b>	<b>1.41</b>		<b>(1.41)</b>	<b>0%</b>



**Revolving Loan 28225  
Balance Sheet  
For the Period Ending 1/31/2020**

**Assets**

Cash & Investments	\$7,605
Receivables:	
Accrued Receivables	
Loan Receivables	
Notes & Loans Receivable	
Cupola Projects LLC	2,521
<b>Total Assets</b>	<b><u>10,127</u></b>

**Liabilities**

Advance from Other Funds

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	10,121
Net Change in Fund Balance	5
<b>Total Fund Balances (Deficits)</b>	<b><u>10,127</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>10,127</u></b>



Revolving Loan 28225  
Income Statement  
For the One Month Ending 1/31/2020

<u>Account Description</u>	<u>January</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Interest	<u>\$5.15</u>	<u>\$5.15</u>	<u>\$15.00</u>	<u>\$9.85</u>	<u>34%</u>
Total Revenue	<u>5.15</u>	<u>5.15</u>	<u>15.00</u>	<u>9.85</u>	<u>34%</u>
<b>EXPENSE</b>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Net Income	<u>5.15</u>	<u>5.15</u>	<u>15.00</u>	<u>9.85</u>	<u>34%</u>



28343 TIF #3  
Balance Sheet  
For the Period Ending 1/31/2020

**Assets**

Cash & Investments	\$96,239
Receivables:	
Current Property Taxes	21,317
Accrued Receivables	
<b>Total Assets</b>	<b><u>117,556</u></b>

**Liabilities**

**Deferred Inflows of Resources**

Advance from General Fund	74,209
<b>Total Deferred Inflows of Resources</b>	<b><u>74,209</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	22,030
Net Change in Fund Balance	21,317
<b>Total Fund Balances (Deficits)</b>	<b><u>43,347</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>117,556</u></b>



28343 TIF #3  
 TIF Income Statement  
 For the One Month Ending 1/31/2020

<u>Account Description</u>	<u>January</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes	\$21,316.81	\$21,316.81	\$21,317.00	\$0.19	100%
Other State Payments			138.00	138.00	0%
<b>Total Revenue</b>	<b>21,316.81</b>	<b>21,316.81</b>	<b>21,455.00</b>	<b>138.19</b>	<b>99%</b>
<b>EXPENSE</b>					
Professional Contractual Services			750.00	750.00	0%
Miscellaneous			150.00	150.00	0%
<b>Total Expense</b>			<b>900.00</b>	<b>900.00</b>	<b>0%</b>
<b>Net Income</b>	<b>21,316.81</b>	<b>21,316.81</b>	<b>20,555.00</b>	<b>(761.81)</b>	<b>104%</b>





TIF #4 28344  
Balance Sheet  
For the Period Ending 1/31/2020

**Assets**

Cash & Investments	\$21,551
Receivables:	
Current Property Taxes	595
Accrued Receivables	
<b>Total Assets</b>	<b><u>22,146</u></b>

**Liabilities**

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

**Deferred Inflows of Resources**

Advance from General Fund	177,445
<b>Total Deferred Inflows of Resources</b>	<b><u>177,445</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	(158,972)
Net Change in Fund Balance	595

**Total Fund Balances (Deficits)** **(158,377)**

**Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)** **22,146**



TIF #4 28344  
 TIF Income Statement  
 For the One Month Ending 1/31/2020

<u>Account Description</u>	<u>January</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes	\$595.40	\$595.40	\$595.00	(\$0.40)	100%
Tax Deficit Pmt Vet Clinic Tax Pmt			41,048.00	41,048.00	0%
Other State Payments			7,013.00	7,013.00	0%
<b>Total Revenue</b>	<b>595.40</b>	<b>595.40</b>	<b>48,656.00</b>	<b>48,060.60</b>	<b>1%</b>
<b>EXPENSE</b>					
Miscellaneous			150.00	150.00	0%
Econ. Devel. Lodi Veterinary Hospital - Principal			18,872.00	18,872.00	0%
Econ. Devel. Lodi Veterinary Hospital - Interest			19,456.00	19,456.00	0%
Econ. Devel. Lodi Industrial Properties - Principal			5,661.00	5,661.00	0%
Econ. Devel. Lodi Industrial Properties - Interest			5,837.00	5,837.00	0%
<b>Total Expense</b>			<b>49,976.00</b>	<b>49,976.00</b>	<b>0%</b>
<b>Net Income</b>	<b>595.40</b>	<b>595.40</b>	<b>(1,320.00)</b>	<b>(1,915.40)</b>	<b>(45%)</b>



**TIF #5 28345  
Balance Sheet  
For the Period Ending 1/31/2020**

**Assets**

Cash & Investments	(\$10,850)
Receivables:	
Current Property Taxes	8,635
Accrued Receivables	
<b>Total Assets</b>	<b><u>(2,215)</u></b>

**Liabilities**

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

**Deferred Inflows of Resources**

Advance from General Fund	32,291
<b>Total Deferred Inflows of Resources</b>	<b><u>32,291</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	(44,744)
Net Change in Fund Balance	8,635
<b>Total Fund Balances (Deficits)</b>	<b><u>(36,109)</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>(2,215)</u></b>



TIF #5 28345  
 TIF Income Statement  
 For the One Month Ending 1/31/2020

<u>Account Description</u>	<u>January</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes	\$8,635.30	\$8,635.30	\$8,635.00	(\$0.30)	100%
Other State Payments			3,409.00	3,409.00	0%
<b>Total Revenue</b>	<b>8,635.30</b>	<b>8,635.30</b>	<b>12,044.00</b>	<b>3,408.70</b>	<b>72%</b>
<b>EXPENSE</b>					
Miscellaneous			150.00	150.00	0%
<b>Total Expense</b>			<b>150.00</b>	<b>150.00</b>	<b>0%</b>
<b>Net Income</b>	<b>8,635.30</b>	<b>8,635.30</b>	<b>11,894.00</b>	<b>3,258.70</b>	<b>73%</b>