

**PLEASE TAKE NOTICE** that there will be a City of Lodi Economic Development Committee Meeting held on Tuesday, July 14, 2020 at 4:00 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI 53555.

In-person attendance is limited, masks are encouraged, and distancing will be adhered to. If you attend virtually and wish to speak to an item, please visit the city website to register one day prior to the meeting.



Join Zoom Meeting  
[https://zoom.us/j/92172736641?](https://zoom.us/j/92172736641?pwd=NEZWeFI4OXVpYmplOGN2QnE3ZCt3QT09)  
[pwd=NEZWeFI4OXVpYmplOGN2QnE3ZCt3QT09](https://zoom.us/j/92172736641?pwd=NEZWeFI4OXVpYmplOGN2QnE3ZCt3QT09)

Meeting ID: 921 7273 6641 Password: 071420

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### **Economic Development Committee Agenda**

1. Call to Order
2. Virtual Etiquette Announcement

- Identify number of public input registrations
- Identify Alders or staff attending remote (stay muted when NOT speaking)
- If virtual, ask to be recognized in the chat box (no side conversations)
- Identify yourself prior to speaking
- Address questions to meeting Chair

3. 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.***

4. Approve Minutes

Including the June 9, 2020 meeting and the closed session minutes from June 9, 2020 sent via confidential e-mail.

Documents:

[06092020 EDC Minutes.pdf](#)

5. Financial Reports

Documents:

[5 May 2020 CDBG Balance Sheet.pdf](#)  
[5 May 2020 CDBG Income Stmt.pdf](#)  
[5 May 2020 Revolving Loan Balance Sheet.pdf](#)  
[5 May 2020 Revolving Loan Income Stmt.pdf](#)  
[5 May 2020 TIF 3 Balance Sheet.pdf](#)  
[5 May 2020 TIF 3 Income Stmt.pdf](#)  
[5 May 2020 TIF 4 Balance Sheet.pdf](#)  
[5 May 2020 TIF 4 Income Stmt.pdf](#)  
[5 May 2020 TIF 5 Balance Sheet.pdf](#)  
[5 May 2020 TIF 5 Income Stmt.pdf](#)

6. Update: Lodi Lake WI Chamber of Commerce (Kristi McMorris)

7. Update: Ice Age Trail Community

Provided by Amy Onofrey:

Documents:

[Ice Age Trail June.pdf](#)

8. Update on TIF Shortfalls and Collection of Money Owed to the City

9. Material for City Housing and Business Opportunity (Downtown Map)

10. Business Contact Update

11. Next Meeting Date and Agenda Items

12. Adjourn

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

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

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

**Members: Alders Hansen (Chair), Stevenson, Tonn**

*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 June 9, 2020**

**Call to Order.**

Chair Hansen called the meeting to order at 3:30 pm.

Committee Members Present: Eric Hansen, Rich Stevenson, Peter Tonn

Others Present: Julie Ostrander, Mayor Ann Groves Lloyd, Lanette Mayberry, Terry Weter, Suzanne Miller, Carla Wiessing, Ted Wiessing, Sarah Keyeski, Stephanie Caves, Stephanie Manley

**Virtual Etiquette Announcement.** Hansen reviewed virtual etiquette for the meeting.

**Public Input.** None.

**Convene to Closed Session. MOTION** (Stevenson/Tonn) to go to closed session pursuant to Wis Stats 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (TID Request). Roll call vote – Aye (Stevenson, Tonn); Nay (0). **Motion carried.**

**Reconvene to Open Session. MOTION** (Stevenson/Tonn) to reconvene to open session. Roll call vote – Aye (Tonn/Stevenson); Nay (0). **Motion carried.**

**Discussion and Possible Action on TID Request.** No action taken.

**Approve Minutes from May 12, 2020. MOTION** (Stevenson/Tonn) to approve the minutes with correction of meeting date from May 5 to May 12. **Motion carried.**

**Financials.** No questions.

**Update: Lodi Lake Wisconsin Chamber of Commerce.** No update.

**Update from Ice Age Trail Community.** The update from Amy Onofrey, Ice Age Trail Coordinator, was reviewed.

**Material for City Housing and Business Opportunity (Downtown Map).** Ostrander reported that this information was compiled from a previous discussion. The information will help the City identify what properties are available or vacant. Ostrander, Groves Lloyd and Kristi McMorris from the Chamber have met to compile the list. Ostrander will work on adding descriptions, square footage and what the buildings have to offer inside. Groves Lloyd stated she intends to reach out to business property owners in the future. Ostrander inquired if the list should include properties on North Main toward Subway and in the industrial park area. Hansen and Groves Lloyd agreed that these should be added. Tonn will look to find a list that other cities use that could serve as an example. Housing in Lodi was also discussed, including the need for affordable housing.

**Update on Status of Discontinuance of CDBG Program.** Ostrander reported that all paperwork for the CDBG Program is complete and all checks are sent. She will report when all loans are paid in full.

**Spring Creek Walkway Design.** Stevenson stated there is nothing to report.

**Business Contact Update.** Groves Lloyd reported that she and Ostrander had been in contact with the owner of One Eleven Main and there is a potential tenant that may go in the building.

**Next Meeting and Agenda Items.** The next meeting will be July 14, 2020 at 4 pm.

**Adjourn. MOTION** (Stevenson/Tonn) to adjourn at 4:57 pm. **Motion carried.**

DRAFT



Lodi Comm Dev. Block Grant 28998  
Balance Sheet  
For the Period Ending 5/31/2020

**Assets**

Cash & Investments	\$351
Receivables:	
Interest & Dividends Receivable	
Accrued Receivables	
Due from Other Funds	
<b>Total Assets</b>	<b><u>351</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	(12,269)
<b>Total Fund Balances (Deficits)</b>	<b><u>351</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>351</u></b>



Lodi Comm Dev. Block Grant 28998  
Income Statement  
For the Five Months Ending 5/31/2020

<u>Account Description</u>	<u>May</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Misc Revenue		\$1.44		(\$1.44)	0%
<b>Total Revenue</b>		<b>1.44</b>		<b>(1.44)</b>	<b>0%</b>
<b>EXPENSE</b>					
Clerk/Treasurer Expenses		12,270.87		(12,270.87)	0%
<b>Total Expense</b>		<b>12,270.87</b>		<b>(12,270.87)</b>	<b>0%</b>
<b>Net Income</b>		<b>(12,269.43)</b>		<b>12,269.43</b>	<b>0%</b>



**Revolving Loan 28225  
Balance Sheet  
For the Period Ending 5/31/2020**

**Assets**

Cash & Investments	\$8,117
Receivables:	
Accrued Receivables	
Loan Receivables	
Notes & Loans Receivable	
Cupola Projects LLC	2,023
<b>Total Assets</b>	<b><u>10,140</u></b>

**Liabilities**

Advance from Other Funds

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	10,121
Net Change in Fund Balance	19
<b>Total Fund Balances (Deficits)</b>	<b><u>10,140</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>10,140</u></b>



Revolving Loan 28225  
Income Statement  
For the Five Months Ending 5/31/2020

<u>Account Description</u>	<u>May</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Interest	\$4.20	\$18.69	\$15.00	(\$3.69)	125%
Total Revenue	4.20	18.69	15.00	(3.69)	125%
<b>EXPENSE</b>	_____	_____	_____	_____	_____
Net Income	<u>4.20</u>	<u>18.69</u>	<u>15.00</u>	<u>(3.69)</u>	<u>125%</u>





28343 TIF #3  
Balance Sheet  
For the Period Ending 5/31/2020

**Assets**

Cash & Investments	\$85,428
Receivables:	
Current Property Taxes	21,317
Accrued Receivables	
<b>Total Assets</b>	<b><u>106,745</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	10,506
<b>Total Fund Balances (Deficits)</b>	<b><u>32,536</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>106,745</u></b>



28343 TIF #3  
TIF3 Income Statement  
For the Five Months Ending 5/31/2020

<u>Account Description</u>	<u>May</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	\$21,317.00	\$0.19	100%
Personal Property Taxes	306.42	306.42		(306.42)	0%
Other State Payments			138.00	138.00	0%
<b>Total Revenue</b>	<b>306.42</b>	<b>21,623.23</b>	<b>21,455.00</b>	<b>(168.23)</b>	<b>101%</b>
<b>EXPENSE</b>					
Professional Contractual Services			750.00	750.00	0%
Miscellaneous		150.00	150.00		100%
Storm Sewers	6,857.50	10,967.63		(10,967.63)	0%
<b>Total Expense</b>	<b>6,857.50</b>	<b>11,117.63</b>	<b>900.00</b>	<b>(10,217.63)</b>	<b>1,235%</b>
<b>Net Income</b>	<b>(6,551.08)</b>	<b>10,505.60</b>	<b>20,555.00</b>	<b>10,049.40</b>	<b>51%</b>



TIF #4 28344  
Balance Sheet  
For the Period Ending 5/31/2020

**Assets**

Cash & Investments	(\$26,479)
Receivables:	
Current Property Taxes	595
Accrued Receivables	
<b>Total Assets</b>	<b><u>(25,884)</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	(47,435)
<b>Total Fund Balances (Deficits)</b>	<b><u>(206,407)</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>(25,884)</u></b>



TIF #4 28344  
 TIF Income Statement  
 For the Five Months Ending 5/31/2020

<u>Account Description</u>	<u>May</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	\$595.00	(\$0.40)	100%
Tax Deficit Pmt Vet Clinic Tax Pmt			41,048.00	41,048.00	0%
Personal Property Taxes	3,290.75	3,290.75		(3,290.75)	0%
Other State Payments			7,013.00	7,013.00	0%
<b>Total Revenue</b>	<b>3,290.75</b>	<b>3,886.15</b>	<b>48,656.00</b>	<b>44,769.85</b>	<b>8%</b>
<b>EXPENSE</b>					
Legal	831.00	1,345.00		(1,345.00)	0%
Miscellaneous		150.00	150.00		100%
Econ. Devel. Lodi Veterinary Hospital - Principal		18,871.50	18,872.00	0.50	100%
Econ. Devel. Lodi Veterinary Hospital - Interest		19,455.95	19,456.00	0.05	100%
Econ. Devel. Lodi Industrial Properties - Principal		5,661.45	5,661.00	(0.45)	100%
Econ. Devel. Lodi Industrial Properties - Interest		5,836.79	5,837.00	0.21	100%
<b>Total Expense</b>	<b>831.00</b>	<b>51,320.69</b>	<b>49,976.00</b>	<b>(1,344.69)</b>	<b>103%</b>
<b>Net Income</b>	<b>2,459.75</b>	<b>(47,434.54)</b>	<b>(1,320.00)</b>	<b>46,114.54</b>	<b>3,594%</b>



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

**Assets**

Cash & Investments	(\$8,505)
Receivables:	
Current Property Taxes	8,635
Accrued Receivables	
<b>Total Assets</b>	<b><u>130</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	10,980
<b>Total Fund Balances (Deficits)</b>	<b><u>(33,765)</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>130</u></b>
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TIF #5 28345  
 TIF Income Statement  
 For the Five Months Ending 5/31/2020

<u>Account Description</u>	<u>May</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	\$8,635.00	(\$0.30)	100%
Personal Property Taxes	3,594.59	3,594.59		(3,594.59)	0%
Other State Payments			3,409.00	3,409.00	0%
<b>Total Revenue</b>	<b>3,594.59</b>	<b>12,229.89</b>	<b>12,044.00</b>	<b>(185.89)</b>	<b>102%</b>
<b>EXPENSE</b>					
Professional Contractual Services		1,100.00		(1,100.00)	0%
Miscellaneous		150.00	150.00		100%
<b>Total Expense</b>		<b>1,250.00</b>	<b>150.00</b>	<b>(1,100.00)</b>	<b>833%</b>
<b>Net Income</b>	<b>3,594.59</b>	<b>10,979.89</b>	<b>11,894.00</b>	<b>914.11</b>	<b>92%</b>

June, 2020

**Update - Ice Age Trail Community**

All local Ice Age Trail segments in the area are open and have been heavily used. The two parking lots at Gibraltar Rock Road and the intersection of County V and JV remain closed because the Gibraltar Rock State Natural Area remains closed. Fencing is installed but has been occasionally vandalized to allow vehicles to enter. We mend/move the fences back into place. To access Gibraltar Rock's trail, users must walk in. Additional "No Parking" signs have been installed on County V between the two parking lots.

Volunteer activities are slowly opening up. Our first event is a trail workday on June 20 with social distancing and new safety protocols.

BIG NEWS - Attached is a letter from the Ice Age Trail Alliance in Cross Plains that Jennifer Sweeney, City of Lodi, and Kristi, Lodi/Lake Wisconsin Chamber of Commerce, received on June 5. We are just learning about this marketing effort and will be in contact with the City and Chamber on it. It's a great opportunity for Lodi's tourism/economic development.

Amy Onofrey,  
Coordinator, Ice Age Trail Lodi Valley Chapter