



PLEASE TAKE NOTICE that there will be a City of Lodi Economic Development Committee Meeting held on Tuesday, July 16, 2019 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 June 11, 2019

Documents:

[06112019 EDC Minutes.pdf](#)

4. Financial Reports, including TIF

Documents:

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

5. Update on Former Primary School
6. Recommendation on CDBG - Option to Discontinue
Discussion with Sue Koehn, MSA

Documents:

[DOA-Option CDBG Housing Discontinuance 2019.Pdf](#)

7. Update: Lodi Lake WI Chamber of Commerce (Tegan Krueger)
8. Community Liaison Position
9. Corridor Plan Implementation
10. Update: Community Asset Inventory
11. Update: Mural Activity
12. Review and Recommendation on Request for Funding Support for CCEDC

Documents:

[Columbia County Funding Support Request 2019r \(2\).Pdf](#)
[2019 Community Ask 070319 \(2\).Pdf](#)

13. Business Contact Update

14. Adjourn

Posted: _____

By: _____

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

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

**City of Lodi Economic Development Committee Meeting
Minutes of June 11, 2019**

Call to Order.

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

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

Staff Present: Julie Ostrander, Mayor Jim Ness, Dawn Collins

Others: Suzanne Miller, Duane Steinhauer, Charles Pursell, and other citizens

Public Input. Duane Steinhauer, owner of Top of Lodi property, inquired what the next step will be with the rezoning of the former primary school.

Review of the Address to the School Board on June 10th. Tonn requested to move immediately to item 6 on the agenda. Tonn provided Duane a handout of his statement at the School Board meeting. Tonn reviewed the steps he has taken to initiate a discussion with Duane. Duane stated he sent an email. Mayor Ness retrieved the email Duane referenced and provided copies to the committee and the public present. Duane's request was the same to schedule a meeting. Duane stated that he planned to repurpose the building depending upon the tenants but that he is running out of time without rezoning and may need a new plan. Discussion took place about meeting times and how to move forward. Duane would prefer to meet as soon as possible. Tonn asked Charles Pursell about notes of the public input (draft of minutes) from Monday's meeting. Mr. Pursell stated that he will share them with the City as soon as a draft is complete. Tonn further inquired about meeting with Charles Pursell and appropriate staff to discuss the potential of a joint position to promote economic development for the school, the Chamber and the City. Meetings will be further scheduled to discuss the business mentioned.

Approve Minutes from May 14, 2019 Meeting. MOTION (Groves Lloyd, Stevenson) to approve the May 14, 2019, meeting minutes. Motion carried.

Financials. Ostrander spent time reviewing the financial reports provided; including the CDBG and Revolving Loan balance sheets and income statement as well as the reports for TIF 3 (specifically Dollar General property); TIF 4 (North end of City); TIF 5 (downtown extended through the former primary school property). Discussion reading and reviewing the reports took place.

Update: Lodi Lake Wisconsin Chamber. Tegan Krueger was unable to attend the meeting. Ostrander updated the committee that the Chamber has interest in the shared community liaison position that has been discussed. Ostrander stated that she, Alder Groves Lloyd and Kristi (Chamber) are planning two sessions to conduct asset mapping for the City to assist Columbia County. The information that comes out of the upcoming public meetings (June 24 and June 26) will be shared with the County and with this committee.

Review 2019-20 UW-Madison DPLA Community Design and Planning Services Announcement. Tonn explained that this is how the Corridor Plan was created; however, he did not think the City had any current projects large enough for students. The committee agreed. Tonn stated that city staff and this committee should stay on these opportunities as they become available.

Update: Mural Activities. Ostrander reviewed the estimate to resurface the building exterior wall, including power wash, prime and paint for \$5,880. It was stated the budget is \$10,000. Tuckpointing may also be required. Mayor Ness provided an update on the sale of the building to the new owner and that an agreement is being drafted to allow the mural to be installed on the building.

Update: Ice Age Trail Community. Tonn read the update provided by Amy and Lynn, providing answers from the previous meeting and June events including a trail run/walk and supporting the Lodi Saunters school program.

Next Meeting and Agenda Items. The next meeting was discussed and pushed one week later in July, to Tuesday, July 16 at 4 PM.

Adjourn. MOTION (Groves-Lloyd, Stevenson) to adjourn at 5:05 pm.

Minutes prepared by Dawn A. Collins, City Clerk



Lodi Comm Dev. Block Grant 28998
Balance Sheet
For the Period Ending 5/31/2019

Assets

Cash & Investments	\$12,609
Receivables:	
Interest & Dividends Receivable	
Accrued Receivables	
Due from Other Funds	
Total Assets	<u>12,609</u>

Liabilities

Advance from Other Funds	_____
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Deferred Inflows of Resources

Fund Balances (Deficits)

Nonspendable	(4,488)
Restricted	
Assigned	
Unassigned	17,379
Net Change in Fund Balance	(282)
Total Fund Balances (Deficits)	<u>12,609</u>

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

<u>12,609</u>

Lodi Comm Dev. Block Grant 28998
 CDBG
 For the Five Months Ending 5/31/2019

<u>Account Description</u>	<u>May</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
Misc Revenue	\$1.61	\$7.87		(\$7.87)	0%
Total Revenue	1.61	7.87		(7.87)	0%
EXPENSE					
Clerk/Treasurer Expenses		290.09		(290.09)	0%
Total Expense		290.09		(290.09)	0%
Net Income	1.61	(282.22)		282.22	0%



**Lodi Revolving Loan
Balance Sheet
For the Period Ending 5/31/2019**

Assets

Cash & Investments	\$6,069
Receivables:	
Accrued Receivables	
Loan Receivables	
Notes & Loans Receivable	
Cupola Projects LLC	4,000
Total Assets	<u>10,069</u>

Liabilities

Advance from Other Funds	_____
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Fund Balances (Deficits)

Restricted	
Assigned	
Unassigned	10,069
Total Fund Balances (Deficits)	<u>10,069</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>10,069</u>

Lodi Revolving Loan
Income Statement
For the Five Months Ending 5/31/2019

<u>Account Description</u>	<u>May</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
Interest		\$0.24	\$24.00	\$23.76	1%
Total Revenue		0.24	24.00	23.76	1%
EXPENSE					
Net Income		0.24	24.00	23.76	1%

**28343 TIF #3
Balance Sheet
For the Period Ending 5/31/2019**

Assets

Cash & Investments	\$76,741
Receivables:	
Current Property Taxes	22,513
Accrued Receivables	
Total Assets	<u>99,254</u>

Liabilities

Deferred Inflows of Resources

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

Fund Balances (Deficits)

Restricted	
Assigned	
Unassigned	2,510
Net Change in Fund Balance	22,535
Total Fund Balances (Deficits)	<u>25,045</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>99,254</u>

28343 TIF #3
TIF Income Statement
For the Five Months Ending 5/31/2019

<u>Account Description</u>	<u>May</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
General Property Taxes		\$22,513.15	\$22,513.00	(\$0.15)	100%
Personal Property Taxes	171.99	171.99		(171.99)	0%
Total Revenue	171.99	22,685.14	22,513.00	(172.14)	101%
EXPENSE					
Professional Contractual Services			750.00	750.00	0%
Miscellaneous		150.00	500.00	350.00	30%
Total Expense		150.00	1,250.00	1,100.00	12%
Net Income	171.99	22,535.14	21,263.00	(1,272.14)	106%

TIF #4
Balance Sheet
For the Period Ending 5/31/2019

Assets

Cash & Investments	(\$10,396)
Receivables:	
Current Property Taxes	25,150
Accrued Receivables	
Total Assets	<u>14,753</u>

Liabilities

Deferred Inflows of Resources

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

Fund Balances (Deficits)

Restricted	
Assigned	
Unassigned	(138,896)
Net Change in Fund Balance	(23,795)
Total Fund Balances (Deficits)	<u>(162,691)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>14,753</u>

Lodi TIF District #4
TIF Income Statement
For the Five Months Ending 5/31/2019

<u>Account Description</u>	<u>May</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
General Property Taxes		\$25,149.76	\$25,150.00	\$0.24	100%
Personal Property Taxes	1,030.60	1,030.60		(1,030.60)	0%
Total Revenue	1,030.60	26,180.36	25,150.00	(1,030.36)	104%
EXPENSE					
Miscellaneous		150.00	500.00	350.00	30%
Economic Development Lodi Veterinary Hospital - Principal		14,930.19	14,930.00	(0.19)	100%
Economic Development Lodi Veterinary Hospital - Interest		23,397.26	23,397.00	(0.26)	100%
Economic Development Lodi Industrial Properties - Principal		4,479.06	4,479.00	(0.06)	100%
Economic Development Lodi Industrial Properties - Interest		7,019.18	7,019.00	(0.18)	100%
Total Expense		49,975.69	50,325.00	349.31	99%
Net Income	1,030.60	(23,795.33)	(25,175.00)	(1,379.67)	95%

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

Assets

Cash & Investments	(\$18,930)
Receivables:	
Current Property Taxes	27,706
Accrued Receivables	
Total Assets	<u>8,776</u>

Liabilities

Deferred Inflows of Resources

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

Fund Balances (Deficits)

Restricted	
Assigned	
Unassigned	(50,519)
Net Change in Fund Balance	27,005
Total Fund Balances (Deficits)	<u>(23,514)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>8,776</u>

Lodi TIF District #5
TIF Income Statement
For the Five Months Ending 5/31/2019

<u>Account Description</u>	<u>May</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
General Property Taxes		\$27,706.25	\$27,706.00	(\$0.25)	100%
Personal Property Taxes	1,109.89	1,109.89		(1,109.89)	0%
Total Revenue	1,109.89	28,816.14	27,706.00	(1,110.14)	104%
EXPENSE					
Professional Contractual Services			500.00	500.00	0%
Miscellaneous		1,811.25	27,000.00	25,188.75	7%
Total Expense		1,811.25	27,500.00	25,688.75	7%
Net Income	1,109.89	27,004.89	206.00	(26,798.89)	13,109%



CITY OF LODI, WI

JUN 10 2019

RECEIVED

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Joel Brennan, Secretary
Division Administrator

June 6, 2019

The Honorable James Ness, Mayor
City of Lodi
130 S Main St
Lodi, WI 53555

Dear Mayor Ness:

The Department of Housing and Urban Development (HUD) has an expectation that the CDBG RLF funds revolve every 12 months and the State of Wisconsin's CDBG staff has been informed that the HUD Office of the Inspector General is beginning to take a close look at locally held CDBG RLF programs.

The Division of Housing, Energy, and Community Resources (DEHCR) is reaching out to inform you of your option to discontinue your CDBG Housing RLF Program and return your funds to DEHCR. As of 3/31/19 your community has been identified as having a CDBG Housing RLF bank balance of less than \$50,000.00 and/or limited housing activity.

Your low-to-moderate income residents will have access to CDBG Housing funds through the regional program that serves your area.

What this means for you.

1. You will no longer be subject to reporting requirements of DEHCR
2. You will no longer process applications or administer new mortgages for the CDBG Housing RLF program

I am attaching information that you may find helpful in moving forward with your decision to discontinue your CDBG Housing RLF Program.

Should you decide to move forward with this process or would like more information please contact Tamra Fabian at 608-261-7747 or at tamra.fabian@wisconsin.gov.

Sincerely,

David J. Pawlisch, Bureau Director
Department of Administration
Division of Energy, Housing, and Community Resources

cc: Tamra Fabian, Grants Specialist-Advanced, DEHCR
Dawn Collins, Clerk, City of Lodi
Kari Justmann, Program Administrator, MSA

Procedures for Discontinuing Grantee CDBG-Housing RLF Programs

The grantee will submit the following to the CDBG-Housing Revolving Loan Fund program manager for approval.

Formal Request

1. On official grantee letterhead, a letter expressing the grantee's desire to discontinue its participation in the program, signed by the grantee's chief elected official or their designated representative.
2. Minutes from a formal municipal or committee meeting expressing the approval of the grantee's termination of its participation in the program.
3. Enclosed with the request must be a fully updated and accurate, a) RLF Account Transactions Journal, b) current account bank statement, c) Project Loan Tracking Report /Loan Portfolio.

Upon approval by DOA/DEHCR personnel, the grantee will submit to the CDBG-Housing Revolving Loan Fund program manager.

Account Closure

1. A check for the entire balance of CDBG-Housing funds, accompanied by the latest checking account statement. Check must be made out to Wisconsin Department of Administration and mailed to 101 East Wilson Street, PO Box 7970, Madison, WI 53707.
2. Proof of CDBG-Housing RLF account closure.
3. Final Annual RLF Account Activity Report.

File Management

1. Administrative and individual project files must be maintained by the grantee.
2. Grantees will maintain ownership of mortgages currently held in their name.
3. Grantees must continue to accurately maintain their loan receivables/portfolios.
4. When a grantee receives client payments or payoffs, they will deposit these funds into their general account. Grantees may retain up to 15% of these payments and payoffs for actual administrative expenses of the CDBG Housing RLF program the remaining balance of these payments and payoffs must be submitted to DEHCR at least monthly.
5. Grantees will be responsible for satisfactions and subordination requests.
6. Grantees will provide a current mortgage receivable list to DEHCR when a payoff is received.



July 3, 2019

Dear Clerks of Columbia County:

Columbia County Economic Development Corporation (CCEDC) has a request to be added to your upcoming meeting Agenda(s). We are making the request that the support once given from communities to CCEDC, before Columbia County took over 100% responsibility for CCEDC's funding, be reinstated for 2020 and moving forward. We hope that this letter will suffice as to our current status and the request that is being made.

After attending the scheduled Columbia County Finance Committee meeting, September 18, 2018 and on October 11, 2018; a discussion of the CCEDC 2019 Budget Goals and Tourism 2019 Budget Goals were discussed with examples of the work CCEDC performs for economic development and tourism, which drives County revenue. Columbia County and their current budget having expenditure requests exceeding revenue of 2.4 million were also discussed. It is their sixth consecutive year that they have had to dip into reserves to balance the County budget. We stated; CCEDC has always maintained a balanced budget and have made cuts in the Administrative Assistant position and elsewhere to build our reserves.

It appears that in review of our financials for CCEDC and Tourism from July & August 2018, our budget request and the County's current position, the recommendation and motion was to cut all funding to CCEDC as an independent organization for 2019. It is with regret that I must inform you of this decision, by the County Finance Committee. I expressed my dissatisfaction with the County Finance Committee and mentioned that even though we do have reserves to run for 2019, it was extremely disappointing that they chose to do no funding.

It was conveyed that there would be no change in their support through the end of December 2018. It was discussed CCEDC would be reviewed again in one year by the County Finance Committee. They hope we will continue to do the work we are currently doing for economic development. As the County stepped forward to take on 100% of funding during the recession and continued afterwards, they currently can no longer take on that responsibility and suggested approaching communities again for support along with businesses. Since fundraising will become a higher priority now, we are reaching out to ask for your annual support once again and hope to have this request added to your upcoming communities meeting Agenda for consideration and approval.

Thank you for your thoughtful consideration of CCEDC's request for financial support.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Vander Galien".

Carl Vander Galien
President
Columbia County Economic Development Corporation

*Contributions or gifts to CCEDC are not tax deductible as charitable contributions. CCEDC is a 501(c)4 organization.

Columbia County Economic
Development Corporation
(CCEDC) needs all of your support!

A request to be added to your
communities Agenda was sent
recently – some of you asked what
amount is being asked of you?

Please consider your support to
Columbia County Economic
Development Corporation in the
amount of \$1.50 per capita for
your community. (Example: 2017
Census is 1000 x 1.50 = \$1500.00).
This would bring it back to the
1998 CCEDC per capita rate which
was \$1.50 for communities.

CCEDC supports economic
development in Columbia County,
Business Retention, Expansion and
Recruitment efforts, as well as,
Tourism for Columbia County.

To learn more about CCEDC visit
www.ccedc.com or

CCVB Tourism
www.travelcolumbiacounty.net

Sincerely,

Carl Vander Galien
President, CCEDC

Thank you for your thoughtful



	2010 Census Count	2017 Census Final Estimate
Towns:		
Arlington	806	809
Caledonia	1,378	1,407
Columbus	646	656
Courtland	525	531
Dekorra	2,311	2,332
Fort Winnebago	825	822
Fountain Prairie	887	891
Hampden	574	577
Leeds	774	774
Lewiston	1,225	1,227
Lodi	3,273	3,320
Lowville	1,008	1,010
Marcellon	1,102	1,108
Newport	586	585
Otsego	693	694
Pacific	2,707	2,719
Randolph	769	769
Scott	905	922
Springvale	520	533
West Point	1,955	2,000
Wyocena	1,666	1,678
Villages:		
Arlington	819	827
Cambria	767	761
Doylestown	297	291
Fall River	1,712	1,740
Friesland	356	351
Pardeeville	2,115	2,094
Poynette	2,528	2,526
Randolph (West Ward)	472	467
Rio	1,059	1,058
Wyocena	768	741
Cities:		
Columbus	4,991	5,096
Lodi	3,050	3,087
Portage	10,324	10,241
Wisconsin Dells	2,440	2,409
Total	56,833	57,053

*Source: 2018-2019 Columbia County Official Directory

Contributions or gifts to CCEDC are not tax deductible as
charitable contributions. CCEDC is a 501(c)4 organization.