



PLEASE TAKE NOTICE that there will be a City of Lodi Economic Development Committee meeting held on Tuesday, August 11, 2020 at 4:00 pm in the Training Room, at the EMS Building, 715 North Main Street, Lodi, WI.

In-person attendance is limited due to social distancing protocols and masks are encouraged. Virtual attendees interested in speaking must register on the City's website 24 hours prior to the meeting start time.

Virtual Meeting Access:

<https://zoom.us/j/98731565411?pwd=K1BXenQ3WUUp3UmFMU0ZHRmFxYkxldz09>

Meeting ID: 987 3156 5411 **Password:** 816930

Dial By Phone: 1-312-626-6799 (Wisconsin); 888-475-4499 (Toll-Free)

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. Convene to Closed Session
Pursuant to Wis. Stat. Sec.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)
5. Reconvene to Open Session
6. Discussion and Possible Recommendation on Items Discussed in Closed Session (TID Request)
7. Approve Minutes from July 14, 2020

Documents:

[07.14.2020 EDC Minutes.pdf](#)

8. Financial Reports

Documents:

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

9. Update: Lodi Lake WI Chamber of Commerce (Kristi McMorris)
- Susie the Duck Day was held August 8 to raise money for the business community
 - Canceled Brew
 - Golf Outing is happening August 19
 - Kristi is willing to assist in filling the space at 111 Main St

10. Update: Ice Age Trail Community

Provided by Amy Onofrey:

Documents:

[Ice Age Trail Report August 2020.Pdf](#)

11. Update on TIF Shortfalls and Collection of Money Owed to the City
12. Material for City Business Opportunity (Downtown Map)
13. Business Contact Update
14. Next Meeting Date-Tuesday, September 8, 2020 and Agenda Items
15. Adjourn

Posted: _____

By: _____

Members: Alders Hansen (Chair), Stevenson, Tonn

Please inform the chair if you are unable to attend to ensure a quorum.

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 July 14, 2020**

Call to Order.

Acting Chair Tonn called the meeting to order at 4:04 pm.

Committee Members Present: Rich Stevenson and Peter Tonn

Excused: Eric Hansen

Others Present: Julie Ostrander, Mayor Ann Groves Lloyd, Brenda Ayers, Terry Weter, Suzanne Miller, James Lincoln (via Zoom)

Virtual Etiquette Announcement. Tonn reviewed virtual etiquette for the meeting.

Public Input. None.

Approve Minutes and Closed Session Minutes from June 9, 2020. MOTION (Stevenson/Tonn) to approve the minutes from June 9, 2020. **Motion carried.**

Financials. No questions.

Update: Lodi Lake Wisconsin Chamber of Commerce (Kristi McMorris). No update.

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

Update on TIF Shortfalls and Collection of Money Owed to the City. Ostrander reported on the meetings held with TIF property owners. Ehlers and Paul Johnson will work together to prevent discrepancies in the future. Tonn said it sounds like it was a good idea to hire Ehlers. Stevenson stated that Ehlers agreed that the City was on the right track with the TIFs but the agreements have issues. Tonn questioned the need to contact owners of properties that do not have performance issues. Ostrander stated that the City is required to send annual statements that include the calculations.

Material for City Housing and Business Opportunity (Downtown Map). No new information at this time.

Business Contact Update. Ann reported that the City received a sign permit application to rebrand Marathon to Shell. She also reported that One Eleven Main did not renew their liquor license so there is a license available.

Next Meeting and Agenda Items. The next meeting will be Tuesday, August 11, 2020 at 4 p.m. at the EMS Building due to the election. Same agenda items next month and addition of TIF funding for Two Black Dogs.

Adjourn. MOTION (Stevenson/Tonn) to adjourn at 4:25 pm. **Motion carried.**

Minutes by Brenda Ayers, City Clerk



Lodi Comm Dev. Block Grant 28998
Balance Sheet
For the Period Ending 6/30/2020

Assets

Cash & Investments	\$351
Receivables:	
Interest & Dividends Receivable	
Accrued Receivables	
Due from Other Funds	
Total Assets	<u>351</u>

Liabilities

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

Fund Balances (Deficits)

Nonspendable	(4,488)
Restricted	
Assigned	
Unassigned	17,108
Net Change in Fund Balance	(12,269)

Total Fund Balances (Deficits) **351**

**Total Liabilities, Deferred Inflows of
Resources and Fund Balances (Deficits)** **351**



Lodi Comm Dev. Block Grant 28998
Income Statement
For the Six Months Ending 6/30/2020

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



**Revolving Loan 28225
Balance Sheet
For the Period Ending 6/30/2020**

Assets

Cash & Investments	\$8,459
Receivables:	
Accrued Receivables	
Loan Receivables	
Notes & Loans Receivable	
Cupola Projects LLC	1,689
Total Assets	<u>10,148</u>

Liabilities

Advance from Other Funds

Fund Balances (Deficits)

Restricted	
Assigned	
Unassigned	10,121
Net Change in Fund Balance	26
Total Fund Balances (Deficits)	<u>10,148</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>10,148</u>



Revolving Loan 28225
Income Statement
For the Six Months Ending 6/30/2020

<u>Account Description</u>	<u>June</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
Interest	<u>\$7.44</u>	<u>\$26.13</u>	<u>\$15.00</u>	<u>(\$11.13)</u>	<u>174%</u>
Total Revenue	<u>7.44</u>	<u>26.13</u>	<u>15.00</u>	<u>(11.13)</u>	<u>174%</u>
EXPENSE	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Net Income	<u>7.44</u>	<u>26.13</u>	<u>15.00</u>	<u>(11.13)</u>	<u>174%</u>



28343 TIF #3
Balance Sheet
For the Period Ending 6/30/2020

Assets

Cash & Investments	\$81,514
Receivables:	
Current PropertyTaxes	21,317
Accrued Receivables	
Total Assets	<u>102,831</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	22,030
Net Change in Fund Balance	6,591
Total Fund Balances (Deficits)	<u>28,621</u>

Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>102,831</u>
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28343 TIF #3
TIF3 Income Statement
For the Six Months Ending 6/30/2020

<u>Account Description</u>	<u>June</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
General Property Taxes		\$21,316.81	\$21,317.00	\$0.19	100%
Personal Property Taxes		306.42		(306.42)	0%
Other State Payments			138.00	138.00	0%
Total Revenue		21,623.23	21,455.00	(168.23)	101%
EXPENSE					
Professional Contractual Services			750.00	750.00	0%
Miscellaneous		150.00	150.00		100%
Storm Sewers	3,914.36	14,881.99		(14,881.99)	0%
Total Expense	3,914.36	15,031.99	900.00	(14,131.99)	1,670%
Net Income	(3,914.36)	6,591.24	20,555.00	13,963.76	32%



TIF #4 28344
Balance Sheet
For the Period Ending 6/30/2020

Assets

Cash & Investments	(\$31,543)
Receivables:	
Current Property Taxes	595
Accrued Receivables	
Total Assets	<u>(30,948)</u>

Liabilities

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

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	(158,972)
Net Change in Fund Balance	(52,499)
Total Fund Balances (Deficits)	<u>(211,471)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>(30,948)</u>



TIF #4 28344
 TIF Income Statement
 For the Six Months Ending 6/30/2020

<u>Account Description</u>	<u>June</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
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)	0%
Other State Payments			7,013.00	7,013.00	0%
Total Revenue		3,886.15	48,656.00	44,769.85	8%
EXPENSE					
Legal	5,064.00	6,409.00		(6,409.00)	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%
Total Expense	5,064.00	56,384.69	49,976.00	(6,408.69)	113%
Net Income	<u>(5,064.00)</u>	<u>(52,498.54)</u>	<u>(1,320.00)</u>	<u>51,178.54</u>	<u>3,977%</u>



TIF #5 28345
Balance Sheet
For the Period Ending 6/30/2020

Assets

Cash & Investments	(\$8,505)
Receivables:	
Current Property Taxes	8,635
Accrued Receivables	
Total Assets	<u>130</u>

Liabilities

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

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	(44,744)
Net Change in Fund Balance	10,980
Total Fund Balances (Deficits)	<u>(33,765)</u>

Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>130</u>
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TIF #5 28345
 TIF Income Statement
 For the Six Months Ending 6/30/2020

<u>Account Description</u>	<u>June</u>	<u>2020 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
General Property Taxes		\$8,635.30	\$8,635.00	(\$0.30)	100%
Personal Property Taxes		3,594.59		(3,594.59)	0%
Other State Payments			3,409.00	3,409.00	0%
Total Revenue		12,229.89	12,044.00	(185.89)	102%
EXPENSE					
Professional Contractual Services		1,100.00		(1,100.00)	0%
Miscellaneous		150.00	150.00		100%
Total Expense		1,250.00	150.00	(1,100.00)	833%
Net Income		10,979.89	11,894.00	914.11	92%

"Create Your Own Hiking Kit", August 1 event in the library parking lot

We provided tykes with a hiking stick "kit." Each kit included one smooth length of branch (peeled by the local Scout group) as well as a bag of supplies to get children started decorating their hiking stick (beads, a length of leather cord, etc.). Children then worked with their adult/s to create their hiking stick at home. 29 kids and 16 adults attended, all socially distanced. We asked parents to send a photo of their child/ren with their completed hiking stick.

Art on the Trail

During the month of August, local artists display art projects on the Slack Road portion of the Gibraltar Rock Ice Age Trail Segment. Installations will be taken down at the end of the month.

Lodi Trail Community Mammoth 40 Hiking Challenge

The Lodi Valley Chapter, City of Lodi and Lodi/Lake Wisconsin Chamber collected information from local businesses and attractions to build the app participants will use to engage with the city and area in October as they visit.

Amy Onofrey

Ice Age Trail Lodi Valley Chapter