



PLEASE TAKE NOTICE that there will be a City of Lodi Economic Development Committee Meeting held on Tuesday, August 13, 2019 at 4:00 pm in Council Chambers, 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 July 16, 2019

Documents:

[07162019 EDC Minutes.pdf](#)

4. Financial Reports (including TIF)

Items under Financials/Reports are informational and should be reviewed prior to the meeting. No action is required; however, if there is a concern, questions may be addressed during the meeting.

Documents:

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

5. Update: Ice Age Trail Community

Update provided by Amy Onofrey and Lynn Larson (via email): The Lodi Valley Chapter of the Ice Age trail joined the Lodi/Lake Wisconsin Chamber of Commerce as of August 1st. We'll be participating in Lodi's National Night Out at the High School and the Chamber's Brew B Que. Our Chapter's next event is the Fall Color Run/Walk, Saturday, October 12. It is a fundraiser for the Chapter and the local Nordic Ski Team.

6. Recommendation on CDBG - Option to Discontinue

7. Update: Community Asset Inventory

8. Corridor Plan Implementation

Corridor Plan link: <http://Www.cityoflodi.us/DocumentCenter/View/622/11-15-2016-Final-Corridor-Plan?BidId=>

9. Business Contact Update

10. Next Meeting Date and Agenda Items

11. 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 July 16, 2019**

Call to Order.

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

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

Staff Present: Julie Ostrander, Mayor Jim Ness

Others: Suzanne Miller, Duane Steinhauer, Jim Duffy, and other citizens

Public Input. Mike Goethel from 227 Palmer Parkway, Lodi WI inquired about the most efficient manner to contact Alderpersons. He would like meeting streaming on the next agenda.

Review and Recommendation on Request for Funding Support for CCEDC. Cheryl Fahrner CCEDC Executive Director spoke to the committee concerning shortfall of funding for upcoming years since Columbia County discontinued financial support and the reserve funds are being depleted in 2019. The CCEDC Board is working on a 2020 strategic plan and seeks financing options from all municipalities in Columbia County. She noted that the Revolving Loan Fund has \$200K available and \$150K in outstanding receivables utilized by 5 businesses. As retention and expansion of CCEDC projects needs to be funded, the request for the 2020 budget includes \$1.50 per capita for all communities.

Recommendation on CDBG – Option to Discontinue. Sue Koehn, the City of Lodi's administrator of the CDBG revolving loan fund, addressed the committee to explain the option to discontinue the program as suggested by the State of Wisconsin. This fund was established in 2007 and, at this time, the fund has 7 active users with an account receivable of \$164K. The current activity is stagnant with 4 payoffs in the past 9 years. The city does not get charged unless loans are opened or closed. Her belief for the deficiency of CDBG use points to the lack of qualifying income and people stay in the homes they have repaired. If the city decides to discontinue the program, the money is forwarded to the county level CDBG program and so will the 7 outstanding loans as the satisfactions are achieved. A final note was that the city will need to manage the final satisfactions and receive 15% administration fee although this could take years to accomplish. Bring this back next month for time to discuss and make a decision.

Update Lodi Lake WI Chamber of Commerce. Kristi McMorris, Chamber of Commerce Director, gave a quick update on the latest chamber projects. Andrew Nussbaum, WI Department of Tourism Specialist, has been working closely with Kristi and is suggesting we have a combined City and Chamber of Commerce meeting to discuss the different avenues of marketing our community for growth and tourism. She reported her concerns about the lack of volunteers for Susie the Duck Days. If anyone is available to assist they can give her a call. She also suggested we post the event on the City website and Facebook page.

Update on Former Primary School. Tonn spoke to the history and progression of events as they unfolded over the course of the past year from the sale of the school to the rezoning issues today. Duane Steinhauer addressed the audience and committee stating that the building is well built and maintained and can last a long time. He upheld that to repurpose the building will depend upon the tenants and they cannot be pursued without the rezoning. He recapped his successes in other communities using this technique. He stated he was surprised the zoning didn't succeed since the C3 is a perfect fit for the property and the only zoning option the city has available that makes sense. He reiterated that he did not include the 3rd terrace for the C3 rezoning because of the deed restrictions, as the city suggested. He asserted that the city didn't honor the agreement so why would Top of Lodi LLC make amends? As far as selling the property, he claimed that all of his property is available for sale but asked "who would want the property after they see the treatment they receive from the city?" Tonn recapped the referendum issue and affirmed that he read 18 months of School Board meeting minutes and addressed the question of the use of "developer" description in them. He called the former primary school site the fringe between the city downtown and residential property a C3 area. His issue is that Duane has no plan for improvement of the property, and he believes he intends to use a turnkey approach. Tonn would like to see architectural "plans" or drawings because "plans" are a contradictory concept. He contends there is no need to have tenants to create a "plan." This item's rezoning will go to Council for action and the project updates will come back for review.

Approve Minutes from June 11, 2019 Meeting. MOTION (Groves Lloyd, Stevenson) to approve the June 11, 2019, meeting minutes. Motion carried.

Financials. Review at the next meeting.

Corridor Plan Implementation. Review at the next meeting.

Update: Community Asset Inventory. Discussion postponed until next month. Ostrander distributed the draft of the community input meetings.

Update: Mural Activities. Mayor Ness updated the committee that the new owner has the contract to sign and his main concern was whether the agreement would interfere with any future sale of the building. The DOT approved the artwork is on the Plan Commission meeting for approval of the Conditional Use Permit.

Business Contact Update. Report at the next meeting.

Next Meeting and Agenda Items. The next meeting will be August 13th, 2019 at 4 PM in City Hall Council Chambers.

Adjourn. MOTION (Groves-Lloyd, Stevenson) to adjourn at 5:10 pm. Motion carried.

Minutes prepared by Julie Ostrander, Director of Administration

DRAFT



Lodi Comm Dev. Block Grant 28998
Balance Sheet
For the Period Ending 6/30/2019

Assets

Cash & Investments	\$12,610
Receivables:	
Interest & Dividends Receivable	
Accrued Receivables	
Due from Other Funds	
Total Assets	<u>12,610</u>

Liabilities

Advance from Other Funds	_____
Deferred Inflows of Resources	_____

Fund Balances (Deficits)

Nonspendable	(4,488)
Restricted	
Assigned	
Unassigned	17,379
Net Change in Fund Balance	(281)
Total Fund Balances (Deficits)	<u>12,610</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>12,610</u>

Lodi Comm Dev. Block Grant 28998
CDBG
For the Six Months Ending 6/30/2019

<u>Account Description</u>	<u>June</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
Misc Revenue	\$1.45	\$9.32		(\$9.32)	0%
Total Revenue	1.45	9.32		(9.32)	0%
EXPENSE					
Clerk/Treasurer Expenses		290.09		(290.09)	0%
Total Expense		290.09		(290.09)	0%
Net Income	1.45	(280.77)		280.77	0%



Lodi Revolving Loan
Balance Sheet
For the Period Ending 6/30/2019

Assets

Cash & Investments	\$6,240
Receivables:	
Accrued Receivables	
Loan Receivables	
Notes & Loans Receivable	
Cupola Projects LLC	3,837
Total Assets	<u>10,077</u>

Liabilities

Advance from Other Funds	_____
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Fund Balances (Deficits)

Restricted	
Assigned	
Unassigned	10,069
Net Change in Fund Balance	8
Total Fund Balances (Deficits)	<u>10,077</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>10,077</u>

Lodi Revolving Loan
Income Statement
For the Six Months Ending 6/30/2019

<u>Account Description</u>	<u>June</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
REVENUE					
Interest	\$7.67	\$7.91	\$24.00	\$16.09	33%
Total Revenue	7.67	7.91	24.00	16.09	33%
EXPENSE					
Net Income	7.67	7.91	24.00	16.09	33%

**28343 TIF #3
Balance Sheet
For the Period Ending 6/30/2019**

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 Six Months Ending 6/30/2019

<u>Account Description</u>	<u>June</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)	0%
Total Revenue		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		22,535.14	21,263.00	(1,272.14)	106%

**TIF #4
Balance Sheet
For the Period Ending 6/30/2019**

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 Six Months Ending 6/30/2019

<u>Account Description</u>	<u>June</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)	0%
Total Revenue		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		(23,795.33)	(25,175.00)	(1,379.67)	95%

**TIF #5
Balance Sheet
For the Period Ending 6/30/2019**

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 Six Months Ending 6/30/2019

<u>Account Description</u>	<u>June</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		<u>1,109.89</u>		<u>(1,109.89)</u>	<u>0%</u>
Total Revenue		<u>28,816.14</u>	<u>27,706.00</u>	<u>(1,110.14)</u>	<u>104%</u>
EXPENSE					
Professional Contractual Services			500.00	500.00	0%
Miscellaneous		<u>1,811.25</u>	<u>27,000.00</u>	<u>25,188.75</u>	<u>7%</u>
Total Expense		<u>1,811.25</u>	<u>27,500.00</u>	<u>25,688.75</u>	<u>7%</u>
Net Income		<u><u>27,004.89</u></u>	<u><u>206.00</u></u>	<u><u>(26,798.89)</u></u>	<u><u>13,109%</u></u>