



PLEASE TAKE NOTICE: There will be a **City of Lodi Economic Development Committee** meeting Tuesday, March 14, 2023 at 4:00 pm in the City Hall Council Room, 130 South Main Street, Lodi, WI.

[Registration](#) for virtual attendee public input must be completed 24 hours prior to meeting start time.

Meeting Link: <https://us06web.zoom.us/j/89430245851?pwd=VE9aM2FZQm1odGhzMHH5YXVyNFBQUT09>

Meeting ID: 894 3024 5851 **Passcode:** 164393 **Phone:** 1-312-626-6799

Economic Development Committee Agenda - CANCELLED

1. Call to Order
2. Meeting Etiquette
 - The meeting Chair will:
 - Identify the number of public input registrations
 - Identify Alders or staff attending remotely (Stay muted when **not** speaking)
 - Acknowledge attendees prior to speaking
 - Virtual attendees should identify themselves in the chat box
 - In-person attendees should sign the attendance sheet
 - All attendees should raise their hand to be recognized prior to speaking
 - No side conversations

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. Approval of Minutes from February 14, 2023

Documents:

[2.14.2023 EDC Minutes.pdf](#)

5. Financial Reports

Documents:

[March 2023 EDC Financial Reports.pdf](#)

6. Update: Lodi Lake WI Chamber of Commerce

7. Update: Ice Age Trail Community

8. Discussion and Possible Recommendation Regarding the Floodplain Mapping and Possible Alternatives

Documents:

[Floodplain FAQs Updated 2 1 2023.Pdf](#)

9. Discuss Development and Expansion/Annexation in the City of Lodi
10. Discussion Regarding Committee Goals - Action Items from 2040 Comprehensive Plan

Documents:

[Comp Plan Action Items Relating To Economic Development Committee With Updates From EDC 6 2022.Pdf](#)

11. Business Contact Update
12. Next Meeting Date: Tuesday, April 11 at 4:00 PM and Agenda Items
13. Adjourn

Posted: _____

By: _____

Members: Alders Goethel (Chair), Hansen, Tonn

Agendas may change up to 24 hours prior to the commencement of the meeting. Reasonable accommodations for persons with disabilities may be made in advance by calling City Hall at 608-592-3247.

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 14, 2023**

1. Call to Order.

Chair Goethel called the meeting to order at 4:00 p.m.

Committee Members Present: Mike Goethel (Chair), Peter Tonn and Eric Hansen(virtual)

Staff Present: Brenda Ayers, Sandy Bloechl(virtual)

Others Present: Heidi LeHew (Chamber Director), Mayor Groves Lloyd (virtual)

2. Meeting Etiquette Announcement. Goethel skipped the meeting etiquette.

3. Public Input. None.

4. Approval of Minutes from January 10, 2023. MOTION (Hansen, Tonn) to approve the minutes from January 10, 2023. **Voice vote all Ayes. Motion carried.**

5. Financials

No discussion

6. Update from Lodi Lake Wisconsin Chamber of Commerce.

LeHew reviewed what was attached to the agenda.

7. Update Ice Age Trail Community

No discussion

8. Discussion and Possible Recommendation Regarding the Floodplain Mapping and Possible Alternatives

Tonn gave an overview of the Phosphorus issue the DNR tried to control several years ago. Continued to explain the floodplain flow that was researched. Goethel would like to establish a timeline on how things transpired.

Suggested that all information available should be compiled so that it shows the history of all the work that has been done on this topic.

9. Discussion Development and Expansion/Annexation in the City of Lodi

Great start – wanted to make sure everyone with the city is on the same page when developers ask questions.

10. Discussion Regarding Committee Goals – Action Items from 2040 Comprehensive Plan

No discussion

11. Business Contact Update

No discussion

12. Next Meeting Tuesday, March 14, 2023 at 4:00 p.m. at City Hall.

13. Adjourn. MOTION (Hansen, Tonn) to adjourn at 4:46 p.m. **Voice vote all ayes. Motion carried.**

Minutes by Sandra Bloechl, Accounting Manager/Treasurer

CITY OF LODI
BALANCE SHEET
FEBRUARY 28, 2023

FUND 998 - CDBG

ASSETS

998-11000-0000	FUND CASH	4,781.43	
998-13800-0000	OTHER RECEIVABLES CDBG	133,272.02	
998-15100-0000	DUE FROM GENERAL FUND CDBG	(133,272.02)	
	TOTAL ASSETS		<u>4,781.43</u>

LIABILITIES AND EQUITY

FUND EQUITY

998-33000-0000	RETAINED EARNINGS	9,269.49	
998-33900-0000	RETAINED EARNINGS-RESTRICTED C	(4,488.06)	
	TOTAL FUND EQUITY		<u>4,781.43</u>
	TOTAL LIABILITIES & EQUITY		<u>4,781.43</u>

CITY OF LODI
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2023

TIF5

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAX AND TAX EQUIVALENTS</u>						
345-41113-0000	TID 5 PERSONAL PROPERTY TAXES	.00	.00	3,595.00	3,595.00	.0
345-41120-0000	TID 5 TAX INCREMENT	.00	53,660.01	53,660.00	(.01)	100.0
	TOTAL TAX AND TAX EQUIVALENTS	.00	53,660.01	57,255.00	3,594.99	93.7
<u>FEDERAL, STATE AND LOCAL AID</u>						
345-43600-0000	TID 5 OTHER STATE PYMNT ACCTNG	.00	.00	3,409.00	3,409.00	.0
	TOTAL FEDERAL, STATE AND LOCAL	.00	.00	3,409.00	3,409.00	.0
	TOTAL FUND REVENUE	.00	53,660.01	60,664.00	7,003.99	88.5

CITY OF LODI
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2023

TIF5

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>PROFESSIONAL SERVICES</u>						
345-51510-0213	TID 5 PROF SVCS ACCTG	.00	.00	1,000.00	1,000.00	.0
345-51510-0591	TID 5 ADMINISTRATIVE FEE	.00	.00	150.00	150.00	.0
	TOTAL PROFESSIONAL SERVICES	.00	.00	1,150.00	1,150.00	.0
<u>INTEREST & FISCAL CHARGES</u>						
345-58200-0620	TID 5 INT & FISCAL CHARGES	.00	.00	1,241.00	1,241.00	.0
	TOTAL INTEREST & FISCAL CHARGES	.00	.00	1,241.00	1,241.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	2,391.00	2,391.00	.0
	NET REVENUE OVER EXPENDITURES	.00	53,660.01	58,273.00	4,612.99	92.1

CITY OF LODI
BALANCE SHEET
FEBRUARY 28, 2023

FUND 225 - REVOLVING LOAN FUND

<u>ASSETS</u>			
225-11000-0000	FUND CASH	10,165.17	
	TOTAL ASSETS		10,165.17
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
225-33000-0000	RETAINED EARNINGS	10,165.17	
	TOTAL FUND EQUITY		10,165.17
	TOTAL LIABILITIES & EQUITY		10,165.17

CITY OF LODI
BALANCE SHEET
FEBRUARY 28, 2023

FUND 343 - TIF3

ASSETS

343-11000-0000	FUND CASH	95,280.66	
343-12100-0000	CURRENT PROPERTY TAXES REC GEN	22,355.01	
		<hr/>	
	TOTAL ASSETS		117,635.67
			<hr/> <hr/>

LIABILITIES AND EQUITY

LIABILITIES

343-27100-0000	ADVANCE FROM GENERAL FUND GENE	74,209.32	
		<hr/>	
	TOTAL LIABILITIES		74,209.32

FUND EQUITY

343-33000-0000	RETAINED EARNINGS	21,071.34	
	REVENUES OVER EXPENDITURES - YTD	22,355.01	
		<hr/>	
	TOTAL FUND EQUITY		43,426.35
			<hr/>
	TOTAL LIABILITIES & EQUITY		117,635.67
			<hr/> <hr/>

CITY OF LODI
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2023

TIF3

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAX AND TAX EQUIVALENTS</u>					
343-41113-0000	PERSONAL PROPERTY TAXES	.00	.00	306.00	306.00 .0
343-41120-0000	TAX INCREMENTS	.00	22,355.01	22,355.00 (.01) 100.0
	TOTAL TAX AND TAX EQUIVALENTS	.00	22,355.01	22,661.00	305.99 98.7
<u>FEDERAL, STATE AND LOCAL AID</u>					
343-43600-0000	OTHER STATE PYMNTS ACCT/FINANC	.00	.00	138.00	138.00 .0
	TOTAL FEDERAL, STATE AND LOCAL	.00	.00	138.00	138.00 .0
	TOTAL FUND REVENUE	.00	22,355.01	22,799.00	443.99 98.1

CITY OF LODI
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2023

TIF3

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PROFESSIONAL SERVICES</u>						
343-51510-0200	TID 3 CONTRACTUAL SERVICES	.00	.00	1,667.00	1,667.00	.0
343-51510-0213	TID 3 PROF SVCS ACCTG	.00	.00	1,000.00	1,000.00	.0
343-51510-0591	TID 3 ADMINISTRATIVE FEE	.00	.00	150.00	150.00	.0
	TOTAL PROFESSIONAL SERVICES	.00	.00	2,817.00	2,817.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	2,817.00	2,817.00	.0
	NET REVENUE OVER EXPENDITURES	.00	22,355.01	19,982.00	(2,373.01)	111.9

CITY OF LODI
BALANCE SHEET
FEBRUARY 28, 2023

FUND 344 - TIF4

ASSETS

344-11000-0000	FUND CASH	81,355.30	
344-12100-0000	CURRENT PROPERTY TAXES REC GEN	68,236.01	
	TOTAL ASSETS		<u>149,591.31</u>

LIABILITIES AND EQUITY

LIABILITIES

344-25100-0000	DUE TO/FROM GF	3,078.00	
344-27100-0000	ADVANCE FROM GENERAL FUND GENE	177,444.54	
	TOTAL LIABILITIES		180,522.54

FUND EQUITY

344-33000-0000	RETAINED EARNINGS	(49,341.55)	
	REVENUES OVER EXPENDITURES - YTD	18,410.32	
	TOTAL FUND EQUITY		<u>(30,931.23)</u>
	TOTAL LIABILITIES & EQUITY		<u>149,591.31</u>

CITY OF LODI
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2023

TIF4

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	
<u>TAX AND TAX EQUIVALENTS</u>						
344-41113-0000	PERSONAL PROPERTY TAXES	.00	.00	3,291.00	3,291.00	.0
344-41120-0000	TID 4 TAX INCREMENT	.00	68,236.01	68,236.00	(.01)	100.0
	TOTAL TAX AND TAX EQUIVALENTS	.00	68,236.01	71,527.00	3,290.99	95.4
<u>FEDERAL, STATE AND LOCAL AID</u>						
344-43600-0000	OTHER STATE PAYMENTS ACCOUNTI	.00	.00	7,013.00	7,013.00	.0
	TOTAL FEDERAL, STATE AND LOCAL	.00	.00	7,013.00	7,013.00	.0
	TOTAL FUND REVENUE	.00	68,236.01	78,540.00	10,303.99	86.9

CITY OF LODI
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2023

TIF4

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ECONOMIC DEVELOPMENT</u>					
344-56701-0610	TID 4 ECONDEV VETCLINIC PRNCPL	.00	21,285.37	21,285.00 (.37) 100.0
344-56701-0620	TID 4 ECON DEV VET CLINIC INT	.00	17,042.08	17,042.00 (.08) 100.0
	TOTAL ECONOMIC DEVELOPMENT	.00	38,327.45	38,327.00 (.45) 100.0
<u>LODI INDUST PROP</u>					
344-56702-0610	TID 4 ECONDEV LDI INDUS PRNCPL	.00	6,385.62	6,386.00	.38 100.0
344-56702-0620	TID 4 ECONDEV LODI INDUSTR INT	.00	5,112.62	5,113.00	.38 100.0
	TOTAL LODI INDUST PROP	.00	11,498.24	11,499.00	.76 100.0
<u>INTEREST & FISCAL CHARGES</u>					
344-58200-0620	TID 4 INTEREST & FISCALCHARGES	.00	.00	6,712.00	6,712.00 .0
	TOTAL INTEREST & FISCAL CHARGES	.00	.00	6,712.00	6,712.00 .0
	TOTAL FUND EXPENDITURES	.00	49,825.69	56,538.00	6,712.31 88.1
	NET REVENUE OVER EXPENDITURES	.00	18,410.32	22,002.00	3,591.68 83.7

CITY OF LODI
BALANCE SHEET
FEBRUARY 28, 2023

FUND 345 - TIF5

ASSETS

345-11000-0000	FUND CASH	119,219.01	
345-12100-0000	CURRENT PROPERTY TAXES REC GEN	53,660.01	
		<hr/>	
	TOTAL ASSETS		172,879.02
			<hr/> <hr/>

LIABILITIES AND EQUITY

LIABILITIES

345-25100-0000	DUE TO/FROM GF	1,604.00	
345-27100-0000	ADVANCE FROM GENERAL FUND GENE	32,290.57	
		<hr/>	
	TOTAL LIABILITIES		33,894.57

FUND EQUITY

345-33000-0000	RETAINED EARNINGS	85,324.44	
	REVENUES OVER EXPENDITURES - YTD	53,660.01	
		<hr/>	
	TOTAL FUND EQUITY		138,984.45
			<hr/> <hr/>
	TOTAL LIABILITIES & EQUITY		172,879.02
			<hr/> <hr/>

City of Lodi Floodplain FAQs

1. *Has the City explored conducting a flood study to revise the floodplain map?*

In 2018, the City of Lodi hired MSA to observe the flood conditions in 2008 and 2015 and compare them to the predicted flood elevations in the WDNR/FEMA mapping.


During the course of the study, the City experienced flooding conditions on March 14, 2019. The observations from the flood in 2019 and the analysis of the watershed through the marsh, indicated that the flooding generally occurred as indicated in the WDNR/FEMA model. It was further determined that a full revision to the flood study may not have the effect of removing many structures from the floodplain.

At that time the City chose not to pursue a full revision to the flood mapping as the outcome would not outweigh the costs involved in the study.

2. *What can an individual property owner do to potentially have their property removed from the floodplain or flood fringe?*

A property owner could hire a professional land surveyor to create a map of their property to identify the elevations and what portions (if any) of their property are in the floodplain/fringe.

3. *Where can I view the floodplain map?*

The map can be viewed on the [City's website](#). Click the Layers List button at the top right  and choose Floodway and/or Floodplain from the dropdown list. For ease in viewing, in the Layers List click the check mark next to zoning to remove the zoning layer from the map. A copy of the map can also be viewed at City Hall.

4. *I heard flood insurance is costly, any suggestions for shopping around?*

Contact the Lodi Lake Wisconsin Chamber at info@lodilakewisconsin.org or 608-592-4412 for flood insurance resources.

Economic Development
Action Items
2040 Comprehensive Plan

3.3 Housing		Action Completed	Target Completion	Lead Agencies
2	Address housing affordability through the following strategies:			
2(a)	Utilize "Affordable Housing" TID extension in expiring districts to capture additional funds that support housing initiatives. 75% of additional funds must be utilized to address affordable housing challenges and may be used for programs such as owner-occupied rehabilitation, new home construction, or the creation of revolving loan funds, among other possibilities. 100% of increment generated through the extension must be utilized to better the community's housing stock.		On-going	Economic Development Committee / Mayor
2(c)	Proactively seek out and partner with non-profit and public partners, such as the Southern Housing Region program, that specialize in creation and preservation of affordable housing stock and providing housing assistance to income-qualified households, and create a list of resources that can be utilized by residents in need of assistance.	<input type="checkbox"/> <input type="checkbox"/>	Short-Term (2023-2026)	Economic Development Committee / Mayor
2(d)	Encourage both State and Federal housing tax credit projects that result in new or rehabilitated income-qualified units. Proactively seek out and recruit developers that are fluent and successful in State and Federal application processes administered by the Wisconsin Housing and Economic Development Authority (WHEDA).		On-going	Economic Development Committee / Mayor
2(e)	Work with local mortgage lenders and the Wisconsin Housing and Economic Development Authority (WHEDA) to ensure all income-qualified residents have access to and knowledge of State subsidized and insured mortgage and loan programs.		On-going	Economic Development Committee/ Director of Administration
3.5 Economic Development		Action Completed	Target Completion	Lead Agencies
1	Meet with appropriate agencies to ensure that efforts for economic development activities in the region are coordinated.		On-going	Mayor / City Administrator
3	Prepare a business/industrial park expansion plan to identify future sites.		Immediate (2021-2022)	Mayor is currently working on
6	Maintain the City website as a way to prominently display and promote information about the City and tourist attractions in the region. Consider semi-annual review.		On-going	Economic Development Committee / Management Analyst
7	Working with downtown businesses, consider the creation of a Business Improvement District (BID).	<input type="checkbox"/> <input type="checkbox"/>	Mid-Term (2027-2030)	Economic Development Committee / Mayor / City Administrator
8	Develop a strategy to market and promote the downtown working cooperatively with the Chamber of Commerce and other stakeholders.	<input type="checkbox"/> <input type="checkbox"/>	Immediate (2021-2022)	Economic Development Committee/Mayor/City Administrator/Chamber
9	Explore options to fund, promote and support the downtown.	<input type="checkbox"/>	On-going	Economic Development Committee / Mayor/Chamber
10	Consider implementing the recommendations in the 2016 Main Street Corridor Plan annually, especially during the capital improvement planning and budgeting processes.		On-going (annually)	Economic Development Committee / Mayor / City Administrator
11	Review and revise Tax Increment Finance policy to prioritize business attraction, retention and expansion that is consistent with Policy 17.	<input type="checkbox"/>	Immediate (2021-2022)	Economic Development Committee / Director of Administration
3.7 Community Facilities & Services		Action	Target	Lead

Economic Development
 Action Items
 2040 Comprehensive Plan

		Completed	Completion	Agencies
Community Facilities				
6	Create a communications plan to develop strategies and tools to improve public dialogue and encourage public engagement within the City of Lodi.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Immediate (2021-2022)	Economic Development Committee / Mayor
6	Develop a strategy to encourage and recognize community involvement in volunteer services by people of all ages.	<input type="checkbox"/>	Immediate (2021-2022)	Economic Development Committee / Mayor
3.9 Land Use				
		Action Completed	Target Completion	Lead Agencies
5	Consider implementing improvement projects in the Spring Creek Parkway Plan, especially during annual budgeting and capital improvement planning processes.	<input type="checkbox"/> <input type="checkbox"/>	On-going (annually)	Economic Development Committee / Finance & HR Committee / Director of Operations / Director of Administration
6	Develop and implement a plan to make the City current/future entry corridors attractive and inviting through the use of such things as landscaping and lighting. Consider working with the Highway 60 Scenic Byways Alliance when planning for this important corridor	<input type="checkbox"/>	Mid-Term (2027-2030)	Economic Development Committee / Director of Operations / Director of Administration