

MARCH 8, 2021
CITY OF EDGERTON
JOINT REVIEW BOARD – ROCK COUNTY

Jim Burdick called the meeting to order at 10:15 a.m. All members attended via a web-based system.

Board members present were Jim Burdick with the City of Edgerton, Dennis Pauli with the Edgerton School District, Danette Rynes with Rock County, Renea Ranguette with Blackhawk Technical College, and Member at Large Jon Paulson.

Also present were City Administrator Ramona Flanigan and Vandewalle and Associates representatives Jackie Mich and Scott Harrington.

ELECT MEMBER AT LARGE: A Jim Burdick/Danette Rynes motion to nominate Jon Paulson as the Member-at-Large passed on a 5/0 roll call vote.

ELECT CHAIR: A Danette Rynes/Jon Paulson motion to nominate Jim Burdick as chair passed on a 5/0 roll call vote.

OVERVIEW OF PROPOSED TID #9: Jackie Mich explained the City is looking to create a new TID, TID #9. It will be a mixed-use development containing a combination of industrial, commercial and/or residential uses. The TID will have a 15 year expenditure period and a maximum life of 20 years.

The proposed TIF #9 is on the west side of the City with its boundary encompassing IKI Manufacturing and extending to the old caterpillar plant. The development assumptions include: IKI expansion; Fulton Street frontage with mix of multi-family and commercial; Phoenix parcel for industrial use; and Elm High Drive area for multi-family use.

The development expenditure plan and increment growth predictions are included in the proposal. These were developed by Baird and Associates. Mich noted the costs and increment revenue are only assumptions based on what could potentially happen. It is a requirement for any TID plan to have a proposed budget to show the TID is financially feasible.

Danette Rynes asked if there is any single-family residential planned in this proposal. Mich stated the residential portion is proposed to be a small portion of development along Fulton Street and planned for multifamily development. The maximum amount of residential allowed by TID development is 35% but there isn't that large of a percentage in the plan.

OVERVIEW OF PROPOSED AMENDMENT TO TID #6: Mich stated TID #6 is an existing downtown TID. There are two parcels just outside the TID boundaries that have potential for development if incentives were available. The first parcel is on Swift Street and was an old school building currently being used by IKI as office space. IKI management has indicated they wish to move all their operations, including offices out to their other location which is within the TID #9 boundaries.

This opens up new uses and potentially new development for this building.

The second parcel is the old Chase Bank building located on North Main Street. The building is vacant and is on a large parcel making it an ideal for redevelopment.

Mich stated in addition to these two parcels, the City has indicated a need for additional parking in the downtown area. This use has been added to the plan so it can be a TID eligible project. The parking can be within the TID or within a ½ mile radius.

Mich stated with adding the new TID and amending the existing TID, the City must stay below the 12% of equalized value. The projection is 10.15%.

The next steps in the process are:

- March 16 the Plan Commission will hold a public hearing,
- April 5 the City Council will consider adoption, and
- April 13 the Joint Review Board will consider final approval.

Being no other business before the Board, a Danette Rynes/Jon Paulson motion to adjourn passed on a 4/0 roll call vote.

Ramona Flanigan/ch
City Administrator