

The **COMMON COUNCIL** of the City of Tomah met in **SPECIAL SESSION** on **August 10, 2021** at 6:30 p.m. with Mayor Michael Murray presiding. Following the Pledge of Allegiance, roll call was taken. Present: Michael Murray, Adam Gigous, Richard Yarrington, Shawn Zabinski, Mitchel Koel, Lamont Kiefer, Nellie Pater, and Dean Peterson. Absent: John Glynn. Also in attendance: City Administrator Bradley Hanson, Public Works Director Kirk Arity, Building Inspector Shane Rolff, Public Safety Director/Fire Chief Tim Adler, and City Clerk Becki Weyer. Multiple members of the public appeared in person and via Zoom.

The general public was able to access the meeting via Zoom at this link:

<https://zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFlwMzdSZz09>

Password: Tomah2020

Annexation Request for Multiple Parcels (020-01304-0000 and 020-01304-5000) from the Town of La Grange Parcels

Informational only. The City of Tomah has received a request for property to be annexed into the City that would be potentially beneficial. This property is owned by Kas Investments, LLC and Managed Investments, Inc. of which Pete Thorson is a partner or investor in both. These properties are adjacent to an existing parcel 286-02713-1000 on the northwest corner at the intersection of N Superior Ave and Jefferson St. Dave Rasmussen from MSA appeared to explain that any annexations need to occur prior to developing or amending a TID. Thorson appeared via Zoom and agreed that he is ready to move forward with this potential annexation.

Tax Incremental Financing District (TID) Creation/Amendment Requirement Clarifications

Informational only. Rasmussen provided the Council with the TID creation/amendment process and requirements, including public hearing notifications, taxing bodies role (Joint Review Board), detailed descriptions of the “but for” clause, and wetland inclusion. He notified the Council that all the requirements for the potential creation/modification of current TIDs have been met. The Council questioned if all property owners within the TID were sent letters. Rasmussen clarified there were properties that were added after the first public meeting and were subsequently sent letters. The boundaries for the draft amendment plans were amended to add additional properties but it is up to the City and Council to decide who is in the TIF district and who is not and Rasmussen added it is not up to individual property owners if they would want to be in or out of the TID. Rasmussen also explained in detail the role of the Joint Review Board in the process. Greg Gaarder from the Tomah Area School district made comments that in the past, the Joint Review Board has felt that municipalities who want to amend or add a TID were confident it was in the best interest of the City, and this time, the School District feels there is a lack of cohesion regarding this creation/amendment, and up until now seems to be confusion within the Council.

TIDs 8, 9, & 10 Amendment: Tomah Owner Occupied Housing Assistance Program

Informational only. Administrator Hanson introduced the Tomah Owner Occupied Housing Assistance Program (TOOHAP) as a potential program that could be established and could work with the amendments to project plans for the City’s existing TIF districts. Questions arose how this could potentially affect the CDBG loan program. Hanson clarified that this program would not affect the current CDBG program. The Council had concerns on how the City would fund these loans and who would qualify for these loans. Rasmussen ensured the Council that any procedures or policies regarding TOOHAP would be developed in detail and that including this in the project plan allows for the possibility of creating these policies in the future.

TIDs 8, 9, & 10 Amendment: Equipment Acquisition Assistance

Informational only. Rasmussen and Administrator Hanson introduced how the TIDs can aid City owned equipment acquisition, so long as the equipment would benefit each TID district and the City would be required to document how the funded equipment was used in the TID for audit purposes. Hanson clarified the City is not planning on purchasing any equipment that wasn’t already in the budget plan. Some of these larger pieces of equipment in the long-range plan can have a portion of their cost paid by the TID if it will be used in the TID.

TID 8 Amendment: Parcel Additions

Informational only. Hanson provided information on the potential parcel additions to the potential TID 8 amendment. He covered that annexing the proposed parcels into TID 8 would provide additional development opportunities and more developable parcels within TID 8. He added that the property additions would strengthen or could help stabilize TID 8’s financial stability. Dr. Mark Mueller, owner of Deer Creek Dental asked if he could opt out of being in the TID, and the answer is that it is up to the City which properties will or will not be included in the TID, not up to individual property owners.

TID 11 Creation Reasoning

Informational only. Hanson covered with the Council on the reasons for adding a new TID – TID 11: efficiency of scale with the current pending TID amendments, residential area expansion already permitted, potential new hotel to be developed, potential new retail/restaurant development, future connectivity to improve current roads, incentivize vacant platted lands, increased ability for bike/foot traffic through infrastructure, and increase the reach of TOOHAP to properties on the north side of the City. Discussions

ensued on how the TID funds could be used to help fund sidewalks and traffic lights at the Highway 21 and Hwy 12 intersections.

Adjourn

Motion by Gigous, second by Yarrington, to adjourn. Motion carried. Meeting adjourned at 8:03 p.m.

Mayor Michael Murray

Attest: Rebecca Weyer
To Be Approved September 21, 2021