

Minutes of a special session of the Common Council of the City of Barron held September 24, 2015 at 5:30 p.m. in the Council Chambers of City Hall. Council members present: David Vruwink, Rod Nordby, Kevin Haller, Mike Dietrich (arrived 5:37), Tony Allen and Mark Thompson. Absent: Maureen Tollman. Others present: Dave Rasmussen, Dave Wierzba, Teresa Anderson, Sue Wojtkiewicz, Sheryl Claflin, Andrew Harrington and Dave Hanson.

The meeting was called to order at 5:30 p.m. by Mayor David Vruwink.

The Pledge of Allegiance was given at this time.

Roll call was taken and a quorum was declared.

Dave Rasmussen, Sr. Planner with MSA Professional Services appeared to explain the status of various Tax Incremental Financing (TIF) Districts within the city.

Moved by Haller, seconded by Allen to approve the following Resolution declaring TIF District # 3 as a severely distressed district.

**RESOLUTION NO. \_\_\_\_\_**

**CITY OF BARRON**

**RESOLUTION DESIGNATING TAX INCREMENTAL FINANCE DISTRICT NO.3  
AS SEVERELY DISTRESSED PURSUANT TO WISCONSIN STATE STATUTES 66.1105(4e)  
AND APPROVING THE RELATED PROJECT PLAN AMENDMENT**

**WHEREAS**, The City of Barron created Tax Incremental District No.3 in 2005 to promote mixed-use development, provide greater employment opportunities and broaden the property tax base in the designated area; and

**WHEREAS**, development within the district has been limited and the amount of revenues generated from all sources will not likely pay off project costs during the life of the district; and

**WHEREAS**, the State of Wisconsin State Statutes 66.1105(4e), enacted on May 12<sup>th</sup>, 2010, created provisions for the designation of severely distressed tax incremental districts; and

**WHEREAS**, Tax Incremental District No.3 qualifies for this designation; and

**WHEREAS**, this designation will provide Tax Incremental District No.3 additional relief, by extending the life of the district by up to twenty (20) years beyond the normal termination date;

**WHEREAS**, prior to publication of the public hearing notice, a copy of said notice was sent to the School District of Barron, Wisconsin Indianhead Technical College, and Barron County as dictated by Wisconsin State Statutes; and

**WHEREAS**, on September 10, 2015, the Plan Commission held a public hearing on amending the Project Plan to designate Tax Incremental District No.3 as severely distressed pursuant to Wisconsin State Statutes 66.1105(4e).

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Barron under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the City Council concludes that the revenues generated from all sources will not likely pay off project costs during the life of the district and approves the Amendment to Tax Incremental District No.3 declaring the district severely distressed under State Statutes 66.1105(4e).
2. That the proper City officials shall provide the Joint Review Board with the information needed to review the Project Plan Amendment for Distressed Designation.
3. That the proper City officials shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Plan Amendment designating the District as distressed.

Dated this 24<sup>th</sup> day of September, 2015.

ATTEST:

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Tony Slagstad, Clerk

The City Council of the City of Barron has authorized the above resolution by Resolution No. \_\_\_\_\_, dated September 24, 2015.

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David Vruwink, Mayor

Motion carried 5 ayes 0 naves.

Moved by Nordby, seconded by Haller to approve the following Resolution amending the Project Plan for TIF District #2 to allocate positive tax increments to TIF #3.

**RESOLUTION NO. \_\_\_\_\_**

**CITY OF BARRON AMENDMENT TO  
TAX INCREMENTAL FINANCE DISTRICT NO. 2  
CITY OF BARRON, WISCONSIN**

WHEREAS, the City of Barron desires to promote development and redevelopment, and broaden the property tax base in Tax Increment District No. 2 and Tax Increment District No. 3; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission of the City of Barron has held a public hearing on the proposed Project Plan Amendment for Tax Incremental Finance District No. 2 (herein "Project Plan" and "District") on September 10, 2015; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities

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having the power to levy taxes on property within the District including the Barron School District, Wisconsin Indianhead Technical College, and Barron County; and

WHEREAS, the purpose of this Project Plan Amendment is to allocate excess tax increments from TID No. 2 (the donor TID) to TID No. 3 (the recipient TID); and

WHEREAS, the amended Project Plan meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the City Council makes the following findings:

- A. The Project Plan Amendment for TID No. 2 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 3; and
- B. TID No. 3 has been declared as severely distressed under Wisconsin State Statutes 66.1105(4e)(d), thus allowing this Allocation Amendment; and
- C. That the allocation of excess tax increment from the District directly serves to promote development, blight removal, infrastructure improvements, and broaden the property tax base in TID No. 3 and is likely to enhance significantly the value of real property in TID No. 3 and the retirement of debt obligations of TID #3; and
- D. The life of the District may be extended up to 20 years after the District would otherwise be required to terminate to provide excess tax increment to the recipient Distressed TID No. 3 under current State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Barron hereby approves and adopts the amended Project Plan for the TIF District #2 for the City of Barron.

Dated this 24<sup>th</sup> day of September, 2015.

ATTEST:

\_\_\_\_\_  
Tony Slagstad, Clerk

The City Council of City of Barron has authorized the above resolution by Resolution No. \_\_\_\_\_, dated September 24, 2015.

\_\_\_\_\_  
David Vruwink, Mayor

Motion carried 5 ayes, 0 nays.

Moved by Thompson, seconded by Allen to approve the following Resolution amending the Project Plan for TIF District #4 to allocate positive tax increments to TIF #3.

**RESOLUTION NO. \_\_\_\_\_**

**CITY OF BARRON AMENDMENT TO  
TAX INCREMENTAL FINANCE DISTRICT NO. 4  
CITY OF BARRON, WISCONSIN**

WHEREAS, the City of Barron desires to promote development and redevelopment, and broaden the property tax base in Tax Increment District No. 4 and Tax Increment District No. 3; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission of the City of Barron has held a public hearing on the proposed Project Plan Amendment for Tax Incremental Finance District No. 4 (herein "Project Plan" and "District") on September 10, 2015; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Barron School District, Wisconsin Indianhead Technical College, and Barron County; and

WHEREAS, the purpose of this Project Plan Amendment is to allocate excess tax increments from TID No. 4 (the donor TID) to TID No. 3 (the recipient TID); and

WHEREAS, the amended Project Plan meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

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- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the City Council makes the following findings:

- A. The Project Plan Amendment for TID No. 4 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 3; and
- B. TID No. 3 has been declared as severely distressed under Wisconsin State Statutes 66.1105(4e)(d), thus allowing a this Allocation Amendment; and
- C. That the allocation of excess tax increment from the District directly serves to promote development, blight removal, infrastructure improvements, and broaden the property tax base in TID No. 3 and is likely to enhance significantly the value of real property in TID No. 3 and the retirement of debt obligations of TID #3; and
- D. The life of the District may be extended up to 20 years after the District would otherwise be required to terminate to provide excess tax increment to the recipient Distressed TID No. 3 under current State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Barron hereby approves and adopts the amended Project Plan for the TIF District #4 for the City of Barron.

Dated this 24<sup>th</sup> day of September, 2015.

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\_\_\_\_\_  
Tony Slagstad, Clerk

The City Council of City of Barron has authorized the above resolution by Resolution No. \_\_\_\_\_,  
dated September 24, 2015.

\_\_\_\_\_  
David Vruwink, Mayor

Motion carried 5 ayes, 0 nays.

Moved by Dietrich, seconded by Haller to approve the following Resolution adopting the Project Plan for TIF District #6 and the creation of TIF District #6.

**RESOLUTION NO. \_\_\_\_\_**

**CITY COUNCIL OF BARRON  
RESOLUTION APPROVING PROJECT PLAN AND  
CREATION OF INCREMENTAL FINANCE DISTRICT NO. 6  
CITY OF BARRON, WISCONSIN**

**WHEREAS**, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission, City of Barron, Barron County, Wisconsin held a public hearing on September 10, 2015 on the proposed creation of Tax Incremental Finance District No. 6 (herein "District") and the proposed boundaries thereof, and on the proposed Project Plan for Tax Incremental Finance District No. 6 (herein "Project Plan"); and

**WHEREAS**, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on the property within the District, and to the school board of the school district which includes the property located in the District; and

**WHEREAS**, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes a map showing existing uses and conditions of real property in such District; Includes a map showing proposed improvements and uses therein;

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- F. Shows proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project;
- I. Contains a statement indicating how creation of the District promotes the orderly development of the City;
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes; and

**WHEREAS**, the City Council makes the following findings:

- A. Activities and improvements to TID No.6 are intended to encourage and attract business growth and development within the District.
- B. The improvement to the area is likely to encourage, develop, and maintain a strong growth pattern in the City, taking advantage of major transportation routes through the City.
- C. The improvement to the area is likely to maximize private investment within TID No.6 and significantly enhance the value of substantially all other real estate in the District.
- D. The improvement to the area is likely to make currently underdeveloped areas of the City more attractive by providing necessary and desired public improvements, which are compatible and feasible with existing systems.
- E. The project costs relate directly to the promotion of mixed use development.
- F. The improvement to the area is likely to encourage and promote conformity with the City's planning and development policies.
- G. The TIF District #6 is declared to be a mixed-use TIF District under sec. 661105(2)(cm) of the WI Statutes and at least 50% of the land in TID No.6 has been classified as suitable for mixed use development.
- H. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City.
- I. The estimated percentage of the territory within the District that is devoted to retail business will not exceed 35% at the end of the District's expenditure period.
- J. Any vacant property within the TIF District is suitable for mixed-use development.
- K. The development in TID No.6 would not take place "but for" the creation of the TIF District.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Barron hereby approves the Project Plan and creation of TIF District #6 for the City of Barron with a creation date of January 1, 2015.

Dated this 24<sup>th</sup> day of September, 2015.

ATTEST:

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Tony Slagstad, Clerk

The City Council of City of Barron has authorized the above resolution by Resolution No. \_\_\_\_\_, dated September 24, 2015.

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David Vruwink, Mayor

Motion carried 4 ayes, 0 naves and 1 abstention (Allen abstained).

Moved by Allen, seconded by Dietrich to hire MSA Professional Services to prepare a development agreement for the “Cobblestone” project. Motion carried 5 ayes, 0 naves.

Moved by Allen, seconded by Dietrich to hire SEH, Inc. for design work on the 2016 street/utility projects as follows: 3<sup>rd</sup> Street, 6<sup>th</sup> Street and the widening of LaSalle Avenue between 7<sup>th</sup> & 9<sup>th</sup> Streets.

Motion was withdrawn by Allen and the second was withdrawn by Dietrich following further discussion.

Moved by Nordby, seconded by Thompson to hire CBS Squared for design work on the 2016 street/utility projects as follows: 3<sup>rd</sup> Street, 6<sup>th</sup> Street and the widening of LaSalle Avenue between 7<sup>th</sup> & 9<sup>th</sup> Streets as outlined in their proposal dated September 21, 2015. Motion carried 3 ayes, 2 naves (Dietrich and Haller voting naye).

Moved by Haller, seconded by Nordby to approve the following operator licenses: Machalia M. Allen, Arianna Severson and Aaron J. Hicks for the period ending June 30, 2016. Motion carried 5 ayes, 0 naves.

Duly moved to adjourn at 7:10 p.m.

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Kelli Rasmussen  
Acting Secretary