



**MEETING MINUTES  
PLAN COMMISSION  
2400 Springbrook Court, Beloit, WI 53511  
7:00 PM  
Wednesday, August 21, 2019**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:04PM. All commissioners were present.

**2. MINUTES**

**a. Consideration of the minutes from the August 7, 2019 Plan Commission meeting**

Community Development Director Julie Christensen handed out amended minutes to reflect changes proposed by Councilor Preuschl. Motion was made by Commissioner Ruster to amend the minutes, seconded by Commissioner Robson. Motion passed, voice vote.

**3. PUBLIC HEARINGS**

**a. Consideration of a Resolution approving a Project Plan Amendment for Tax Incremental District No. 11, City of Beloit, Wisconsin**

Eric Miller, Finance and Administrative Services Director presented the staff report and recommendation. He explained where the TIF districts were located and summarized the project plan. The commissioners asked a number of clarifying questions. Commissioner Robson asked why we didn't make this a distressed TIF district. Dawn Gunderson, Ehlers, explained the concept of a distressed TIF, and indicated that the process we are following is the best option, to close these TIFS early and then get all the properties on the tax rolls. Councilor Preuschl explained that the other taxing entities would also benefit. Councilor Preuschl then asked about our TIF capacity. Mr. Miller explained that the sooner we close existing TIFS, the sooner we could open a new TIF where it is needed.

Commissioner Robson asked whether the TIF No. 9 amendment would need to be completed every year. Mr. Miller explained that once it is amended, the costs can be shared every year it is needed until it is closed. Commissioner Johnson said that he didn't think there was a down side to this amendment. Councilor Preuschl commented that it would happen over a period of years. Eric indicated that it is

projected to be 2021, based on existing values today. The first year the properties would be on the tax rolls in 2022, which would impact the 2023 budget.

Commissioner Robson asked if closing TIF No. 11 first would be better for the schools. Dawn Gunderson, Ehlers, said that the school districts are different. After the TIF closes, they will have more revenue, so they will get less state aid.

Commissioner Johnson asked why TIF No. 9 was unsuccessful. The Commissioners discussed possible reasons for that failure.

Public hearing was opened and closed.

Motion was made by Commissioner Hayes, seconded by Commissioner Weeden to approve the Project Plan Amendment. Motion carried, voice vote.

#### 4. **REPORTS**

##### a. **Consideration of a Resolution approving a one-lot Certified Survey Map for the property located at 1017 Fourth Street**

Julie Christensen, Community Development Director, presented the staff report and recommendation. Motion was made by Haynes, seconded by Commissioner Ruster to approve the Certified Survey Map, as submitted. Motion carried, voice vote.

#### 5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Julie Christensen indicated that the Certified Survey Map reviewed at the last meeting on Milwaukee and Branigan was modified the day of the City Council meeting, so City Council referred it back to Plan Commission for its consideration. She also noted that the City Council would be having a workshop on September 23 about the Visit Beloit proposal for the Angel Museum, and Plan Commission would be invited.

#### 6. **ADJOURNMENT**

Motion was made by Commissioner Johnson, seconded by Commissioner Ruster to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:25 PM.

Minutes respectfully submitted by Julie Christensen