

**TOWN OF GREENVILLE
JOINT TOWN BOARD/SANITARY DISTRICTS #1 and #2
MEETING MINUTES**

DATE: Tuesday, May 17, 2016

TIME: 5:30 PM

LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

The meeting was called to order at 5:34 p.m.

PRESENT: Jack Anderson, Dean Culbertson, Andy Peters, Mark Strobel, Mike Woods

2. POSTING OF AGENDA/APPROVAL OF AGENDA

The agenda has been properly posted. Motion by Mark Strobel, seconded by Mike Woods to approve the agenda. Motion carried 5-0.

3. NEW BUSINESS

a. Presentation on IPR by McMahon Group.

TJ Lamers, Rick Hermus and Denny Lamers were present to provide information about what they do and to answer any questions the Town Board may have. IPR was created in July 2015 to provide municipal clients a public/private partnership tool to help make projects happen that might otherwise may be postponed. There are two parts to IPR, the first is the public/private partnership side and the other is administrative services. Public/private partnership projects include examples of stormwater infrastructure and seasonal housing in a tourist community. Administrative examples are organizational analysis, TIF assistance and project planning, to work through issues to complete the plan in an innovative way.

b. Review TIF concept with Dave Wagner, Ehlers Investment Partners, LLC. and Attorney Rich Carlson.

Patrick Connor, Sales Manager with Newmark/Pfefferle/Grubb, commented that there is a lot of activity for companies pursuing large land sites in the area. TIF (Tax Increment Finance) is an incentive for developers to build in a community.

Dave Wagner provided an overview of TIF. In 2013, the law changed so urban type towns could create districts. TIF's are used for non-residential economic development and typically takes 60 - 90 days to create. TIF expenditures are generally repaid over time by increased property taxes within the TID (Tax Increment District). Annual reporting is required to the Wisconsin Department of Revenue (WDOR) and Joint Review Board. The Town Board indicated that they are open to the TIF concept.

c. Review and possible approval of pond construction at Crestview Subdivision. Most lots have sold in the subdivision. The bank that owns the property is possibly interested in going through with Phase II and completing the full version of the pond versus doing half now and half later. The 2015 contract with MCC is to finish the roads (Old Quarry Lane and Ridgecrest Lane) and to construct a pond. The total contract was \$270,000 allowing approximately \$140,000 for the pond, which was designed to allow for future growth to the south. By building only part of the pond now, you would experience cost savings, but to expand the pond in the future could result in duplicate costs and at a higher rate. Attorney Rich Carlson added that the special assessments done were based on a reduced size of the pond and a reduced size in the cost. If the pond was constructed in full, there would be a shortage of funds. The bank would consider an

assessment agreement that could be deferred until development. Attorney Carlson would like to meet with the bank. Motion by Dean Culbertson to table the item, seconded by Mike Woods. Motion carried 5-0.

d. Town Administrator update.

4. ADJOURNMENT

Motion by Jack Anderson, seconded by Mike Woods to adjourn. Motion carried 5-0.

Meeting adjourned at 7:03 p.m.

Wendy Helgeson, Town Clerk