

MINUTES OF THE JUNE 29, 2021 JOINT REVIEW BOARD MEETING

3 p.m., City Council Chamber. Present in person: City Administrator Al Christianson Jr., Al Christianson Sr., City Attorney Al Kenyon, Marty Reynolds-City of Ladysmith representative, Dave Willingham-Rusk County representative. Present by phone: Brea Grace-Short Elliott Hendrickson, Laura Stunkel-Ladysmith School District representative, Dan Penzkover-Short Elliott Hendrickson.

Roll call:

Al Christianson opened the meeting taking the roll call as listed above.

Public Member:

Al Christianson Jr. called for selection of a “public member” from the City. Motion was made by Reynolds to nominate Christianson Sr. to serve as the public member. Willingham then made a motion to close nominations and to select Christianson Sr. by unanimous ballot. That motion was approved by voice vote.

Chairman:

Christianson Jr. then called for selection of a Chairman of the Joint Review Board. Motion was made by Reynolds to select Christianson Sr. as Chairman. Willingham then made a motion to close nominations and to select Christianson Sr. by unanimous ballot. That motion was approved by voice vote.

Review:

Christianson Sr. then assumed the Chair and asked Christianson Jr. to review the status of each of the City’s active TIF districts: #8, #9, #10, #11 and #12. He did so noting reasons each was created and the financial status of each at the end of calendar 2020 revenues realized, expenditures made and year end balances. Christianson Jr. then went on to review proposed 2021 expenditures in each of the five active districts. TID #10 had a negative balance, while TID #9 had a zero balance, and TIDs #8 and #11 had healthy positive balances. TID #5 was closed out in 2020 with a zero balance following a donation from TID #9.

New Districts:

At the Chair’s request, Christianson Jr. then called attention to mapping indicating locations of three additional districts being considered for creation if the City can stay under the 12% cap on total value of parcels that can be located in districts at the time any new district is created. Brea Grace assisted with this review noting among other things, that these three districts are proposed to be created on or before September 30, 2021, with effective creation dates of January 1, 2021.

*TID #13 includes property lying between Port Arthur Rd. and the Flambeau River north to south and between Highway 27 and North Cedar Academy’s property east to west. It would be a “mixed (land) use” district and include both the new and current Marshfield Health Systems hospitals and clinics. It is anticipated that increment created by the new clinic would be utilized to facilitate reuse of the current clinic and hospital and, hopefully, their transfer to the private sector, thereby creating additional new tax base.

*TID #14 would be an “industrial district” and encompass much of the industrial area lying north of Doughty Rd. and south of the Flambeau River. Much of that property is currently City or County owned. It is anticipated that reconstruction of deteriorated roads in that area will help make sale and development of properties there more likely to occur.

*TID #15 would be located around Worden Ave. between E. and W. 2nd Streets in the City’s central business district as a “conservation and restoration district”. The intent of creating it is to redevelop vacant and deteriorating properties, part of the condition of which are wowing to a major structure fire

which occurred there a few years ago.

It was mentioned that plans are to reconvene the Board “in about one month” in regard to next steps to create these districts.

Action:

The Chair then requested action regarding reports provided on 2020 results from operations of the City’s currently active districts; #8-#11. Motion was then made by Willingham, seconded by Reynolds and carried by voice vote to approve of these annual reports.

Adjourn:

There being no further business before the Board the Chair requested a motion to adjourn at 3:35 p.m. Motion was then made by Reynolds, seconded by Willingham and carried by voice vote to do so.