

CITY OF EDGERTON
CITY HALL COUNCIL CHAMBERS
12 ALBION STREET

SPECIAL JOINT REDEVELOPMENT AUTHORITY
AND PLAN COMMISSION MEETING

Tuesday, August 8, 2023 at 6:00 p.m.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to order; Roll call
2. Confirmation of appropriate meeting notice posted on Friday, August 4, 2023.
3. Discuss and Consider creation of new TIFs
4. Adjourn.

Notice: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: (608) 884-3341.

TO: Edgerton Plan Commission and RDA

FROM: Ramona Flanigan

MEETING DATE: August 8, 2023

REQUEST: TIF planning

STAFF DISCUSSION

The City will begin discussions regarding the creation of two new TIFs. While the TIF approval process involves many steps, including approval by the Plan Commission and City Council after a public hearing, this meeting is an opportunity for the Plan Commission and RDA to have input into the TIF boundaries prior to the public hearing stage of the process.

TIF #10 New Downtown TIF: Please recall the expenditure period for the current downtown TIF has expired thus limiting the City's ability to utilize TIF to incentivize redevelopment projects. You may have seen recent reports that the City has agreed to accept the donation of the old high school located at 116 Swift St from IKI Manufacturing. Soon the RDA will begin to work on a request for proposals to be sent to the development community in an effort to see the building is redeveloped. It is very unlikely the building could be redeveloped without a TIF incentive. For that reason, the City will consider the creation of a new downtown TIF.

A critical component of a TIF plan is the TIF District boundary. Vandewalle and Associates, the City's TIF planners, have prepared the attached draft boundary map for discussion. The boundary of the proposed TIF attempts to keep the district as small as practical while still encompassing the known potential redevelopment projects. The Committee should review and comment on the proposed boundary. Please note that the properties that are labeled on the map are there for reference only. (Some are in and some are outside the proposed TIF boundary.)

TIF #11 Shoe Factory TIF: This proposed new TIF is in the area of the former Shoe Factory. The City recently purchased the property with the intention of reaching an agreement with a developer to redevelop the property. The property is very complex and has several characteristics that will increase the cost of development making a TIF an essential tool.

The proposed TIF is a relatively small district encompassing the current commercial development in the area of the Shoe Factory. The Committee should review and comment on the proposed boundary.

Map 1: Boundary - City of Edgerton New Downtown TID

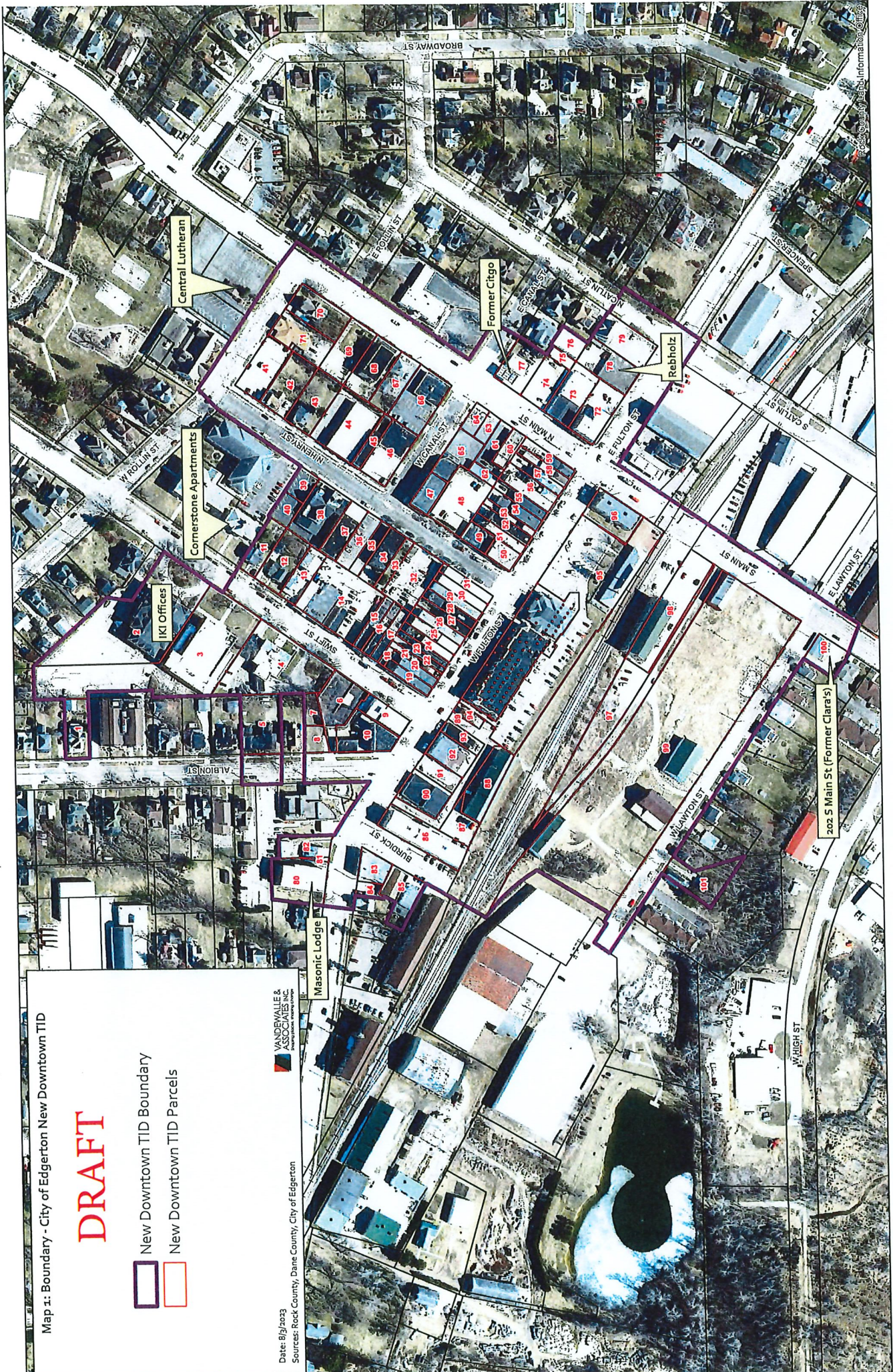
DRAFT

-  New Downtown TID Boundary
-  New Downtown TID Parcels



VANDEWALLE &
ASSOCIATES, INC.



Date: 8/8/2023
Source: Rock County, Dane County, City of Edgerton



For Study Only - Information Only

Map 1: Boundary - City of Edgerton Former Shoe Factory TID

DRAFT

-  Former Shoe Factory TID Boundary
-  New Downtown TID Parcels



VANDEWALLE &
ASSOCIATES INC.
Shaping places, helping change

Date: 8/3/2023
Sources: Rock County, Dane County, City of Edgerton

