

PLAN COMMISSION MEETING MINUTES JUNE 19, 2018

The meeting was called to order by Mayor Dave Breunig at 6:00 PM. Present at roll call were: Mayor Breunig, John Sonsalla, Erin Gallagher, Jeremy Williams, Kerry Black and Deb Pickett. Absent: Dave Meister. Also present were: Steve Pickett, Cindy Corley, Dave Gough, Bill McDaniel, Dale Wiegel, Kurt Muchow of Vierbicher Associates, Brian Lund and Phil Risseeuw.

Motion by Sonsalla second by Williams that the meeting notice and agenda were properly posted. Motion carried. Motion by Pickett second by Breunig to approve the minutes of the previous meeting. Motion carried. Dave Meister arrived at the meeting at 6:05 PM.

Under new business, discussion was held concerning the draft TID #8 Project Plan and Boundary Map. A copy of the draft document was included in the agenda packet. Kurt Muchow of Vierbicher Associates, Inc. attended the meeting to present the information and answer questions. Discussion items included the following:

- TID #8 will be a mixed use development project including industrial and residential property. Kurt presented a concept map drawing of the boundary map.
- TID #8 includes land adjacent to the current business park, directly to the west. The City Council is currently in negotiations with the property owners for an option to purchase on the total ninety-five acres to be included in TID #8.
- Proposed projects for TID #8 are as follows: infrastructure improvements such as streets, sanitary sewer, storm sewer, storm water management, water main, parking and vehicle access, street lighting and streetscape and enhancements.
- Other projects include STH 81 corridor improvements, pedestrian, bicycle and recreational facilities; community development, redevelopment and low-cost housing; site development; land acquisition and development incentives.
- The project plan included estimate project costs; financing methods and timetable; and projected increment over the life of TID #8.
- As projected, TID #8 will create sufficient tax revenue to finance all development costs and expenses, and provide a net surplus at the end of the life of TID #8.

Several questions were asked by those present regarding the draft project plan and boundary map. Kurt also explained that after TID #8 is created, the City's Comprehensive Plan will need to be updated, as well as the proposed zoning of the subject property.

Discussion was then held regarding the date for the TID #8 Public Hearing. The TID #8 Public Hearing was then scheduled for Tuesday, July 17, 2018, at 6:00 PM. A class two notice is required for the proposed public hearing. The notice will be placed in the June 28th and July 5th edition of the Republican Journal. Kurt also reported the first meeting of the Joint Review Board will be held the first week of July, 2018.

There being no further business for this meeting, motion by Gallagher second by Meister to adjourn the meeting at 6:40 PM. Motion carried.

CITY OF DARLINGTON

Philip A. Risseuw, Clerk-Treasurer