

Meeting was called to order at 6:45 PM by Willard Moeri.

Meeting was properly noticed in designated locations.

Present: Willard Moeri, Cheryl Johnson, Patty Johnson, and Helen Kusilek

Absent: Katy Kapaun, Steve Melby

Guest: Peter Tharp, Paul Gavic, Jim Rouleau (phone), Todd Dolan, Angi Goodwin, Zach Fagan, Aaron Sundeen, Sean Lentz, and Josh Low

Approval of minutes from November 3, 2022

Motion to approve the minutes for November 3, 2022, by C. Johnson, seconded by Kusilek.

Motion carried.

Building Inspectors Report:

P. Johnson questioned who VLS was on the report.

Public Hearing for the rezoning request for the St. Croix Central School District from RS-5 Single Family Residential District to I-1 Urban Institutional District for the property located at 204 S. Division St, Roberts, WI.

Motion to call the public hearing to order by P. Johnson, seconded by C. Johnson. Roll call: Kusilek – yes, Moeri – yes, C. Johnson – yes, P. Johnson – yes. Motion carried.

Call for Public Comments:

Tharp asked about a traffic study being done and Goodwin/Dull will follow up on this to see if they have completed one. Goodwin said it was talked about but there were no proposed changes to the traffic flow from/to school.

Motion to adjourn the Public Hearing by P. Johnson, seconded by C. Johnson. Roll call: Kusilek – yes, Moeri – yes, C. Johnson – yes, P. Johnson – yes. Motion carried.

Review/recommendation for the rezoning request for the St. Croix Central School District from RS-5 Single Family Residential District to I-1 Urban Institutional District for the property located at 204 S. Division St, Roberts, WI.

Motion to approve the rezoning request to I-1 Urban Institutional District for 204 S. Division by C. Johnson, seconded by Kusilek. Motion carried.

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Review/recommend Business Plan of Operation for Patriot Metals, LLC located at 675 Grupe Street.

Motion to approve the Business Plan of Operation for Patriot Metals, LLC by P. Johnson, seconded by C. Johnson. Motion carried.

Review/recommend Extra-territorial for Glenridge Properties for a two-lot subdivision 100th Street, Roberts, by Ed Flanum, Northland Surveying, Inc

Motion to approve the Extra-territorial for Glenridge Properties for a two-lot subdivision by C. Johnson, seconded by Kusilek. Motion carried.

Review/recommend contract renewal for All-Croix Inspection/Todd Dolan.

Motion to recommend renewing the contract for All-Croix Inspections by C. Johnson, seconded by Kusilek. Motion carried.

Review/recommend the TID #2 Eligible Expense Request from Interpress Technologies/Jim Rouleau for reimbursement.

Sean Lentz discussed the TID reimbursement request for Interpress Technologies and the handout that he prepared. He looked at cost, expenses, and capability of this development to provide revenue to help pay for this development. First step is to look at the numbers based on what we know. The value of new construction would be \$20,000,000 and the Village would start receiving revenue in 2025. This would generate about \$183,000/year. The expenses for this area for the TID would be approximately \$629,000 for infrastructure improvements which would leave approximate \$2,017,800 in TID dollars. Goodwin went thru the project for TID #2 and identified which ones were needed for this project and looked at a percentage of the rail park to cover and this is how she got to the \$629,000 for improvements. Paul Gavic is looking to recoup money from the TID. That lot was in the TID and did qualify for TID reimbursement and this is how the project got to be started in this location. They are moving forward at this moment. They got the information that this lot was in the TID and the list that would be paid back under the TID. Not saying that if they did not get TID, they would withdraw. Marketed as part of the TID. Aaron Sundeen added that this property is in the TID and that it is not uncommon for other municipalities to pay for some of the eligible expenses. Lentz said that the types of cost that can be TID eligible can be very broad. One of the expenses is a cash grant that is listed as an allowable expense. The list that was provided is a list that can be paid from TID money. What is the Village's approach for TID money? Some use TID to help with development but historically in Roberts, TID has primary been used for infrastructure cost. In order to get development here we need infrastructure to draw them in. The other issue is what is the appropriate amount to allow the project to be successful and move ahead "but for need" question. Long term they should create new value for the Village. Moeri said that we have never done this before in other TID's. Moeri doesn't think the Village is desperate enough to have to fund the business to make it work so they can profit but the Village doesn't. Feels these are realistic cost that someone has to pay. Goodwin added that the list in front of you is all private infrastructure cost. P. Johnson asked about the \$629,000 and Goodwin said that this is to extend Grupe Street and is part of this expense. 25% future water tower (needs fire

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suppressant) and added to the total TID and 10 acres for the cost. 130th street improvements. Projected TID cost could change and be determined in the next item. Moeri asked about 130th and the problems that this road creates. How do you adjust that payment for others using this street? If something happens to it, the Village does not want to take care of repairing this. Goodwin said this goes back to what the developers do going forward. Lentz said that what he typically sees as unique challenges to make a site work. What is the competition doing for them? What sort of rate of return is needed for the project to proceed. If the cost is higher than what we can get for the rate of return maybe the TID can help get them there. Jim has some comments and questions. Said that when Commercial Developers are looking to build new building, etc., they were doing a full search in the area and because of the TID this is the biggest driver for selecting Roberts. Said that there would be TID dollars that we can get, what constitutes eligible TID dollars and the process to obtain TID dollars. Took a couple of months to get this list but they still don't know tonight the process, approach, amount to tell him what exactly he would need to do to obtain any dollars from the Village. The Village does not have a specific polity for TID request because historically it has only been used for public improvements. Lentz said it does not take a long time to get this done with input from other groups. Lentz asked if the Village is comfortable going this way in the future with your TID money. If it is the desire to work as quick as possible Lentz can do this. Is the Village willing to give a cash grant to entice a developer to come to Roberts? C. Johnson does not think that is unreasonable to put down a process to see what money is available. Goodwin asked if you see if the annual payment is a percentage of what is paid? Very rare for a development to get every dollar back that they put in. If an amount is agreed too, there would need to be a developer's agreement that the attorney will help with. Gavic is coming in with a request and feels that he is back at ground zero. Sundeen said that this was setup as a pay as you go – are they looking for upfront TIF, and they are not. They are looking for pay as you go. This is all private cost. They would incur the cost but get the money over the twenty-year period would be paid back to them. This district was created in 2020 and the faster you can payback and get closed. What they are seeing is that the TIDs are staying open longer. C. Johnson would like to see the pay as you go route and is open to allowing more. Would like to see more of the Plan Commission members here to give input into this. Sundeen talked about the but-for clause and making the partnership between the Village and business. This is not typical for most communities because you are asking them to pay for more than what they are putting into their buildings. This will go to the Village Board for Monday's meeting to discuss if they are open to allowing cash grants before we move forward to figure out what the percentage, criteria should be. Motion to table the TID #2 eligible expense request until after there is a discussion with Village Board as to what they comfortable with allowing for reimbursement by Kusilek, seconded by C. Johnson. Motion carried.

Review/recommend approval of Interpress Technologies/Jim Rouleau concept plan for a new building located in the Roberts Rail Park.

Interpress Technologies make food containers and impressions on containers. 93,000 sq foot building across from Harris Rebar. Meets all the requirements for light industrial and rail district. Perfect site for what they are looking for. There will be 40 to 50 employees. If they add on it would go to 150,000 sq feet and 100 employees. They are looking for approval on the concept plan so that they can move forward with bid and final drawings. The main plant is in Sacramento California. Jim would own the

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building and rent to Interpress. They use reverse osmosis to clean the water on site. Using 1,000 to 2,000 gallon of water per day plus employees. 1 ½" water size so they will need to add the process water to the calculations for Goodwin to review. P. Johnson is concerned about the dyes that are being used. Are they using only paper and not plastic or Styrofoam? Printing is minimal onsite. Right now, they are complying with California EPA standards, so they self-contain. Operational hours and number of trucks would need to be verified but appears to be minimal traffic in Hudson, but this is a bigger facility. Could be four trucks per day but eventually they will run two shifts but not sure actual numbers. Goodwin said that they are meeting all requirements for site plan. Reviewed under plan review. Water use updated, traffic counts, esthetics standard so simple landscaping and need a little more to review. Stormwater review didn't show immediate concerns but need some resubmittals. Would like to talk bigger rail park development. C. Johnson asked how much more land is available in the rail park and there is 70 acres. Goodwin wanted to discuss the rail park. Maximum cul-de-sac is 800 feet in residential areas but not specified for commercial or industrial areas. They are good for a truck to be able to turn around if they go there in error. If the landowner is willing to commit to the concept with Grupe Street eventually going to 130th somewhere to the South this would be ideal. This could be TID eligible for the street to go thru. There is still a road needed to the West of Interpress but not sure where that will go. There could be an access easement thru private property to gain access for emergency services. This would solve the emergency access issue. Would also want Rail Street built so that there are two ways in and two ways out of the rail park. Developers need to provide an access plan. Developer needs to commit to something and needs to be put in a developer's agreement with Crane I. Sundeen said that if more than two users were to come in and what the user is looking for, so they don't want to commit to infrastructure that doesn't make sense. If a second developer were to come in, then Rail Street would be added. They don't like it south of Harris Rebar – potential situation that could interfere with the road if railcars are stacked. Goodwin would encourage the Plan Commission to get the commitment now. If rail street were to go in, 800 feet is not big for an industrial park. Plan Commission might want to look at this ordinance and clarify it. P. Johnson would not like to see this land landlocked. They are open to a concept and what would trigger these items. Rouleau is not willing to allow access to the site for emergency purposes. Motion to table to next month's meeting by P. Johnson and second by C. Johnson. Motion carried.

Discussion/recommendations for updating the Joint Comprehensive Plan thru the Land Use section.

Motion to table the updating of the Joint Comprehensive Plan until next month by Kusilek, seconded by P. Johnson. Motion carried.

Items for future meetings - none

Motion to adjourn at 9:00 pm by C. Johnson, seconded by Kusilek. Motion carried.

Megan Dull
Village Clerk