



VILLAGE OF EDGAR

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EST. 1898

Agenda

**Planning Commission
Monday, May 16, 2016**

6:30 PM

Edgar Village Hall

**Peter Weinschenk, Chairperson
Allen Huebsch, Vicki Maurer, Rick Mueller,
Cathy Schueller, Randy Werner and Michael Wolf; Members**

1. Call to Order – Roll Call.
2. Agenda Approval.
3. Discussion on Presentation of Village of Edgar Tax Increment District No. 4 and schedule for approval/disapproval.
4. Discussion on Community input.
5. Discussion of Edgar Tax Increment District No. 4.
6. Crucial questions:
 - a. Is the proposed Edgar Tax Increment District No. 4 consistent with the Village of Edgar Comprehensive Plan?
 - b. Does the proposed Tax Incremental District meet the “but for” criteria?
 - c. What is the “blight” that Tax Incremental District No. 4 specifically will remedy?
 - d. Does the Village of Edgar sidewalk policy indicate that the project should include sidewalk?
 - e. Is installing a potentially busy driveway on CTH H at the proposed location safe?
 - f. Can the Village of Edgar affordably add more miles of road to its street inventory as indicated by the TID map?
 - g. What is an appropriate system of commerce in the village? If the village grants one business a competitive advantage through Tax Incremental Financing should the village, to promote overall business activity, provide cash grants or incentive loans to competing businesses? Can Tax Increment District No. 4 be amended to include “fairness” grants?
 - h. Is Tax Increment District precedent setting? What is the village’s criteria for using Tax Incremental Financing for commercial development? Is there a minimum dollar amount? Is there a minimum employment number? Is there a minimum pay scale? What is the village’s policy?
 - i. How likely or unlikely is it that the Edgar IGA grocery store would close because of a Dollar General Store? What would be the impact if Edgar loses a grocery store? What would be the loss in property taxes? What added costs would people have in obtaining

food? Are there vulnerable people in the village who would have trouble getting food without a grocery store? What would be the impact to general health of village residents without a grocery store? Could the village mitigate these impacts?

- j. Is Tax Increment District No. 4 a good land use? Why can't retail development be located in Edgar's downtown? Why can't old downtown properties be redeveloped for new uses? Will Tax Increment District No. 4 compete with the downtown for new business start-ups? Will this encourage blight in the village's downtown?
- k. Does Tax Increment District No. 4 duplicate the village's business park? Will Tax Increment District No. 4 compete for new businesses with the business park? If Tax Increment District No. 4 does draw businesses away from the park how does that affect the business park's finances? What should the village do with an underutilized business park?

7. Adjournment.

Peter Weinschenk
Chairperson

Louella Luedtke
Village Administrator/Clerk