

Village of Edgar
Planning Commission
May 16, 2016
Edgar Village Hall

Call to Order – Roll Call: The Planning Commission was called to order by Chairperson Weinschenk at 6:30 pm. Members Huebsch, Maurer, Schueller, Werner and Wolf also present. Mueller absent. Quorum.

Guests: Trustees Lepak and Butt, Administrator Luedtke, and Kurt Muchow also in attendance.

Agenda: Motion by Schueller/Maurer to approve agenda. All ayes. Motion carried.

Tax Increment District No. 4: Presentation of Village of Edgar Tax Increment District No. 4 Project Plan, Boundary and schedule for approval/disapproval was discussed.

Community Input: Area residents expressed concerns regarding the local grocery store survival due to Dollar General carrying food items.

Tax Increment District No. 4: Kurt Muchow discussed the Tax Increment District No. 4.

Crucial Questions: Kurt Muchow from Vierbicher Associates, Inc. responded to the following:

- a. Is the proposed Edgar Tax Increment District No. 4 consistent with the Village of Edgar Comprehensive Plan?

Yes.

- b. Does the proposed Tax Incremental District meet the “but for” criteria?

Yes.

- c. What is the “blight” that Tax Incremental District No. 4 specifically will remedy?

This is not a “blight” TID.

- d. Does the Village of Edgar sidewalk policy indicate that the project should include sidewalk?

This topic was not discussed.

- e. Is installing a potentially busy driveway on County H at the proposed location safe?

The Village proposes to develop a new street connecting to CTH H to serve adjacent parcels. The development plan includes a frontage road or private driveway connections between parcels to reduce the number of driveway access points onto CTH H. This approach will help to improve traffic safety.

- f. Can the Village of Edgar affordably add more miles of road to its street inventory as indicated by the TID map?

The streets and utilities would be installed in conjunction with new development and only if the proposed improvements would be cost effective and feasible.

- 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?

Currently, TID 1 and TID 3 are not financially capable to assist in promoting cash revenue to help. TID 1 is to expire in 2025 which does not allow much time for finance assistance to local downtown business. The tax base is obtaining more solid ground after the last recession and hope to start showing signs of a positive return. The TID No. 4 boundary can be extended to within 0.5 mile of the downtown. This will allow the Village to use TID No. 4 funds to help revitalize the downtown and assist businesses.

- 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?

The development of TID 4 is being structured to create Incremental Financing to include the stressed Downtown Area by extending TID 4 radius within a .5 mile of the downtown district. Wages, minimum pay were not discussed.

- 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?

The closing of the IGA depends on area residents doing their shopping here. We as a Village have no control where people choose to shop. If the IGA closes, the area Riiser Store and convenience store at the County H and St Hwy 29 intersection would be an option. Another option, it could be sold in the future.

- 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?

The proposed land use plan in TID No. 4 is consistent with the Edgar Comprehensive Plan. The plan identifies commercial/light industrial adjacent to CTH H and residential along the east side of the development. Dollar General's developer tried to obtain one acre of land in the

downtown area. Two downtown owners were approached where this was feasible but no deal could be struck. Some business activity has been currently active since the announcement of the Dollar General development on the vacant lot across from the IGA.

- 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?

TID 4 is a mixed-use development including commercial, light industrial and residential. The TID No. 3 business park is zoned industrial.

Adjournment: Motion by Maurer/Schueller to adjourn. All ayes. Motion carried. Meeting adjourned at 8:35 pm.

Peter Weinschenk
Chairperson

Louella Luedtke
Village Administrator/Clerk