

**JOINT MEETING OF THE
PLANNING COMMISSION AND ECONOMIC DEVELOPMENT COMMISSION
COUNCIL ROOM, CITY HALL
MONDAY, JUNE 2, 2025
4:45 P.M.**

Planning Commission – The Planning Commission was called to order by Chair Mayor Poeschel. On roll call: Mayor Duane Poeschel, Council Member Clarissa Rochester, Council Member William Neville IV, Allan Hoesly and Greg Gliszinski present. Amber Vine and Natalie Erpenbach absent.

Chair Mayor Poeschel declared the minutes of the previous meeting approved as filed with the clerk.

Economic Development Commission – The Economic Development Commission was called to order by Chair Mayor Poeschel. On roll call: Mayor Duane Poeschel, John Gaier, William Neville IV, Justin Poeschel, Daniel Clough and Carrie Morrell present. Julie Simek absent.

Chair Mayor Poeschel declared the minutes of the previous meeting approved as filed with the clerk.

Also present: Donald Quicker, Director of Public Works Luke Friemoth and City Clerk-Treasurer Rex R. Roehl.

Mayor Poeschel called for appearances – there were none.

Mayor Poeschel stated that the purpose of the meeting is to discuss and act on a Developer's Agreement with Neillsville Development, LLC in the Boon Subdivision. Working with our attorney over the last three months has produced the draft agreement which encompasses the entire Boon Subdivision. The next step is to move it along to the Developer for their review.

Council Member Neville reported on checking with the Wisconsin Department of Financial Institutions website. The Neillsville Development, LLC was organized on January 30, 2025, with Graham Barnes as Registered Agent, however it was officially dissolved April 30, 2025.

Director of Public Works Friemoth stated that one of the original people has backed out of the project, he has been working with Dale Lawson. Friemoth tried calling Dale Lawson and Adam Widdicombe.

Council Member Neville stated it is not a legitimate organization, we would need an operating agreement, who co-signs on behalf of the organization and a financing agreement.

Mayor Poeschel stated we are looking to share this agreement.

Hoesly stated how can you share it, if they don't exist, who do you give it to.

Mayor Poeschel stated there has been weekly contact with them.

Council Member Neville suggested approving the form itself.

Clough stated approving the form would allow their attorney to review it and obtain the current named organization.

Discussion followed on the Developer's Agreement, there would be no new roads put in until enough increment is generated to finance the borrowing; normally Tax Incremental District (TID) are created hoping someone will come in and build – this proposal allows the Developer to build and then the City can borrow for the road dollars later; there are protection in place for the City; the City does not own the land, the Developer would be buying directly from Boon.

Morrell stated take the Developer's name off the agreement for now.

Hoesly stated it's a boiler plate agreement for any developer.

Economic Development Commission: Motion Neville, second Clough, to accept the draft Developer's Agreement as presented and move forward with presentation to Dale Lawson. All Aye.

Planning Commission: Motion Gliszinski, second Rochester, to accept the draft Developer's Agreement as presented and move forward with presentation to Dale Lawson. All Aye.

Quicker stated that the Developer's incentive could be deferred until increment is earned or money borrowed. The increment tax revenue has a two to three year delay before it is received.

City Clerk Roehl stated that start up costs include the West Central Wisconsin Regional Planning Commission consulting services, the Wisconsin DOR filing fees, publication costs, etc.-total about \$20,000.

Roehl stated that the creation of TID's is separate from any Developers Agreement and can be created without one. The original plan was to finish the Boon Subdivision water utility loop from Rock Road down Fairground Avenue to Division Street/U.S. HWY 10 as increment would allow.

Economic Development Commission: Motion Neville, second J. Poeschel, to advance up to \$50,000 for the creation and start up of TID #5 to be repaid within three years by the TID #5 increment. All Aye.

Economic Development Commission: Motion Gaier, second Clough, to adjourn. All Aye.

Planning Commission: Motion Hoesly, second Gliszinski, to adjourn. All Aye.

Duane Poeschel, Chair

Rex R. Roehl, City Clerk-Treasurer