

**Joint Meeting of the City of Neillsville
Planning Commission and
Economic Development Commission
Meeting Minutes**

Council Room – City Hall
106 W Division Street, Neillsville Wisconsin
Friday, July 10, 2026

The Joint Planning Commission and Economic Development Commission meeting was called to order at 4:45 pm by Mayor Dewey Poeschel.

Planning Commission - On Roll Call: Dewey Poeschel, Bill Neville, Greg Gliszinski, Donna Pavlac, Mike Winder, Natalie Erpenbach and Justin Poeschel. All members present.

Economic Development Commission – On Roll Call: Dewey Poeschel, Bill Neville, John Gaier and Justin Poeschel present. Dan Clough, Carrie Morrell and Julie Simek were not present. Quorum deemed present.

Also, present were Luke Friemoth – City Administrator / Director of Public Works and Dale Lawson, Neillsville Development LLC.

The Planning Commission Minutes of May 18, 2026, and the Economic Development Commission Minutes of June 15, 2026, were reviewed without correction. The Mayor directed these to be filed with the City Clerk.

Mayor Poeschel called for appearances and there were NONE.

Economic Development Commission:

Friemoth led the discussion on a request by Tim Shaw to purchase property in the City Industrial Park – Approx 3 acres of Parcel No. 261.1376.011 [8.31 Acres]. Shaw intends to purchase an adjacent section of land from Chippewa Valley Technical College (CVTC) and build a warehouse on the property and begin construction as soon as possible after closing. Purchase price offered by Shaw of \$7,500 per acre. Discussion held and questions answered.

A motion was made by J. Poeschel and seconded by Gaier to recommend to City Council that the desired acreage (approx. 3 acres) of Parcel No. 261.1376.011 be sold to Tim Shaw for \$7,500 per acre. Shaw's offer to purchase is contingent on CVTC agreeing to sell the adjacent acreage to him. Voice vote, all Aye, motion carried.

Joint Economic Development Commission and Planning Commission:

Friemoth and Erpenbach led the discussion on the TID #5 Development Agreement between the City and Neillsville Development, LLC. Dale Lawson from the LLC was present to answer questions as well.

The Development Agreement defines the legal description of the Development Property, the Development Incentives to the Project Owner (the LLC), an estimate of construction by type of Unit by Year, the estimated tax increment created by the stated construction, the street and utility construction that may be completed once certain tax increments are attained, and the agreement between the LLC and the Property land contract holder.

Questions were asked and answered. It was agreed that the Agreement would be updated to include the exact legal description of each parcel of land in addition to the Parcel Number.

A motion was made by Gliszinski and seconded by Gaier to recommend to City Council that the **TAX INCREMENTAL FINANCING DISTRICT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NEILLSVILLE AND NEILLSVILLE DEVELOPEMENT, LLC** as presented and modified, be adopted and executed. Voice vote, all Aye, Motion carried.

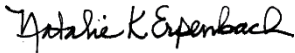
Gaier left the meeting at 5:24 pm.

Discussion was held on future economic opportunities for the City. Suggestions and opportunities were discussed. Those present agreed further discussion and an action plan should be the next steps considered. No action taken.

Motion by Neville and seconded by J. Poeschel to adjourn the meeting. Voice vote, all aye, Motion carried.

The Joint meeting was adjourned at 5:50 pm.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Natalie K. Erpenbach".

Recording Secretary