

FINANCE COMMITTEE MEETING MINUTES

September 27, 2016 – 6:00 p.m.

Council Chambers, Public Safety Building

Present:

Paul Lawrence, Regina Hirsch, Pat O'Connor, Mayor Olson

Others Present:

Finance Director Laurie Sullivan and Brett Johnson

Absent and Excused:

Tim Swadley

Call to order:

Chairperson Lawrence called the meeting to order at 6:00 p.m.

Communications:

Finance Director Sullivan explained that she and the Mayor are diligently working on the City budget and it will be before the Council on November 1, 2016.

Contingency Report:

The report was reviewed and no action was taken.

Finance Committee Minutes of September 13, 2016:

Motion by O'Connor, to approve the Finance Committee minutes of September 13, 2016, second by Hirsch. Motion carried unanimously 4-0.

Discussion of NAFA Tax Incremental Financing Request in the Business Park North Expansion.

Finance Director Sullivan explained that a TIF request had come in from the North American Fur Auctions Company (NAFA) and has been filed for about a year. She noted that the project would be built in phases over three years and would bring about \$5 million in value to the TID. She explained that the business would be located at the corner lot right off of Williams Drive. She said that in the future the City would use any increment accrued to build a new road through the expansion. Brett Johnson, from NAFA, explained the different phases of the project and what the business expansion would add to Stoughton. He noted that the expansion would allow NAFA to add more jobs to meet the demand of being the second largest fur auction house in the world. NAFA has been in Stoughton since 2001 and would like to stay in Stoughton to expand. Hirsch explained that she could not vote in favor for this based on her belief of the treatment of animals. Motion by Lawrence, to move forward with the creation of a developer's agreement between the City of Stoughton and the North American Fur Auction, Company, second by O'Connor. Motion carried 3-1, with Hirsch voting no.

Review status of current City of Stoughton Tax Incremental Finance Districts:

Finance Director Sullivan noted that this request had come from Alderperson Swadley and requested to table it until he was present. The Committee agreed to table it until the October 11, 2016 meeting.

Discussion of overall plan for Business Park North Expansion; Specifically TIF

#6:

Finance Director Sullivan gave an overview of the current status of the Business Park North Expansion. She explained that for the expansion continuation, the City would need to build a road that would cost about \$3 million and that the City would need to borrow that money to pay for it. She noted that the City may be able to apply for a grant with the State to possibly help put in the road and the City might be able to use TIF money from a designated donor district. Sullivan stated that the use of TIF is the only tool that a City has to pay for expansion. Levy limits cannot be moved and if the City wants to grow it needs to be able to use TIF to pay for the infrastructure.

Future Agenda Items:

- TIF Request for Kettle Park West Phase 2
- Review of current TIDS

Adjournment

Motion by O'Connor, to adjourn the meeting of the Finance Committee, second by Lawrence. Motion carried unanimously 4-0. The Finance Committee meeting adjourned at 6:40 p.m.