

COMMON COUNCIL AGENDA
March 23, 2020
REEDSBURG CITY HALL COUNCIL CHAMBERS
6:00 PM

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve/Deny: Arlene Ketchpaw as an election worker.
2. Approve minutes for the meeting held on March 9, 2020

II. EMERGENCY MANAGEMENT:

1. Update on COVID-19 Pandemic

III. MAYOR PROCLAMATIONS & PRESENTATIONS:

1. Proclamation: Designating April 2020 as Donate Life Month in the City of Reedsburg - Teri Benning, Melody Nuttall.

IV. ELECTION REPORT:

1. April 7, 2020 election update

V. GENERAL BUSINESS:

1. Approve/Deny: Second Reading and Public Hearing for Ordinance 1904-20 Facsimile Firearms, amending Chapter 282 - Firearms & Weapons.
2. Approve/Deny: Resolution 4392-20 to institute a one-year Affordable Housing Extension to TID #3.
3. Approve/Deny: Resolution 4393-20 to institute a one-year Affordable Housing Extension to TID #5.
4. Approve/Deny: Resolution 4394-20 to institute a one-year Affordable Housing Extension to TID #7.
5. Approve/Deny: Resolution 4405-20 Declaring a Health Emergency Response to COVID-19



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

6. Approve/Deny: CDBG Requirement: Resolution 4399-20 Prohibiting the use of Excessive Force and the Barring of Entrances for Non-Violent Civil Rights Demonstrations.
7. Approve/Deny: CDBG Requirement: Resolution 4400-20 Citizen Participation Plan.
8. Approve/Deny: CDBG Requirement: Residential Anti-Displacement and Relocation Assistance Plan

VI. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Public Works Committee: Approve/Deny: Awarding of 2020 Street Work Bids; C&G Contract A, Sidewalk Contract B, Crushed Aggregate Base Course, Asphalt Pavement, Annual Rental Contract and Seal Coat Various Streets.
2. Public Works Committee: Approve/Deny: Resolution 4403-20 Ordering the Repair and Installation of Sidewalks on Various Streets.

VII. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Parks & Recreation, RICDC, Public Works, Utility Commission, Plan Commission, Historic Preservation, Library Board, Zoning Board, CDA (any other committees or commissions with report).

VIII. OFFICE OF THE MAYOR:

1. Per section 19.85(1)(e) of the Wisconsin statutes, the Common Council will consider entering closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
2. Return to Open Session: Approve/Deny Resolution 4398-20 forgiving the 2018 PILOT/Special Assessment for the Sharratt Warehouse and Distribution, LLC.

IX. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

City of Reedsburg Meeting of the Common Council

March 9, 2020

Present: Mayor Dave Estes, Aldermen Brandt Werner, Craig Braunschweig, Dave Moon, Jason Schulte, Mike Gargano, Phil Peterson, Dave Knudsen, and Tom Seamonson.

Absent: Alderman Calvin Craker Dave Moon

Others Present: Tim Becker, Jacob Crosetto, Pat Cummings, Brian Duvalle, Derek Horkan, Steve Zibell, Matt Scott, Citizens, Press.

Mayor Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting the minutes from the Common Council meeting held on February 24, 2020; appointing Kurt Muchow to the Reedsburg Industrial & Commercial Development Commission; and approval of the February 2020 paid bills.

Motion: Seamonson, Second: Knudsen to approve the consent agenda. Motion carried 8-0.

GENERAL BUSINESS

- A. Approve/Deny: First Reading and set a Public Hearing for April 13, 2020 on Ordinance #1905-20 amending Chapter 556 - Tourist Rooming Houses.
 - a. **Motion: Gargano, Second: Werner to set the Public Hearing on Ordinance 1905-20 for April 13, 2020 at 6:00 P.M.. Motion carried 8-0.**
- B. Approve/Deny: Americans with Disabilities Act - Transition Plan.
 - a. **Motion: Gargano, Second: Peterson to approve the ADA Transition Plan as presented. Motion carried 8-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES, AND COMMISSIONS

- A. Plan Commission: Approve/Deny: Second Reading and Public Hearing on Ordinance 1902-20 - Annexation of parcels 030-1171-02000 & 030-1171-01000 from the Town of Reedsburg to the City of Reedsburg
 - a. **Motion: Peterson, Second: Schulte to approve Ordinance 1902-20 as presented. Motion carried 8-0.**

Motion: Schulte, Second: Braunschweig to adjourn.

Motion carried 8-0. Meeting adjourned at 6:16 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

Proclamation

Recognizing

April 2020 as “Donate Life Month”

March 23, 2020

Whereas, during the month of April the City of Reedsburg, along with numerous businesses and health care facilities, recognizes the critical need for organ, eye, and tissue donation and honor those individuals who have donated life; and

Whereas, the list of people awaiting organ transplants in Wisconsin numbers almost 2,000 names, nearly half of whom have waited more than two years, and nationally, nearly 114,000 individuals are on the national organ transplant waiting list; and

Whereas, every ten minutes, another man, woman, or child is added to the national transplant waiting list; and

Whereas, there were 780 transplants performed in Wisconsin in 2019 from the generosity of 367 donors and donor families; and

Whereas, despite the success of current efforts, 22 people die in the United States each day waiting for a donor organ; and

Whereas, up to 60,000 people each year are diagnosed with leukemia or other blood diseases, and approximately 50,000 will not find a marrow donor match within their family and must rely upon the generosity of strangers; and

Whereas, nearly 38,000 units of blood are used in the United States every day and blood supply reserves are often low because only 5 percent of the population donates blood regularly; and

Whereas, a single individual's donation of heart, lungs, liver, kidneys, pancreas, and small intestine can save up to eight lives, and donation of tissue can help save or enhance the lives of as many as 75 recipients; and

Whereas, almost every individual, regardless of age, is a potential organ, tissue, bone marrow, or blood donor; and

Whereas, transplantation has become an element of mainstream medicine that prolongs and enhances life;

Whereas, the City of Reedsburg calls upon our citizens to learn about the importance of organ, tissue, bone marrow, and blood donation, to sign up to be a donor in English or Spanish at the Wisconsin donor registry, DonorRegistry.Wisconsin.gov, or through the Wisconsin Division of Motor Vehicles, and to discuss such decision with their families and friends.

IN WITNESS THEREOF, I have hereunto set my hand and caused the official seal of the City of Reedsburg, State of Wisconsin to be affixed this 23rd day of March in the year 2020.

David Estes, Mayor
City of Reedsburg
Wisconsin

ORDINANCE NO. 1904-20
(Amending Chapter 282 Firearms & Weapons)

The Common Council of the City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION 1: PURPOSE.

The purpose of this ordinance is to amend Chapter 282 by adding 282-3 Restrictions on facsimile firearms.

SECTION II: PROVISION AMENDED.

City of Reedsburg Code Chapter 282 is hereby amended by this ordinance:

§ 282-3 Restrictions on the use of facsimile firearms

No person may carry or display a facsimile firearm in a manner that could reasonably be expected to alarm, intimidate, threaten or terrify another person.

In this section, "facsimile firearm" means any replica, toy, starter pistol or other object that bears a reasonable resemblance to or that reasonably can be perceived to be an actual firearm. "Facsimile firearm" does not include any actual firearm.

SECTION III: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION IV: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION V: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 282.

Dated this 23rd day of March 2020.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

February 24, 2020

Public Hearing Noticed:

March 5, 2020

2nd Reading at Council/Public Hearing:

March 23, 2020

Published, Enactment Date:

April 2, 2020

RESOLUTION NO. 4392-20
CITY OF REEDSBURG
RESOLUTION CONCERNING
TAX INCREMENTAL DISTRICT (TID) NO. 3 AFFORDABLE HOUSING EXTENSION

WHEREAS, the City of Reedsburg created TID No. 3 on 03/09/1998, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in 2020 from the 2019 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion used to improve housing stock; and

THEREFORE BE IT RESOLVED, that the City of Reedsburg hereby extends the life of TID No. 3 for 12 months to use the final year's increment collected in 2021 from the 2020 tax roll to benefit affordable housing; and

BE IT FURTHER RESOLVED, the City of Reedsburg shall use the final increment to improve housing quality and affordability with no less than seventy-five percent of the revenue to be used for affordable multi-family and single-family housing. The funds may be used as grants or loans to provide development incentives, purchase land, construct site improvements and infrastructure. No more than twenty-five percent may be used to improve the housing stock. Funds may be used for owner-occupied rehabilitation and renter-occupied rehabilitation; and

BE IT FURTHER RESOLVED, that the City of Reedsburg Clerk shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

Adopted this 23rd day of March, 2020.

On roll call motion passed by a vote of _____ ayes to _____ nays.

ATTEST:

David G. Estes, Mayor

Jacob Crosetto, City Clerk/Treasurer

City of Reedsburg, Wisconsin

Tax Increment District #3

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)	Base Value	1,249,600
District Creation Date	March 9, 1998	Appreciation Factor	0.00%
Valuation Date	Jan 1, 1998	Base Tax Rate	\$22.75
Max Life (Years)	23	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	18 3/9/2016		
Revenue Periods/Final Year	22 2021		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	N/A
Recipient District	No	Taxable Discount Rate	N/A
Distressed	Yes		
Max Life Ends	3/9/2031		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
17	2014		2015		2,283,800	2016	\$25.78	58,865
18	2015	666,800	2016		2,950,600	2017	\$24.89	73,447
19	2016	(4,300)	2017	0	2,946,300	2018	\$24.81	73,085
20	2017	185,500	2018	0	3,131,800	2019	\$24.04	75,288
21	2018	81,300	2019	0	3,213,100	2020	\$22.75	73,090
22	2019	0	2020	0	3,213,100	2021	\$22.58	72,542
23	2020	0	2021	0	3,213,100	2022	\$22.41	71,998
24	2021	0	2022	0	3,213,100	2023	\$22.24	71,458
25	2022	0	2023	0	3,213,100	2024	\$22.07	70,922
26	2023	0	2024	0	3,213,100	2025	\$21.91	70,390
27	2024	0	2025	0	3,213,100	2026	\$21.74	69,862
28	2025	0	2026	0	3,213,100	2027	\$21.58	69,338
29	2026	0	2027	0	3,213,100	2028	\$21.42	68,818
30	2027	0	2028	0	3,213,100	2029	\$21.26	68,302
31	2028	0	2029	0	3,213,100	2030	\$21.10	67,790
32	2029	0	2030	0	3,213,100	2031	\$20.94	67,281
Totals		929,300		0		Future Value of Increment		1,122,478

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District #3

Cash Flow Projection

Year	Projected Revenues							Expenditures					Balances			Year	
								Taxable G.O. Ref. Bonds 1,835,000									
	Tax Increments	Special Assessments	Computer Aid	Donations TID #4	Donations TID #5	Personal Property Aid	Total Revenues	Dated Date: Principal	05/20/13 Interest	Foregiveable Loan Write Off	Transfer for Housing extension	Admin.	Total Expenditures	Annual	Cumulative		Principal Outstanding
2015															(1,204,681)	205,000	2015
2016	58,865	51,675	345	50,000	50,000		210,885	20,000	2,775	90,000		3,290	116,065	94,820	(1,109,861)	185,000	2016
2017	73,447	55,500	236	291,962	33,409		454,554	20,000	2,595			5,421	28,016	426,538	(683,323)	165,000	2017
2018	73,085		240	232,871	32,489		338,685	50,000	2,170			1,904	54,074	284,611	(398,712)	115,000	2018
2019	75,288		246	276,628	26,336	901	379,399	55,000	1,433			4,100	60,533	318,866	(79,846)	60,000	2019
2020	73,090			75,000			148,090	60,000	510			3,750	64,260	83,830	3,984	0	2020
2021	72,542						72,542				72,542	3,750	76,292	(3,750)	234		2021
2022	71,998						71,998						0	71,998	72,232		2022
2023	71,458						71,458						0	71,458	143,690		2023
2024	70,922						70,922						0	70,922	214,612		2024
2025	70,390						70,390						0	70,390	285,003		2025
2026	69,862						69,862						0	69,862	354,865		2026
2027	69,338						69,338						0	69,338	424,203		2027
2028	68,818						68,818						0	68,818	493,022		2028
2029	68,302						68,302						0	68,302	561,324		2029
2030	67,790						67,790						0	67,790	629,114		2030
2031	67,281						67,281						0	67,281	696,395		2031
Total	1,122,478	107,175	1,067	926,461	142,234	901	2,300,316	205,000	9,483	90,000	72,542	22,215	399,240				Total

Notes:

Projected TID Closure

Projected Closure with affordable housing extension



MEMORANDUM

To: Tim Becker

From: Kurt Muchow

Subject: TIDs No. 3, 5 and 7 Affordable Housing Extensions

Date: January 21, 2020

A. Background

Based on Ehlers Annual Tax Increment District Report, dated January 20, 2020, the Increment received by the City for TIDs No. 3, 5 and 7 will be sufficient to pay off the remaining liabilities. As such, the City needs to either terminate the TIDs, or adopt resolutions approving a "One Year Affordable Housing Extension".

Pursuant to Wisconsin Statutes 66.1105(6)(g)1.a and 3, after the date on which a tax increment district pays off the aggregate of all of its project costs, the City may adopt a resolution to extend the life of the district for one year and use the funds for affordable housing and/or to improve the City's housing stock. If the Common Council adopts the One Year Affordable Housing Extension resolutions for TIDs No. 3, 5 and 7, the City will receive the additional Increment in 2021.

B. Estimated Amount of TIF Affordable Housing Revenue

Following is the estimated amount of Increment the City would receive in 2021 that can be used for Affordable Housing and/or to improve the City's housing stock.

1. Tax Increment District No. 3	= \$ 72,542
2. Tax Increment District No. 5	= \$ 74,434
3. Tax Increment District No. 7	= \$ 17,773
4. Total	= \$164,749

C. Program Guidelines

1. To implement the One Year Affordable Housing Extensions, the City should adopt the resolutions prior to April 15, 2020.
2. After adoption, the City will need to send a copy of the resolutions to the Department of Revenue, notifying the Department that it must continue to authorize the allocation of tax increments to the districts for one additional year.
3. The City shall use at least 75% of the additional tax increment to benefit affordable housing in the City. Up to 25% of the tax increment may be used to improve the City's housing stock.

4. "Affordable Housing" means housing that costs a household no more than 30% of the household's gross monthly income.
5. The housing project may be located anywhere in the City.
6. The statutes do not require the funds to be spent during the extension period. The disbursement of the funds for actual projects may be made during or after the extension period.
7. Communities may create programs to benefit affordable housing, or improve the housing stock and capitalize these programs with increment received during the extension period.
8. Communities may make funds available directly to developers to create new multi-family or single family affordable housing.
9. The community shall document the funds were used for eligible activities.

D. Examples of Eligible Housing Projects

1. Development of new affordable multi-family apartments. Project types could include: rehab/conversion of existing buildings or construction of new buildings. Eligible activities include: developer incentives, infrastructure, land acquisition, demolition, site development, etc.
2. Development of affordable single family housing. Project types could include: new subdivision plats, infill development, condominiums, etc. Eligible activities include: developer incentives, infrastructure, land acquisition, demolition, site development, etc.
3. Capitalize a revolving loan fund to make funding available to improve the housing stock in the community. Eligible activities include: owner occupied rehabilitation, rental occupied rehabilitation, weatherization program, etc.
4. Capitalize a fund to assist first time home buyers. Eligible activities could include: down payment assistance, closing cost assistance, rehabilitation, etc.

E. TID Termination and Close-Out Audits

1. If the City adopts the One Year Affordable Housing Extension Resolutions for TIDs No. 3, 5 and 7 prior to April 15, 2020, the City will need to adopt termination resolutions prior to April 15, 2021. This process will result in the City collecting the last Increment in 2021.
2. The final audits for the TIDs will need to be submitted within 6 months of the adoption of the termination resolutions.

F. Affordable Housing Resolutions

Attached are the One Year Affordable Housing Resolutions for TIDs No. 3, 5 and 7.

RESOLUTION NO. 4393-20
CITY OF REEDSBURG
RESOLUTION CONCERNING
TAX INCREMENTAL DISTRICT (TID) No. 5 AFFORDABLE HOUSING EXTENSION

WHEREAS, the City of Reedsburg created TID No. 5 on 03/20/2000, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in 2020 from the 2019 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion used to improve housing stock; and

THEREFORE BE IT RESOLVED, that the City of Reedsburg hereby extends the life of TID No. 5 for 12 months to use the final year's increment collected in 2021 from the 2020 tax roll to benefit affordable housing; and

BE IT FURTHER RESOLVED, the City of Reedsburg shall use the final increment to improve housing quality and affordability with no less than seventy-five percent of the revenue to be used for affordable multi-family and single-family housing. The funds may be used as grants or loans to provide development incentives, purchase land, construct site improvements and infrastructure. No more than twenty-five percent may be used to improve the housing stock. Funds may be used for owner-occupied rehabilitation and renter-occupied rehabilitation; and

BE IT FURTHER RESOLVED, that the City of Reedsburg Clerk shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

Adopted this 23rd day of March, 2020.

On roll call motion passed by a vote of _____ ayes to _____ nays.

ATTEST:

David G. Estes, Mayor

Jacob Crosetto, City Clerk/Treasurer

City of Reedsburg, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	1,309,000
District Creation Date	March 20, 2000	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2000	Base Tax Rate	\$22.75
Max Life (Years)	27	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	22 3/20/2022		
Revenue Periods/Final Year	26 2027		
Extension Eligibility/Years	Yes 7		
Recipient District	Yes	Tax Exempt Discount Rate	N/A
Life Extended	10 years	Taxable Discount Rate	N/A
Max Life Ends	3/20/2037		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
15 2014		2015		2,965,000	2016	\$25.78	76,423
16 2015	100	2016	0	2,965,100	2017	\$24.89	73,808
17 2016	21,500	2017	0	2,986,600	2018	\$24.81	74,084
18 2017	25,700	2018	0	3,012,300	2019	\$24.04	72,418
19 2018	284,600	2019	0	3,296,900	2020	\$22.75	74,997
20 2019	0	2020	0	3,296,900	2021	\$22.58	74,434
21 2020	0	2021	0	3,296,900	2022	\$22.41	73,876
22 2021	0	2022	0	3,296,900	2023	\$22.24	73,322
23 2022	0	2023	0	3,296,900	2024	\$22.07	72,772
24 2023	0	2024	0	3,296,900	2025	\$21.91	72,226
25 2024	0	2025	0	3,296,900	2026	\$21.74	71,684
26 2025	0	2026	0	3,296,900	2027	\$21.58	71,147
27 2026	0	2027	0	3,296,900	2028	\$21.42	70,613
28 2027	0	2028	0	3,296,900	2029	\$21.26	70,084
29 2028	0	2029	0	3,296,900	2030	\$21.10	69,558
30 2029	0	2030	0	3,296,900	2031	\$20.94	69,036
31 2030	0	2031	0	3,296,900	2032	\$20.78	68,518
32 2031	0	2032	0	3,296,900	2033	\$20.63	68,005
33 2032	0	2033	0	3,296,900	2034	\$20.47	67,495
34 2033	0	2034	0	3,296,900	2035	\$20.32	66,988
35 2034	0	2035	0	3,296,900	2036	\$20.17	66,486
36 2035	0	2036	0	3,296,900	2037	\$20.01	65,987
Totals	331,900		0		Future Value of Increment		1,563,960

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues				Expenditures							Balances			Year
			Personal Property Aid	Total Revenues	Taxable G.O. Ref. Bonds 1,835,000 Dated Date: 05/20/13			Transfer for Housing extension		Total Expenditures			Principal Outstanding		
	Tax Increments	Computer Aid	payment		Principal	Rate	Interest	Donation to TID #3	Admin.		Annual	Cumulative			
2015															2015
2016	76,423	576		76,999	40,000	0.80%	2,360	50,000		1,848	94,208	(17,209)	20,214	200,000	2016
2017	73,808	378		74,186	40,000	1.00%	2,000	33,409		1,782	77,191	(3,005)	3,005	160,000	2017
2018	74,084	384		74,468	40,000	1.30%	1,540	32,489		439	74,468	0	(0)	120,000	2017
2018					40,000							0	0	80,000	2018
2019	72,418	393	913	73,724	40,000	1.50%	980	26,336		6,408	73,724	(0)	(0)	40,000	2018
2019															2019
2020	74,997			74,997	40,000	1.70%	340			7,500	47,840	27,157	27,156	0	2020
2021	74,434			74,434					74,434	6,500	80,934	(6,500)	20,656		2021
2022	73,876			73,876							0	73,876	94,532		2022
2023	73,322			73,322							0	73,322	167,854		2023
2024	72,772			72,772							0	72,772	240,626		2024
2025	72,226			72,226							0	72,226	312,852		2025
2026	71,684			71,684							0	71,684	384,536		2026
2027	71,147			71,147							0	71,147	455,683		2027
2028	70,613			70,613							0	70,613	526,296		2028
2029	70,084			70,084							0	70,084	596,380		2029
2030	69,558			69,558							0	69,558	665,938		2030
2031	69,036			69,036							0	69,036	734,974		2031
2032	68,518			68,518							0	68,518	803,492		2032
2033	68,005			68,005							0	68,005	871,497		2033
2034	67,495			67,495							0	67,495	938,991		2034
2035	66,988			66,988							0	66,988	1,005,980		2035
2036	66,486			66,486							0	66,486	1,072,466		2036
2037	65,987			65,987							0	65,987	1,138,453		2037
Total	1,563,960	1,731	913	1,566,604	200,000		7,220	216,668	74,434	24,477	448,365				Total

Notes:

Projected TID Closure

Projected Closure with affordable housing extension



MEMORANDUM

To: Tim Becker

From: Kurt Muchow

Subject: TIDs No. 3, 5 and 7 Affordable Housing Extensions

Date: January 21, 2020

A. Background

Based on Ehlers Annual Tax Increment District Report, dated January 20, 2020, the Increment received by the City for TIDs No. 3, 5 and 7 will be sufficient to pay off the remaining liabilities. As such, the City needs to either terminate the TIDs, or adopt resolutions approving a "One Year Affordable Housing Extension".

Pursuant to Wisconsin Statutes 66.1105(6)(g)1.a and 3, after the date on which a tax increment district pays off the aggregate of all of its project costs, the City may adopt a resolution to extend the life of the district for one year and use the funds for affordable housing and/or to improve the City's housing stock. If the Common Council adopts the One Year Affordable Housing Extension resolutions for TIDs No. 3, 5 and 7, the City will receive the additional Increment in 2021.

B. Estimated Amount of TIF Affordable Housing Revenue

Following is the estimated amount of Increment the City would receive in 2021 that can be used for Affordable Housing and/or to improve the City's housing stock.

1. Tax Increment District No. 3	= \$ 72,542
2. Tax Increment District No. 5	= \$ 74,434
3. Tax Increment District No. 7	= \$ 17,773
4. Total	= \$164,749

C. Program Guidelines

1. To implement the One Year Affordable Housing Extensions, the City should adopt the resolutions prior to April 15, 2020.
2. After adoption, the City will need to send a copy of the resolutions to the Department of Revenue, notifying the Department that it must continue to authorize the allocation of tax increments to the districts for one additional year.
3. The City shall use at least 75% of the additional tax increment to benefit affordable housing in the City. Up to 25% of the tax increment may be used to improve the City's housing stock.

4. "Affordable Housing" means housing that costs a household no more than 30% of the household's gross monthly income.
5. The housing project may be located anywhere in the City.
6. The statutes do not require the funds to be spent during the extension period. The disbursement of the funds for actual projects may be made during or after the extension period.
7. Communities may create programs to benefit affordable housing, or improve the housing stock and capitalize these programs with increment received during the extension period.
8. Communities may make funds available directly to developers to create new multi-family or single family affordable housing.
9. The community shall document the funds were used for eligible activities.

D. Examples of Eligible Housing Projects

1. Development of new affordable multi-family apartments. Project types could include: rehab/conversion of existing buildings or construction of new buildings. Eligible activities include: developer incentives, infrastructure, land acquisition, demolition, site development, etc.
2. Development of affordable single family housing. Project types could include: new subdivision plats, infill development, condominiums, etc. Eligible activities include: developer incentives, infrastructure, land acquisition, demolition, site development, etc.
3. Capitalize a revolving loan fund to make funding available to improve the housing stock in the community. Eligible activities include: owner occupied rehabilitation, rental occupied rehabilitation, weatherization program, etc.
4. Capitalize a fund to assist first time home buyers. Eligible activities could include: down payment assistance, closing cost assistance, rehabilitation, etc.

E. TID Termination and Close-Out Audits

1. If the City adopts the One Year Affordable Housing Extension Resolutions for TIDs No. 3, 5 and 7 prior to April 15, 2020, the City will need to adopt termination resolutions prior to April 15, 2021. This process will result in the City collecting the last Increment in 2021.
2. The final audits for the TIDs will need to be submitted within 6 months of the adoption of the termination resolutions.

F. Affordable Housing Resolutions

Attached are the One Year Affordable Housing Resolutions for TIDs No. 3, 5 and 7.

RESOLUTION NO. 4394-20
CITY OF REEDSBURG
RESOLUTION CONCERNING
TAX INCREMENTAL DISTRICT (TID) No. 7 AFFORDABLE HOUSING EXTENSION

WHEREAS, the City of Reedsburg created TID No. 7 on 08/13/2001, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in 2020 from the 2019 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion used to improve housing stock; and

THEREFORE BE IT RESOLVED, that the City of Reedsburg hereby extends the life of TID No. 7 for 12 months to use the final year's increment collected in 2021 from the 2020 tax roll to benefit affordable housing; and

BE IT FURTHER RESOLVED, the City of Reedsburg shall use the final increment to improve housing quality and affordability with no less than seventy-five percent of the revenue to be used for affordable multi-family and single-family housing. The funds may be used as grants or loans to provide development incentives, purchase land, construct site improvements and infrastructure. No more than twenty-five percent may be used to improve the housing stock. Funds may be used for owner-occupied rehabilitation and renter-occupied rehabilitation; and

BE IT FURTHER RESOLVED, that the City of Reedsburg Clerk shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

Adopted this 23rd day of March, 2020.

On roll call motion passed by a vote of _____ ayes to _____ nays.

ATTEST:

David G. Estes, Mayor

Jacob Crosetto, City Clerk/Treasurer

City of Reedsburg, Wisconsin

Tax Increment District #7

Tax Increment Projection Worksheet

Type of District
District Creation Date
Valuation Date
Max Life (Years)
Expenditure Period/Termination
Revenue Periods/Final Year
Extension Eligibility/Years
Recipient District
Max Life Ends

Blighted Area	
August 13, 2001	
Jan 1,	2001
27	
22	8/13/2023
27	2029
Yes	7
Yes	
8/13/2028	

Base Value	147,600
Appreciation Factor	0.00%
Base Tax Rate	\$22.75
Rate Adjustment Factor	-0.75%
Tax Exempt Discount Rate	N/A
Taxable Discount Rate	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
14	2014		2015		652,600	2016	\$25.78	16,821
15	2015	19,000	2016		671,600	2017	\$24.89	16,718
16	2016	15,000	2017		686,600	2018	\$24.81	17,032
17	2017	43,300	2018		729,900	2019	\$24.04	17,547
18	2018	57,300	2019		787,200	2020	\$22.75	17,907
19	2019	0	2020	0	787,200	2021	\$22.58	17,773
20	2020	0	2021	0	787,200	2022	\$22.41	17,639
21	2021	0	2022	0	787,200	2023	\$22.24	17,507
22	2022	0	2023	0	787,200	2024	\$22.07	17,376
23	2023	0	2024	0	787,200	2025	\$21.91	17,245
24	2024	0	2025	0	787,200	2026	\$21.74	17,116
25	2025	0	2026	0	787,200	2027	\$21.58	16,988
26	2026	0	2027	0	787,200	2028	\$21.42	16,860
27	2027	0	2028	0	787,200	2029	\$21.26	16,734
Totals		134,600		0		Future Value of Increment		241,262

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District #7

Cash Flow Projection

Year	Projected Revenues			Expenditures					Balances			Year
	Tax Increments	Personal property aid payment	Total Revenues	Taxable G.O. Ref. Bonds, Series 2013 1,835,000 Dated Date: 05/20/13 Principal Interest	Other	Transfer for Housing extension	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2015										(3,283)	60,000	2015
2016	16,821		16,821	30,000	300	120	521	30,941	(14,120)	(17,403)	30,000	2016
2017	16,718		16,718	30,000	150		1,150	31,300	(14,582)	(31,986)	0	2017
2018	17,032		17,032				440	440	16,592	(15,394)	0	2018
2019	17,547	210	17,757				2,130	2,130	15,627	233	0	2019
2020	17,907		17,907				5,000	5,000	12,907	13,140	0	2020
2021	17,773		17,773			17,773	7,500	25,273	(7,500)	5,640		2021
2022	17,639		17,639					0	17,639	23,279		2022
2023	17,507		17,507					0	17,507	40,786		2023
2024	17,376		17,376					0	17,376	58,162		2024
2025	17,245		17,245					0	17,245	75,407		2025
2026	17,116		17,116					0	17,116	92,523		2026
2027	16,988		16,988					0	16,988	109,511		2027
2028	16,860		16,860					0	16,860	126,371		2028
2029	16,734		16,734					0	16,734	143,105		2029
Total	241,262	210	241,472	60,000	450	120	17,773	16,741	95,084			Total

Notes:

Projected TID Closure
Projected Closure with affordable housing extension



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RESOLUTION

(Declaring a Health Emergency Response to the COVID-19 Coronavirus)

NO. 4405-20

The City Council of the City of Reedsburg, Sauk County, Wisconsin, by this resolution, adopted by a majority of the Common Council with a quorum present and voting and proper notice having been given, resolves and orders as follows:

WHEREAS, in December 2019 a novel strain of the coronavirus was detected, now named COVID-19, and has spread throughout numerous countries including the United States;

WHEREAS, international organizations, the federal government, state government, and local governments are all working together to contain the further spread of the disease and treat existing cases;

WHEREAS, the World Health Organization has declared a Public Health Emergency of International Concern, the United States Department of Health and Human Services has declared a Public Health Emergency, the State of Wisconsin has declared a Public Health Emergency, and Sauk County has declared an Emergency;

NOW, THEREFORE, the common council declares an emergency existing within the City of Reedsburg, Sauk County, Wisconsin, under §323.11 Wis. Stats. and Reedsburg Ordinance §48-5(c)(4);

The period of emergency shall be limited to the time during which the emergency conditions exist or are likely to exist in the City of Reedsburg.

The Mayor has the authority to order whatever is necessary and expedient for the health, safety, welfare, and good order of the City of Reedsburg during the emergency, including without limitation the power to bar, restrict, and remove all unnecessary traffic, vehicular or pedestrian, from the local highways.

Any person who violates a lawful order of the Mayor or his agents made under this emergency declaration shall forfeit not more than \$1000 or, in default of payment of the forfeiture, shall be subject to imprisonment for 40 days for each separate offense.

The city clerk shall publish this resolution under §60.80, Wis. stats., and shall become effective upon adoption by the common council and the forfeiture penalties shall become effective upon publication.

RESOLUTION NO. 4405-20

ADOPTED on this 23rd Day of March, 2020.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4405-20, dated March 23, 2020.

Date Passed: March 23, 2020.

Published: April 2, 2020

Vote: _____

RESOLUTION

(Adopt the Policy to Prohibit the Use of Excessive Force and the Barring of Entrances/Exits for Non-Violent Civil Rights Demonstrations)

FILE NO: **4399-20**

WHEREAS, Section 104 (L)(1) of Title I of the Housing and Community Development Act of 1974 as amended (42 U.S.C. 69 §5304) prohibits the State from expending or obligating any Community Development Block Grant funds to any unit of general local government that does not have or adopt a policy prohibiting the use of excessive force by local law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and a policy of enforcing State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within its jurisdiction;

WHEREAS, it is in the interest of the City of Reedsburg to pursue Community Development Block Grant Funds and to adopt policy that complies with Section 104 (L)(1) of Title I of the Housing and Community Development Act of 1974 as amended (42 USC 69 §5304);

NOW THEREFORE, BE IT RESOLVED, BY COMMON COUNCIL OF THE CITY OF REEDSBURG:

It is **POLICY** of the City to prohibit the use of excessive force by law enforcement agencies within the City's jurisdiction against any individuals engaged in nonviolent civil rights demonstrations.

It is **POLICY** of the City to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within the City's jurisdiction.

The officials and employees of the City shall assist in the orderly prevention of all excessive force within the City of Reedsburg by implementing the authority and enforcement procedures set forth in Title I of the Housing and Community Development Act of 1974.

The Common Council directs the City of Reedsburg Police Chief to implement this Resolution by amending applicable City of Reedsburg Police Department procedures.

Passes by the Common Council of the City of Reedsburg this 23rd day of March, 2020.

David G. Estes, Mayor

Jacob Crosetto, City Clerk/Treasurer

Vote: _____

RESOLUTION

(ADOPTING A CITIZEN PARTICIPATION PLAN)

FILE NO. **4400-20**

WHEREAS, the City of Reedsburg has applied for a Community Development Block Grant (CDBG); and

WHEREAS, the State of Wisconsin Department of Administration (DOA) and the U.S. Department of Housing and Urban Development (HUD) require recipients of Community Development Block Grant (CDBG) monies to have in place a Citizen Participation Plan; and

WHEREAS, the Citizen Participation Plan shall encourage citizen participation (especially by persons of low to moderate income), provide citizens reasonable and timely access to local meetings and information, provide for technical assistance, provide for public hearings, provide for complaint procedures, and accommodate non-English speaking residents; and

WHEREAS, the City of Reedsburg has prepared and publicly reviewed a Citizen Participation Plan;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Reedsburg officially adopts the Citizen Participation Plan.

Passed by the Common Council of the City of Reedsburg this 23rd day of March in the year 2020.

David G. Estes, Mayor

Jacob Crosetto, City Clerk/Treasurer

Vote: _____

City of Reedsburg Citizen Participation Plan

PURPOSE

In order for the CDBG Program to operate effectively, and to address the needs of the citizens of the City of Reedsburg the entire population must be kept informed. The decision-making process must be open and consistent with State and Federal regulations. To accomplish this, the following plan will be followed:

PROGRAM OVERSIGHT

1. The City of Reedsburg shall create a Citizen Participation Plan Committee, members of which shall be appointed by the Chief Elected Official and confirmed by the Common Council. This Committee shall be responsible for implementation of the Citizen Participation Plan, as well as offering guidance in preparation of the grant application.

The City of Reedsburg shall oversee the preparation of the Community Development Block Grant (CDBG) grant application.

2. To insure responsiveness to the needs of its citizens, the City of Reedsburg shall provide for and encourage citizen participation. Particular emphasis shall be given to participation by persons of low- to- moderate income (LMI).

CITIZEN PARTICIPATION

1. The City of Reedsburg shall establish a committee composed of persons representative of the City demographics. This committee must include at least one LMI person.

The committee members should also include representatives from the local government, real estate, banking and labor communities whenever possible. This committee shall assume responsibility for coordinating all required elements of the Citizen Participation Plan. All committee members must be residents of the City.

NOTICE OF HEARINGS

1. Official notice of hearings will be by public notice in the Official Newspaper at least two full weeks prior to the hearing. In addition, the public notice shall be posted at the municipal building. These notices will include time, place and date of meetings, as well as a brief agenda.
2. All notifications of meetings and available assistance must be worded in such a way as to encourage LMI participation. In addition, all meeting announcements shall include where, and during what time, information and records relating to the proposed and actual use of funds may be found.

REQUIRED PUBLIC HEARINGS

Public hearings shall be held to obtain citizen views and to enable them to respond to proposals at all stages of the CDBG Program, including the development of needs, the review of proposed activities and the review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodations for the handicapped, and, if needed, for non-English speaking persons.

1. The first hearing will receive citizens' views and provide an explanation of:
 - a. Community development needs, objectives, and strategies.
 - b. The CDBG program including goals, objectives, application process, amount of funds available, timetable, eligible activities, etc.
2. The second hearing will receive citizens' views and provide a review of the performance of the funded activities.
3. The first public hearing shall be held during the development of the application for funds. The second public hearing shall be held during the implementation of the program. The City of Reedsburg will attempt to have at least one of the public hearings in the service area (if applicable).

PROGRAM INFORMATION, FILES, and ASSISTANCE

1. Technical assistance will be provided to any citizen who requests information about program requirements. Assistance with the application process will be provided by City staff. A City staff member will meet with citizens on request.
2. The City of Reedsburg will maintain, in the City Clerk's Office, a record of all citizen participation efforts including minutes of meetings, newspaper clippings, and copies of notices and brochures.
3. Citizens will be invited to make proposals regarding the application. If suitable proposals are submitted in writing, a written response will be provided within 15 days. Every effort will be made to respond to all proposals prior to the final action on the subject.
4. Citizens may petition or request in writing assistance or changes.

The City of Reedsburg staff will respond to all such requests within 15 days after the City of Reedsburg City Common Council has met to discuss the request.

COMPLAINTS

The City of Reedsburg will handle citizen complaints about the program in a timely manner. By federal regulation the City of Reedsburg will respond in writing to all written letters of complaint within 15 days after receipt of the complaint. The nature and disposition of verbal complaints will be reported in a complaint log. The first contact for complaints should be made to Jacob Crosetto, City Clerk in the City Clerk's Office.

In addition to the above procedure, any citizen wishing to object may complain directly to the following address:

Attention: Executive Staff Assistant
WI Department of Administration
Division of Energy, Housing and Community Resources, 9th Floor
P.O. Box #7970
Madison, WI 53707-7970

Written complaints should contain the following information and should be as specific as possible when describing:

- 1) The Program area being referenced: HOME, Community Development Block Grants for Housing (CDBG – Housing), Community Development Block Grants for Community Development (CDBG – Community Development), Emergency Solutions Grants (ESG), etc.;
- 2) The event resulting in the complaint;
- 3) The dates, details, and reason for the complaint; along with
- 4) The complainant's name, address, and telephone number.

NON-ENGLISH SPEAKING PERSONS

The City of Reedsburg will regularly survey the municipality to identify non-English speaking persons and will make all special efforts to assure them equal opportunity in the citizen's participation process.

Residential Anti-Displacement and Relocation Assistance Plan

WISCONSIN RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR CDBG PROGRAMS

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the City of Reedsburg in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG¹ projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Reedsburg will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- ☒ Coordinate code enforcement with rehabilitation and housing assistance programs.
- ☐ Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- ☐ Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- ☒ Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- ☐ Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- ☐ Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- ☐ Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- ☐ Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

(continued on the next page)

¹ CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

- ☒ Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- ☒ If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" as defined in 24 CFR 42.305).
- ☒ Target only those properties deemed essential to the need or success of the project.
- ☐ Additional action that will be taken to address local needs & priorities, as determined by the Unit of General Local Government (UGLG).
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Relocation Assistance to Displaced Persons

The City of Reedsburg will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Reedsburg will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Reedsburg to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Reedsburg will make public by publishing a notice in the official City newspaper and submit to HUD Wisconsin Department of Administration the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;

4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. **NOTE: See also 24 CFR 42.375(d).**
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom unit), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Reedsburg will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City of Reedsburg may submit a request to Wisconsin Department of Administration for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The City Clerk at 608-768-3346 is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The City Clerk at 608-68-3346 is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted by the City of Reedsburg Common Council on: March 23, 2020 (date adopted).

Signature of Authorized Official

Mayor
Title of Authorized Official

David G. Estes
PRINTED NAME of Authorized Official

STAFF REPORT

AGENDA ITEM: _____

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 23, 2020

Subject: 2020 Street Work Bids

BACKGROUND AND REQUEST

Budgeted items in our 2020 Capital Improvement Plan. This work is for all our street projects including North Dewey Ave, Mary Avenue and South Wengel Drive. The bids also include seal coating various streets.

Bid opening was 3/12/20 for crushed aggregate, asphalt pavement, seal coating, heavy equipment rental and concrete work. See attached bid tab for details.

STAFF RECOMMENDATION

Public Works Committee and staff recommend approval and award of the contracts to all the low bidders as listed below:

Contractor	Description	Amount
Rennhack Construction	2020 C&G Contract 'A'	\$188,436.35
T& M Construction	Sidewalk Contract 'B'	\$11,592.50
Ray Zobel & Sons	2020 Crushed Aggregate Base Course	\$115,317.50
D.L. Gasser	2020 Asphalt Pavement	\$253,095.75
Ray Zobel & Sons	2020 Annual Rental Contract	\$80/hr Quad axle dump \$150/hr Backhoe
Scott Construction	2020 Seal Coat Various Streets	\$62,799.50

Attachment:
Bid Tab

CITY OF REEDSBURG BID OPENING

134 South Locust Street

Reedsburg, WI 53959

Project: 2020 C&G CONTRACT 'A', SIDEWALK CONTRACT 'B' 3/12/20

BIDDER	BID SECURITY	BASE BID	COMMENTS
T & M	Check	\$10,830.00	Contract B
Rennhack Construction	Bond	\$188,436.35	Contract A
		\$11,592.50	Contract B

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Project: 2020 CRUSHED AGGREGATE BASE COURSE 3/12/20

BIDDER	BID SECURITY	BASE BID	COMMENTS
Ray Zobel & Sons	Bond	\$115,317.50	\$9.65 ton
Bindl Bauer Lime and Stone	Check	\$115,915.00	\$9.70 ton

CITY OF REEDSBURG BID OPENING

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Project: 2020 ASPHALT PAVEMENT 3/12/20

BIDDER	BID SECURITY	BASE BID	COMMENTS
Scott Const.	Bond	\$290,952.80	\$65.60 ton
D.L. Gasser	Bond	\$253,095.75	\$56.72 ton

CITY OF REEDSBURG BID OPENING

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Project: 2020 ANNUAL RENTAL CONTRACT 3/12/20

BIDDER	BID SECURITY	BASE BID	COMMENTS
Ray Zobel & Sons	Bond	\$80 hr \$150 hr \$45 ton	Quad axle dump Backhoe Demo Material Disposal

CITY OF REEDSBURG BID OPENING

134 South Locust Street

Reedsburg, WI 53959

Project: 2020 SEAL COAT VARIOUS STREETS 3/12/20

BIDDER	BID SECURITY	BASE BID	COMMENTS
Scott Construction	Bond	\$62,799.50	\$3.05 square yard
Fahrner Asphalt	Bond	\$79,477.40	\$3.86 square yard

RESOLUTION
(Ordering the Repair and Installation of Sidewalks on Various Streets)

File No. 4403-20

WHEREAS, the Public Works Committee ordered the repair and installation of sidewalks on various streets and granted authority to the City Engineer to notify affected property owners, and

WHEREAS, the Common Council of the City of Reedsburg that the City Engineer, through the designated Sidewalk Inspector, be and is hereby authorized to cause to be repaired, installed, or replaced any defective or unsafe sidewalk with the City, commencing with the described area in 2020 in accordance with State Statute 66.615:

Area B: An area bounded by E. Main Street to the south, Laurel Street to the east, Eighth Street to the north and North Park Street to the west.

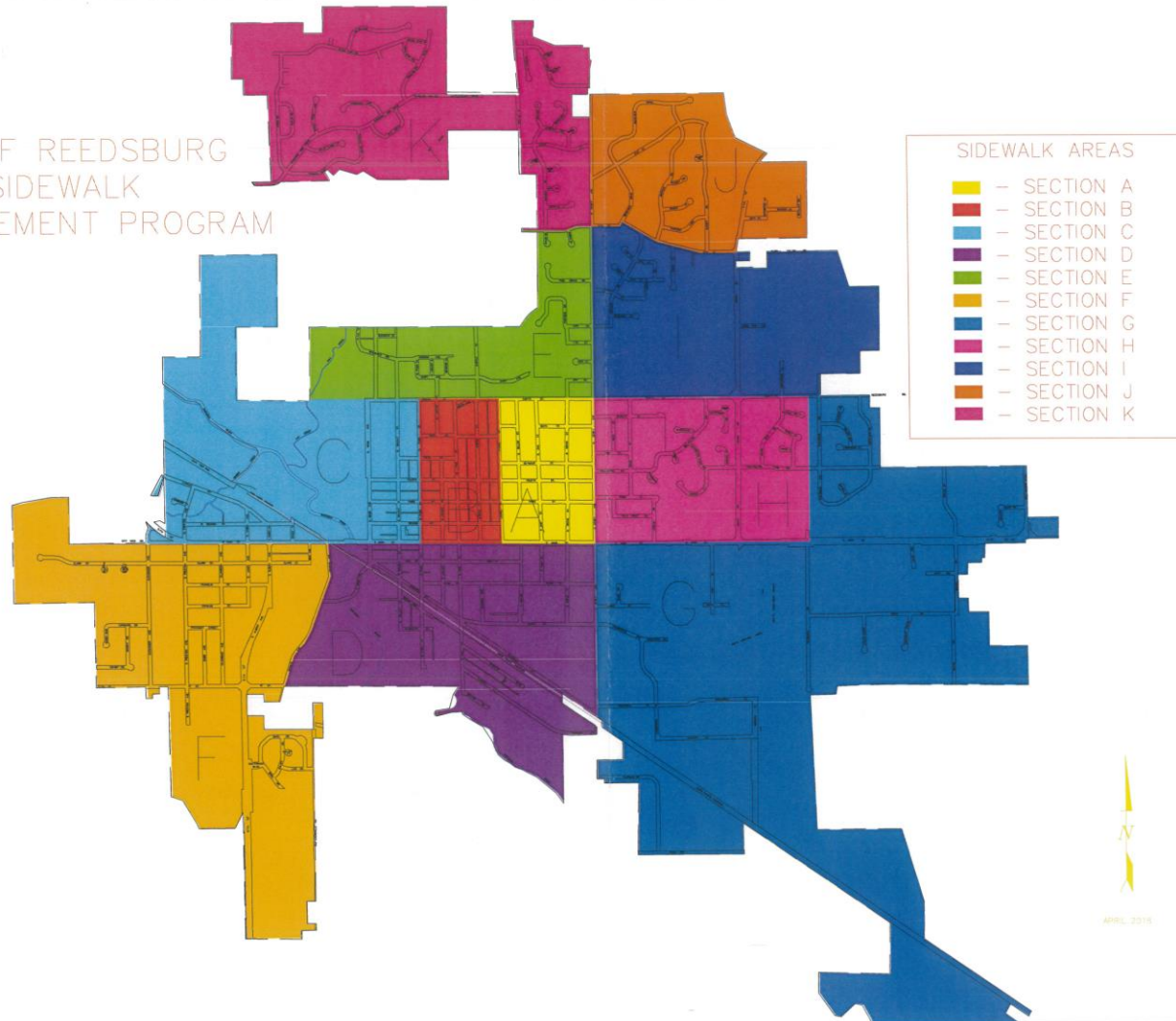
NOW THEREFORE BE IT RESOLVED that said Sidewalk Inspector shall notify the property owners with defective or unsafe sidewalks to repair or replace the sidewalk, in compliance with the requirements of the City Ordinance governing such construction within thirty (30) days from the date of notice, and that if not so repaired, installed, or replaced within the said thirty (30) days, the City of Reedsburg will cause such sidewalk to be repaired, installed, or replaced and charge the cost thereof to the abutting property owner, and such cost, unless previously paid, will be collected as a special tax against the abutting property.

Dated this 23rd day of March, 2020

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

CITY OF REEDSBURG SIDEWALK REPLACEMENT PROGRAM



RESOLUTION

(FORGIVING 2018 PILOT/SPECIAL ASSESSMENT FOR SHARRATT WAREHOUSE)

FILE NO: **4398-20**

WHEREAS, Resolved, by the Common Council of the City of Reedsburg, Sauk County, Wisconsin:

That the following Payment in Lieu of Taxes (PILOT)/Special Assessment of \$64,812.93 are forgiven for the year 2018 due in 2019:

Sharratt Warehouse & Distribution, LLC
1375 Fuhrman Drive, Reedsburg, WI 53959

\$64,812.93

ADOPTED on this 23rd day of March, 2020.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4398-20, dated March 23rd, 2020.

Date Passed: March 23, 2020.

Vote: _____