



PLEASE TAKE NOTICE that there will be a  
**City of Lodi Economic Development  
Committee meeting held on Tuesday, May  
11, 2021  
at 4:00 pm**

in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

In-person attendance is limited due to social distancing protocols and masks are encouraged. Virtual attendees interested in speaking must [register](#) on the City's website 24 hours prior to the meeting start time.

**Virtual Meeting Access:**

<https://zoom.us/j/98002023583?pwd=T2FOWFg5Q09XYXRQRExkL2pTdkFNZz09>

**Meeting ID:** 980 0202 3583 **Password:** 862002

**Dial By Phone:** 1-312-626-6799 (Wisconsin); 888-475-4499 (Toll-Free)

**Economic Development Committee Agenda**

1. Call to Order
2. Meeting Etiquette

- The meeting Chair will:
  - Identify the number of public input registrations
  - Identify Alders or staff attending remotely (Stay muted when **not** speaking)
  - Acknowledge attendees prior to speaking
- Virtual attendees should identify themselves in the chat box
- In-person attendees should sign the attendance sheet
- All attendees should raise their hand to be recognized prior to speaking
- No side conversations

3. Public Input

***Must state name and address. Must be limited to items not on the agenda. Limited to two minutes unless otherwise extended. Committee's role is to listen and not discuss the item. Personnel issues cannot be discussed nor individuals named. Committee is unable to take action at this meeting.***

4. Approval of Minutes from April 13, 2021

Documents:

[04.13.2021 EDC Minutes.pdf](#)

5. Financial Reports

Documents:

[4 April 2021 CDBG Balance Sheet.pdf](#)  
[4 April 2021 Revolving Loan Balance Sheet.pdf](#)  
[4 April 2021 Revolving Loan Income Stmt.pdf](#)  
[4 April 2021 TIF 3 Balance Sheet.pdf](#)  
[4 April 2021 TIF 3 Income Stmt.pdf](#)  
[4 April 2021 TIF 4 Balance Sheet.pdf](#)  
[4 April 2021 TIF 4 Income Stmt.pdf](#)  
[4 April 2021 TIF 5 Balance Sheet.pdf](#)  
[4 April 2021 TIF 5 Income Stmt.pdf](#)

6. Update: Lodi Lake WI Chamber of Commerce (Kristi McMorris)  
Chamber Board members:

Melissa Card | President

Dennis Crow | Vice President

Erica Burhop | Treasurer

Jan Clingman

Doug Meek

Jeff Joutras

Heidi LeHew

Carla Wiessing

Brittanie Dempsey

Documents:

[May EDC Report.pdf](#)

7. Update: Ice Age Trail Community

Provided by Amy Onofrey:

Documents:

[Ice Age Trail Report 5 2021.Pdf](#)

8. Material for City Business Opportunity (Downtown Map)

9. Business Contact Update

10. Next Meeting Date- Tuesday, June 8, 2021 at 4 p.m. and Agenda Items

11. Adjourn

Posted: \_\_\_\_\_

By: \_\_\_\_\_

**Members: Alders Hansen (Chair), Goethel, Tonn**

Please inform the chair if you are unable to attend to ensure a quorum.

*Notice is hereby given that a majority of the City of Lodi Common Council may be present at a meeting of the Economic Development Committee to gather information about subjects over which they have decision making responsibility. This constitutes a meeting of the city council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such; although the City of Lodi Common Council will not take any formal action at this meeting.*

**City of Lodi Economic Development Committee Meeting  
Minutes of April 13, 2021**

**Call to Order.**

Chair Hansen called the meeting to order at 4:00 pm.

Committee Members Present: Eric Hansen (Chair), Rich Stevenson and Peter Tonn

Others Present: Julie Ostrander, Brenda Ayers, Terry Weter

**Meeting Etiquette Announcement.** Hansen skipped the meeting etiquette since no members of the public were present.

**Public Input.** None.

**Approve Minutes October 13, 2020 and Closed Session Minutes. MOTION** (Stevenson, Tonn) to approve the regular and closed session minutes from October 13, 2020. **Motion carried.**

**Financials.** No questions or comments.

**Update from Lodi Lake Wisconsin Chamber of Commerce.** McMorris provided a written report.

**Update from Ice Age Trail Community.** Onofrey provided a written report.

**Mammoth Hike Challenge Information.** Onofrey provided a written report.

**Discussion and Possible Recommendation Regarding an Agreement with Wisconsin & Southern Railroad for Preliminary Engineering For Preliminary Design of New Railroad Structure to Support Proposed Storm water Conveyance- TID 3).** The railroad raised a concern when the City applied for permits for the stormwater project near the walkway adjacent to Dollar General. The railroad suggested that the City could leave the walkway in place if they move the waterway north and drill a new water hole under the trestle. The City is unable to lower the waterway because the trestle does not have a solid foundation. The lease agreement for the walkway can be revoked by the railroad at any time. The railroad recently indicated they will come up with a solution if the City allows their engineers to conduct a study at cost to the City of \$30,000. Stevenson expressed hesitation to invest the money when unsure of what the City will get from it. The railroad has plans to change out the trestle and add a concrete box drain for stormwater conveyance in the next five years. The railroad plans to eliminate the pipe that conveys water from Joyce Drive and it would be up to the City to install a new structure to convey water to the railroad's box drain. Their plan also eliminates the sidewalk. The railroad has suggested that in order to keep the sidewalk the City could dig a culvert 30 yards north at an additional cost of \$100,000. Weter noted that the railroad has done projects in other areas including the City of Madison that involve a pedestrian crossing with stormwater underneath. Since WisDOT owns the property it was suggested that the City ask WisDOT to push the railroad to work with the City to accommodate pedestrian traffic. Weter will convey the discussions from this meeting to the City Engineer. It was the consensus of the committee not to make a recommendation on the agreement with Wisconsin & Southern Railroad.

**Discussion and Possible Recommendation regarding the Pedestrian Bridge Behind City Hall Including Grant Opportunities.** Weter noted that the City has discussed the bridge construction for a couple years. The original cost estimate was \$71,405 and due to increase in material costs the new estimate is \$92,826. The Wisconsin Department of Natural Resources (DNR) offers grant funding with a 50% match if enough points are scored. The City's share of the funding would come from the TID(s). Weter noted the bridge would be constructed to hold 10,000 pounds. Tonn inquired about incorporating the full Spring Creek Walkway concept into the grant application. It was noted that the

walkway has been incorporated into the City's CORP and Comprehensive Plans. If there is enough detail in the conceptual drawing of the walkway and a cost estimate is available for the walkway, Weter will incorporate the walkway into the May 1 grant application.

**MOTION** (Tonn, Stevenson) to recommend submitting a DNR grant application for cost sharing of the pedestrian bridge (behind City Hall) project. **Motion carried.**

**Next Meeting and Agenda Items.** The next meeting will be Tuesday, May 11, 2021 at 4 p.m. at City Hall.

**Adjourn. MOTION** (Stevenson, Tonn) to adjourn at 4:59 p.m. **Motion carried.**

Minutes by Brenda Ayers, City Clerk

DRAFT



Lodi Comm Dev. Block Grant 28998  
Balance Sheet  
For the Period Ending 4/30/2021

**Assets**

Cash & Investments	\$300
Receivables:	
Interest & Dividends Receivable	
Accrued Receivables	
Due from Other Funds	
<b>Total Assets</b>	<b><u>300</u></b>

**Liabilities**

Advance from Other Funds	<u>          </u>
<b>Deferred Inflows of Resources</b>	<u>          </u>

**Fund Balances (Deficits)**

Nonspendable	(4,488)
Restricted	
Assigned	
Unassigned	4,788
<b>Total Fund Balances (Deficits)</b>	<b><u>300</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>300</u></b>



**Revolving Loan 28225  
Balance Sheet  
For the Period Ending 4/30/2021**

**Assets**

Cash & Investments	\$10,165
Receivables:	
Accrued Receivables	
Loan Receivables	
Notes & Loans Receivable	
<b>Total Assets</b>	<b><u>10,165</u></b>

**Liabilities**

Advance from Other Funds	<u>          </u>
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**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	10,162
Net Change in Fund Balance	3
<b>Total Fund Balances (Deficits)</b>	<b><u>10,165</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>10,165</u></b>



Revolving Loan 28225  
Income Statement  
For the Four Months Ending 4/30/2021

<u>Account Description</u>	<u>April</u>	<u>2021 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Interest	_____	\$3.25	\$26.00	\$22.75	13%
Total Revenue	_____	3.25	26.00	22.75	13%
<b>EXPENSE</b>	_____	_____	_____	_____	_____
Net Income	=====	3.25	26.00	22.75	13%



28343 TIF #3  
Balance Sheet  
For the Period Ending 4/30/2021

**Assets**

Cash & Investments	\$53,427
Receivables:	
Current Property Taxes	26,709
Accrued Receivables	
<b>Total Assets</b>	<b><u>80,136</u></b>

**Liabilities**

**Deferred Inflows of Resources**

Advance from General Fund	74,209
<b>Total Deferred Inflows of Resources</b>	<b><u>74,209</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	(20,632)
Net Change in Fund Balance	26,559
<b>Total Fund Balances (Deficits)</b>	<b><u>5,927</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>80,136</u></b>





28343 TIF #3  
 TIF3 Income Statement  
 For the Four Months Ending 4/30/2021

<u>Account Description</u>	<u>April</u>	<u>2021 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes		\$26,708.98	\$26,709.00	\$0.02	100%
Other State Payments			138.00	138.00	0%
State Trust Fund Loan - Lodi Vet			220,000.00	220,000.00	0%
<b>Total Revenue</b>		<b>26,708.98</b>	<b>246,847.00</b>	<b>220,138.02</b>	<b>11%</b>
<b>EXPENSE</b>					
Professional Contractual Services			1,667.00	1,667.00	0%
Miscellaneous	150.00	150.00	150.00		100%
Storm Sewers			220,000.00	220,000.00	0%
<b>Total Expense</b>	<b>150.00</b>	<b>150.00</b>	<b>221,817.00</b>	<b>221,667.00</b>	<b>0%</b>
<b>Net Income</b>	<b>(150.00)</b>	<b>26,558.98</b>	<b>25,030.00</b>	<b>(1,528.98)</b>	<b>106%</b>



TIF #4 28344  
Balance Sheet  
For the Period Ending 4/30/2021

**Assets**

Cash & Investments	(\$93,382)
Receivables:	
Current Property Taxes	167,753
Accrued Receivables	
<b>Total Assets</b>	<b><u>74,371</u></b>

**Liabilities**

Due To Other Funds	3,078
<b>Total Liabilities</b>	<b><u>3,078</u></b>

**Deferred Inflows of Resources**

Advance from General Fund	177,445
<b>Total Deferred Inflows of Resources</b>	<b><u>177,445</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	(223,929)
Net Change in Fund Balance	117,777
<b>Total Fund Balances (Deficits)</b>	<b><u>(106,151)</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>74,371</u></b>
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TIF #4 28344  
 TIF Income Statement  
 For the Four Months Ending 4/30/2021

<u>Account Description</u>	<u>April</u>	<u>2021 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes		\$167,753.06	\$167,753.00	(\$0.06)	100%
Other State Payments			7,014.00	7,014.00	0%
<b>Total Revenue</b>		<b>167,753.06</b>	<b>174,767.00</b>	<b>7,013.94</b>	<b>96%</b>
<b>EXPENSE</b>					
Professional Contractual Services			1,666.00	1,666.00	0%
Miscellaneous	150.00	150.00	150.00		100%
Econ. Devel. Lodi Veterinary Hospital - Principal		19,679.52	19,680.00	0.48	100%
Econ. Devel. Lodi Veterinary Hospital - Interest		18,647.93	18,648.00	0.07	100%
Econ. Devel. Lodi Industrial Properties - Principal		5,903.86	5,904.00	0.14	100%
Econ. Devel. Lodi Industrial Properties - Interest		5,594.38	5,594.00	(0.38)	100%
<b>Total Expense</b>	<b>150.00</b>	<b>49,975.69</b>	<b>51,642.00</b>	<b>1,666.31</b>	<b>97%</b>
<b>Net Income</b>	<b>(150.00)</b>	<b>117,777.37</b>	<b>123,125.00</b>	<b>5,347.63</b>	<b>96%</b>



TIF #5 28345  
Balance Sheet  
For the Period Ending 4/30/2021

**Assets**

Cash & Investments	(\$1,082)
Receivables:	
Current Property Taxes	58,610
Accrued Receivables	
<b>Total Assets</b>	<b><u>57,527</u></b>

**Liabilities**

Due To Other Funds	1,604
<b>Total Liabilities</b>	<b><u>1,604</u></b>

**Deferred Inflows of Resources**

Advance from General Fund	32,291
<b>Total Deferred Inflows of Resources</b>	<b><u>32,291</u></b>

**Fund Balances (Deficits)**

Restricted	
Assigned	
Unassigned	(34,827)
Net Change in Fund Balance	58,460

**Total Fund Balances (Deficits)** **23,633**

**Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)** **57,527**



TIF #5 28345  
 TIF Income Statement  
 For the Four Months Ending 4/30/2021

<u>Account Description</u>	<u>April</u>	<u>2021 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
General Property Taxes		\$58,609.53	\$58,610.00	\$0.47	100%
Other State Payments			3,409.00	3,409.00	0%
<b>Total Revenue</b>		<b>58,609.53</b>	<b>62,019.00</b>	<b>3,409.47</b>	<b>95%</b>
<b>EXPENSE</b>					
Professional Contractual Services			1,667.00	1,667.00	0%
Miscellaneous	150.00	150.00	150.00		100%
<b>Total Expense</b>	<b>150.00</b>	<b>150.00</b>	<b>1,817.00</b>	<b>1,667.00</b>	<b>8%</b>
<b>Net Income</b>	<b>(150.00)</b>	<b>58,459.53</b>	<b>60,202.00</b>	<b>1,742.47</b>	<b>97%</b>



## Chamber Report | May 2021

Chamber Mission Statement: To support the Economic and Cultural Welfare of our Members, Advocate for our Business Community, and Encourage Economic Growth and Community Presence.

### Events:

- Golf Outing: June 9<sup>th</sup>
  - Lodi Golf Club
  - Member event where they are able to invite not members/clients to be a part. The City is a member, so feel free to bring a team.
- Susie the Duck Day: August 14<sup>th</sup>
  - This event will take place on Main St. (Parade), Spring St. (Street Fair), and Spring Creek (Duck Race). Still in planning mode.
- Brew-B-Que: September 18<sup>th</sup>
  - Still in planning mode. Please consider volunteering as this is a great community event.

### Business:

- Casa Luna is actively searching for more staff and has asked about available housing for staff to rent. Any information, tips, or insight would be appreciated.
- Lodi Valley Suites is for sale. Looking for a buyer. There has been interest in turning this into apartments. Can you provide and insight as to whether that would be an option or not?
- The SBA started accepting applications for the \$28.6 Billion **Restaurant Revitalization Fund** on Monday, May 3rd. The online application will remain open to any eligible establishment until all funds are exhausted. Fund prioritizes direct relief to women, veterans, and socially and economically disadvantaged individuals, and includes \$9.5 billion in set-asides for smaller businesses. For more information on the program and how to apply, visit [https://www.sba.gov/funding-programs/loans/covid-19-relief-options/restaurant-revitalization-fund?utm\\_medium=email&utm\\_source=govdelivery](https://www.sba.gov/funding-programs/loans/covid-19-relief-options/restaurant-revitalization-fund?utm_medium=email&utm_source=govdelivery).
- Main St. Shell is very interested in being involved in the community. They have expressed a desire to host a party, fireworks display, multi-cultural food tasting, or

anything of the kind. They have also expressed interested in bringing another food option to the store part of their store. We are working to find a good fit for Lodi.

Tourism:

- Over the weekend my family and I took a ride on the ferry. It was packed and many tourists were in the area. This is a great spot to capitalize on marketing for Lodi. Are any efforts from the City being put forth for this?
- Parks: Is there anything new happening for improvements that we can promote?

On Saturday, June 5, the Lodi Valley Chapter of the Ice Age Trail Alliance is celebrating National Trails Day by having chapter members at trail heads and on Main Street talking about the Lodi as a Trail Community and handing out giveaways. "Monty" the Mammoth, the Ice Age Trail's mascot, will be greeting visitors.

The Chapter adopted a section of CTH J (Lovering Road to CTH JV) through the Wisconsin Department of Transportation's Adopt-A-Road program. The first road cleanup was held in April. Cleanup days will be held two more times in 2021.

Submitted by  
Amy Onofrey, Chapter Coordinator