



PLEASE TAKE NOTICE: There will be a **City of Lodi Economic Development Committee** meeting Tuesday, July 13, 2021 at 4:00 pm in the City Hall Council Room, 130 South Main Street, Lodi, WI.

[Registration](#) for virtual attendee public input must be completed 24 hours prior to meeting start time.

**Meeting Link:** <https://us06web.zoom.us/j/95441317499?pwd=cEZFa0JQbC9ROUhtckZmRFU0enp1UT09>

**Meeting ID:** 954 4131 7499 **Passcode:** 816002 **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

Documents:

[06.8.2021 EDC Minutes.pdf](#)

5. Financial Reports

Documents:

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

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

Documents:

[EDC Report July 2021.Pdf](#)

7. Update: Ice Age Trail Community

Provided by Amy Onofrey:

Documents:

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

8. Discussion and Possible Action on Proposed Industrial Park Drainage Improvements

Documents:

[Industrial Park Drainage Improvements.pdf](#)

9. Business Contact Update

10. Next Meeting Date- Tuesday, August 10 at 4 p.m. and Agenda Items

11. Adjourn

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

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

Members: Alders Goethel, Hansen (Chair), Tonn

Agendas may change up to 24 hours prior to the commencement of the meeting. Reasonable accommodations for persons with disabilities may be made in advance by calling City Hall at 608-592-3247.

*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 June 8, 2021**

**Call to Order.**

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

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

Excused: Mike Goethel

Others Present: Mayor Groves Lloyd, Julie Ostrander, Brenda Ayers

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

**Public Input.** None.

**Approval of Minutes from May 11, 2021. MOTION** (Tonn, Hansen) to approve the minutes from May 11, 2021. Voice Vote– all ayes. **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.** No report this month.

**Discussion and Possible Recommendation Regarding a 2021 Budget Amendment (Economic Development- Susie Days Electrical).** Tonn expressed concerns about moving Susie the Duck Days from Habermann Park to Spring Street. He also noted that someone from the Chamber should have either been in attendance or have sent a letter of request to the City. Mayor Groves Lloyd reported that the City did not inform the Chamber of their need to attend or make a written request in advance of the meeting. **Motion** (Tonn, Hansen) to recommend a 2021 budget amendment to Council for Susie the Duck Days electrical costs. Voice vote-all ayes. **Motion carried.**

**Discussion and Possible Recommendation Regarding a Potential City Maintained Parking Lot East Side South Main Street.** Tonn reported that the Main Street Corridor Plan adopted in 2016 addressed a future City maintained/managed parking lot behind the businesses on the east side of South Main Street. Tonn expressed interest in the City pursuing this parking area and suggested that creating a map of the landowners would be a good start. Mayor Groves Lloyd responded that she and City staff will look into this concept.

**Discussion Regarding Awarding of Grant (WPPI Branding Funds) to the Lodi Valley Chapter Ice Age Trail Alliance for a Kiosk in Doctors Park.** Mayor Groves Lloyd reported that this item is on the agenda for information only. The Mayor has been in touch with Bill Welch regarding the award of up to \$2,000 to the local Ice Age Trail Chapter for kiosks in Doctors Park using money the City receives from WPPI.

**Next Meeting and Agenda Items.** The next meeting will be Tuesday, July 13, 2021 at 4 p.m. at City Hall.

**Adjourn. MOTION** (Tonn, Hansen) to adjourn at 4:42 p.m. Voice vote- all ayes. **Motion carried.**

Minutes by Brenda Ayers, City Clerk



TIF #4 28344  
Balance Sheet  
For the Period Ending 6/30/2021

**Assets**

Cash & Investments	(\$87,831)
Receivables:	
Current Property Taxes	167,753
Accrued Receivables	
<b>Total Assets</b>	<b><u>79,922</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	123,328
<b>Total Fund Balances (Deficits)</b>	<b><u>(100,600)</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>79,922</u></b>
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TIF #4 28344  
TIF Income Statement  
For the Six Months Ending 6/30/2021

<u>Account Description</u>	<u>June</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%
Personal Property Taxes		5,550.90		(5,550.90)	0%
Other State Payments			7,014.00	7,014.00	0%
<b>Total Revenue</b>		<b>173,303.96</b>	<b>174,767.00</b>	<b>1,463.04</b>	<b>99%</b>
<b>EXPENSE</b>					
Professional Contractual Services			1,666.00	1,666.00	0%
Miscellaneous		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>49,975.69</b>	<b>51,642.00</b>	<b>1,666.31</b>	<b>97%</b>
<b>Net Income</b>		<b>123,328.27</b>	<b>123,125.00</b>	<b>(203.27)</b>	<b>100%</b>



**TIF #5 28345  
Balance Sheet  
For the Period Ending 6/30/2021**

**Assets**

Cash & Investments	\$4,997
Receivables:	
Current Property Taxes	58,610
Accrued Receivables	
<b>Total Assets</b>	<b><u>63,606</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	64,539
<b>Total Fund Balances (Deficits)</b>	<b><u>29,712</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>63,606</u></b>



TIF #5 28345  
 TIF Income Statement  
 For the Six Months Ending 6/30/2021

<u>Account Description</u>	<u>June</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%
Personal Property Taxes		6,079.29		(6,079.29)	0%
Other State Payments			3,409.00	3,409.00	0%
<b>Total Revenue</b>		<b>64,688.82</b>	<b>62,019.00</b>	<b>(2,669.82)</b>	<b>104%</b>
<b>EXPENSE</b>					
Professional Contractual Services			1,667.00	1,667.00	0%
Miscellaneous		150.00	150.00		100%
<b>Total Expense</b>		<b>150.00</b>	<b>1,817.00</b>	<b>1,667.00</b>	<b>8%</b>
<b>Net Income</b>		<b>64,538.82</b>	<b>60,202.00</b>	<b>(4,336.82)</b>	<b>107%</b>



Lodi Comm Dev. Block Grant 28998  
Balance Sheet  
For the Period Ending 6/30/2021

**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>
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**Deferred Inflows of Resources**

**Fund Balances (Deficits)**

Nonspendable	(4,488)
Restricted	
Assigned	
Unassigned	4,788
<b>Total Fund Balances (Deficits)</b>	<b><u>300</u></b>

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

**300**





**Revolving Loan 28225  
Balance Sheet  
For the Period Ending 6/30/2021**

**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	_____
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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 Six Months Ending 6/30/2021

<u>Account Description</u>	<u>June</u>	<u>2021 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>					
Interest	<u>(\$0.31)</u>	<u>\$2.94</u>	<u>\$26.00</u>	<u>\$23.06</u>	<u>11%</u>
Total Revenue	<u>(0.31)</u>	<u>2.94</u>	<u>26.00</u>	<u>23.06</u>	<u>11%</u>
<b>EXPENSE</b>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Net Income	<u>(0.31)</u>	<u>2.94</u>	<u>26.00</u>	<u>23.06</u>	<u>11%</u>



28343 TIF #3  
Balance Sheet  
For the Period Ending 6/30/2021

**Assets**

Cash & Investments	\$53,868
Receivables:	
Current Property Taxes	26,709
Accrued Receivables	
<b>Total Assets</b>	<b><u>80,577</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	27,000
<b>Total Fund Balances (Deficits)</b>	<b><u>6,368</u></b>

<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>80,577</u></b>
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28343 TIF #3  
TIF3 Income Statement  
For the Six Months Ending 6/30/2021

<u>Account Description</u>	<u>June</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%
Personal Property Taxes		440.85		(440.85)	0%
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>27,149.83</b>	<b>246,847.00</b>	<b>219,697.17</b>	<b>11%</b>
<b>EXPENSE</b>					
Professional Contractual Services			1,667.00	1,667.00	0%
Miscellaneous		150.00	150.00		100%
Storm Sewers			220,000.00	220,000.00	0%
<b>Total Expense</b>		<b>150.00</b>	<b>221,817.00</b>	<b>221,667.00</b>	<b>0%</b>
<b>Net Income</b>		<b>26,999.83</b>	<b>25,030.00</b>	<b>(1,969.83)</b>	<b>108%</b>



Melissa Card, Chamber President

July 13, 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:**

- Susie the Duck Day - August 14<sup>th</sup>
  - Anticipating an excellent turnout, want to make sure businesses are prepared.
  - Library Run
  - FFA Tractor Pull and Demo Derby
  - Rotary is hosting the parade
  - New this year - Spring Street Market (open air Maker vendor market)
  - Band and Beer garden
  - Duck Derby
  - Residence & business notifications impacted by Spring Street road closure on track to take place this week.
  - Planning meeting Friday, July 16 10-11 am at Associated Bank second floor
- Brew-B-Que - September 18<sup>th</sup>
  - Similar format as years past
  - Planning meeting Thursday, July 15 10-11 am at Associated Bank second floor
- Wine Walk & Shop - November 12<sup>th</sup>
  - Will begin planning soon

#### **Partnership**

- Chamber President and Executive Director currently meet bi-weekly with the Mayor and Director of Administration, helpful dialogue and we appreciate the partnership.
- The Chamber Executive Director is currently a part-time position due to limited funding. There is an exciting opportunity for the position to become full-time with a positive impact to the City. With the guidance of the Chamber and City, especially the Economic Development Committee, let's revitalize downtown, promote shopping local, year-round tourism, position Lodi as a City to work and play in, all while organically growing and drawing new families to Lodi. As we are entering budget season, the Chamber Board would like to collaborate with the City to create and fund a full-time position. We are excited about this vision and hope you will join us!

7/08/2021

Lodi Valley Chapter of the Ice Age Trail Alliance Report -

The Ice Age Trail Alliance's (IATA) "Trail Community" program (Lodi is a Trail Community) is offering additional co-marketing opportunities. Trail Communities can submit event information to the IATA's social media calendar and they will include it in social media blasts and within other collateral. IATA's social media has 64,000 followers, most from Wisconsin but also surrounding states. The Lodi Valley Chapter submitted information on the Aug. 14th events - - Lodi Public Library Walk/Run, Susie the Duck Day, Spring Street Market and the Sept. 18th Brew B Que. The Chapter will work with the Chamber and Library on what we and the state-wide IATA can do to support these events.

Another opportunity is to leverage this year's IATA state-wide October hiking program. The theme is "Stop, Stay, Visit" to support Trail Communities. The Mammoth Hike Challenge, first held in 2020, encourages hikers enjoy the trails and visit communities throughout the month. The Chapter has a Fall Colors Walk/Run scheduled for Oct. 9th so that day could be explored.

Submitted by Amy Onofrey, Coordinator, Lodi Valley Chapter of the Ice Age Trail Alliance



# Task Order

**To: City of Lodi  
Ann Groves Lloyd, Mayor  
130 South Main Street  
Lodi, WI 53555**

**Date of Issuance: 06/25/21**

**MSA Project No.: 00080102**

This task order will acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project:

**Project Name:** City of Lodi Industrial Park Drainage Improvements

**The scope of the work authorized is:** Design, Bid Documents and Staking (See Scope of Services)

**The schedule to perform the work is:** approximate start: July 2021  
approximate completion: October 2021

**The estimated fee for the work is:** \$7,500

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and materials basis.

**Approval:** MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Agreement. A copy of this Agreement signed by the authorized representatives shall be returned for our files.

**CITY OF LODI**

**MSA PROFESSIONAL SERVICES, INC.**

\_\_\_\_\_  
Ann Groves Lloyd  
Mayor

\_\_\_\_\_  
Andy Zimmer, P.E.  
Team Leader

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Brenda Ayers  
City Clerk

\_\_\_\_\_  
Kathy Jennings, P.E.  
Project Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

130 South Main Street  
Lodi, WI 53555  
608-592-0709

1230 South Boulevard  
Baraboo, WI 53913  
Phone: 608-355-8968

**SCOPE OF SERVICES**  
Industrial Park Drainage Improvements  
City of Lodi

Below please find the scope of engineering design and bidding services for the Industrial Park Drainage Improvements:

The proposed work consists of collecting stormwater runoff from the southwest corner of the Anteco Pharma parking lot and piping the drainage through the rear of the Strander lot to provide property owner use of the rear of the lot. Work also includes grading and restoration of approximately 600 lineal feet of open channel from the proposed pipe discharge to the City owned storm water management pond. The engineering services will be performed under the Master Services Agreement in place between the City and MSA Professional Services, Inc. MSA proposes the following scope of services:

- Topographic survey of existing features and utilities
- Perform hydraulic analysis of contributory watershed to determine required inlet, pipe and ditch capacity requirements
- Prepare one plan design detailing project scope including work limits, dimensions, elevations, and typical details
- Design will include proposed grading for parking lot expansion to be performed by landowner
- Prepare cost estimate based on plan design
- Prepare Advertisement for Bids for City publication in local newspaper as a Class 2 notice
- Prepare simplified bid schedule and specification to be forwarded with Plan to interested local contractors (*Receipt of bids, bid opening and award to be conducted by City*).
- Provide one time construction staking of proposed improvements.



**Budgetary Cost Estimate**

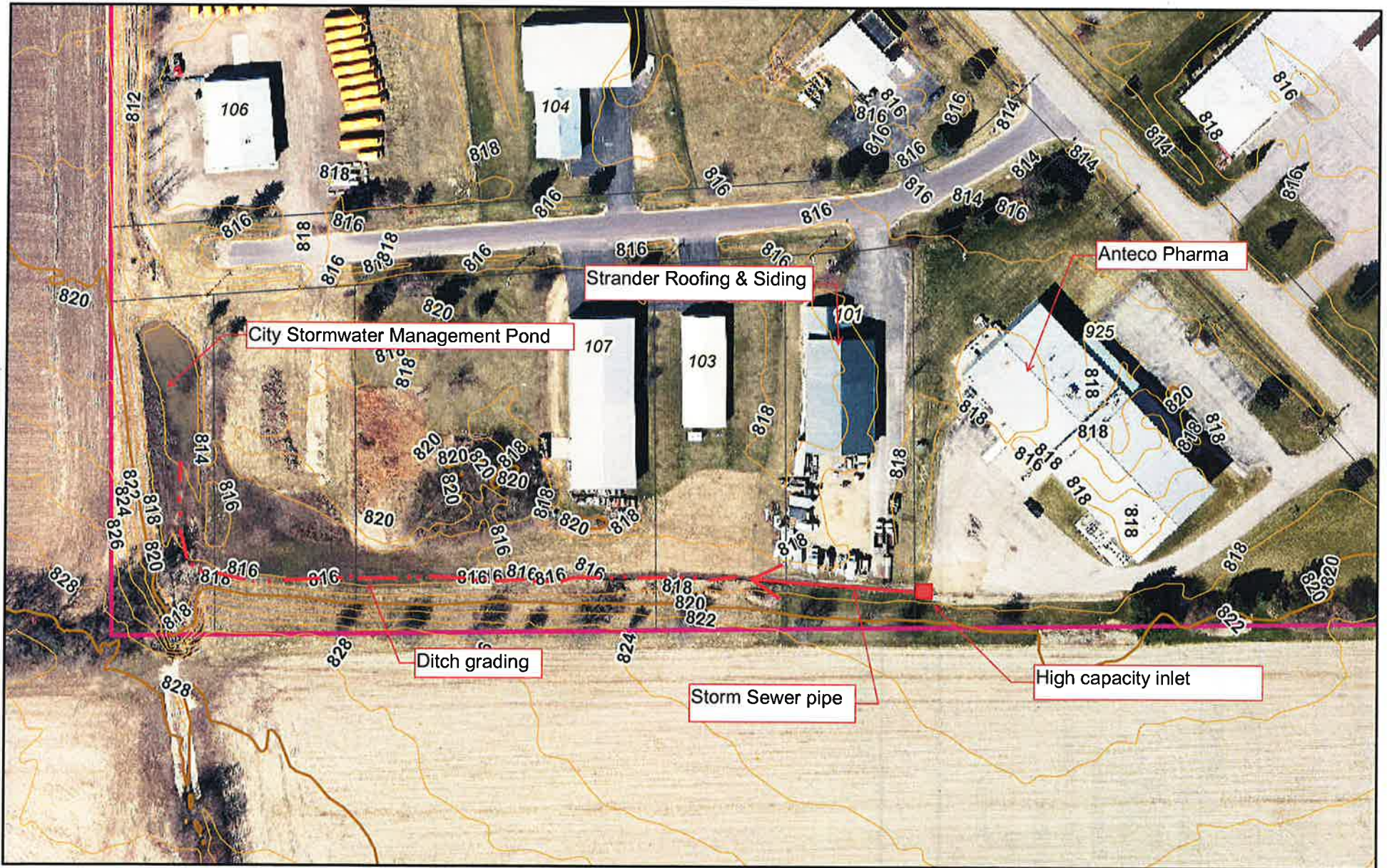
Industrial Park Drainage Improvements

City of Lodi

Columbia County, WI

<b>ITEM NO.</b>	<b>ITEM DESCRIPTION</b>	<b>ESTIMATED QUANTITY</b>	<b>UNITS</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
1.	Mobilization	1	LS	\$ 5,000	\$ 5,000
2.	Sediment Log	60	LF	\$ 10	\$ 600
3.	Inlet Protection	1	EA	\$ 100	\$ 100
4.	Turf Restoration	2,500	SY	\$ 2	\$ 5,000
5.	Storm Inlet w/Grate	1	Ea	\$ 3,000	\$ 3,000
6.	Storm Sewer	130	LF	\$ 60	\$ 7,800
7.	Endwall	1	Ea	\$ 500	\$ 500
8.	Ditch Grading	600	LF	\$ 10	\$ 6,000
9.	Riprap	5	CY	\$ 60	\$ 300
Construction Subtotal:					\$ 28,300
Contingencies:					\$ 2,830
Total Estimated Construction:					\$ 31,130

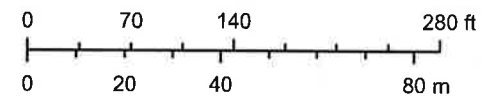
# City of Lodi Proposed Industrial Park Drainage Improvements



6/25/2021, 10:41:40 AM

- Lodi Contours      Intermediate Contour      Addresses
- Index Contour      City Limits      Tax Parcels

1:1,564



Land Information Department