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TIF COMMITTEE MEETING

Village of Pepin Municipal Building
Tuesday June 30th, 2026, at 5:00pm

MINUTES:

- 1. Call to order-** Kelsey called the meeting to order at 5:00pm.
- 2. Roll Call-** Kelsey Gilmore, Pat Sandstrom, John Hurtley, and Jeff Pellegroni were all present. Troy Miller was absent. Sue Fedie was also present.
- 3. Approval of 5.20.2026 meeting minutes-** No minutes to approve.
- 4. Discussion/Action – 5year plan**

The committee reviewed TID fund balances, spending deadlines, projected balances through 2031, and proposed projects for streets, parks, depot restoration, playground equipment, Laura Park, and trees.
Current TID funds total \$635,355.33, with projected balances through 2031 totaling \$3,905,597.00. Proposed projects to date total \$1,822,277.74.

- a. Streets plan-** Kelsey reviewed the five-year streets plan received from Aaron. Because the original figures did not include an installation factor, she applied a 3% annual inflation factor to the projected costs.

Estimated Cost: The five-year streets plan totals approximately \$884,357.

- b. Tree plan-** The committee next reviewed the proposed tree plan. A five-year budget was developed based on priority tree work, anticipated future tree mortality, structural pruning, tree planting, and ongoing monitoring and reassessment to identify and prioritize future work.

Tree removal may be tied to the blight districts by framing it as a right-of-way improvement. The project plan lists street and ROW projects as eligible costs and includes amenities such as landscaping, planters, and tree rings. A healthy tree canopy can support economic vitality by helping encourage investment. However, tree maintenance could also be viewed as a general budget expense rather than an allowable TIF cost. Because TIF redirects property tax revenues from other taxing jurisdictions, JRB members may prefer those funds be used for street improvements. Tree work would be easier to justify if done with street reconstruction rather than as a standalone project. This remains a TID

gray area, but the relatively small annual cost may reduce concern, especially if split among the business district TIDs. The Village may also seek the Village Attorney's view. After discussion the committee decided to get more information on trees.

- c. Park plan-** The committee next discussed park improvements, noting agenda items 5 and 6 will address lead abatement and playground equipment. Kelsey then reviewed the potential Laura Ingalls Wilder Park improvements previously presented by Mary Pellegroni. The committee discussed keeping future updates aligned with a Laura Ingalls Wilder theme. Items that are strictly repairs may not qualify for TID funding; however, improvements connected to tourism may be eligible.
- d. Tourism Plan-** Sue Fedie spoke regarding tourism-related needs and possible future improvements.

Sue noted that typical tourism activities, such as webcams, social media, and websites, do not qualify for TID funding. Fortunately, Tourism currently has funding available for those types of expenses. She also identified several potential tourism-related needs and opportunities, including additional public bathrooms, beach improvements, and possible improvements to the yacht club building. Sue did not present a formal tourism plan but suggested these ideas could be considered for future budgeting.

Next Steps

1. Confirm allowable use or transfer of TID 3 funds before the September 29, 2026, deadline.
2. Prioritize 2027–2031 street projects and review Laura Park renovation details.
3. Continue tracking proposed project totals against available TID balances.

5. Depot Museum—Lead Abatement Discussion/Action:

Following an open bidding process the village presented the TIF committee with an accepted proposal for approval of TIFD funding. The committee reviewed the accepted proposal for lead abatement at the Pepin Depot Museum in the park. After discussion, Jeff made a **motion** to accept the lead abatement bid for TID funding for the depot in the amount of \$40,552.75 and bring it to the Village board for approval. Pat **seconded** the motion. All ayes, motion approved.

Additional Note: The committee noted that the Board should be advised that additional repairs may be needed at the depot.

6. Playground Equipment

Discussion/Action on purchase and installation of equipment- The Infrastructure & Grounds committee provided the committee with the estimated quotes for installation of new playground equipment that the village obtained through a grant program and the purchase of two new pieces, a bounce lounge and a replacement climber totaling \$10,933.00. After some discussion, John made a

motion to recommend to the village board allocate \$10,933.00 from TID 3 to TID 4 for the playground equipment purchase and installation. **Second** by Jeff. All ayes, motion approved.

7. Set next meeting date- TBD

8. Adjourn- Motion was made by Pat to adjourn. Second by John. All ayes, meeting adjourned.

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Julie Wheeler-Clerk