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508 Second Street, P.O. Box 277, Pepin, WI, 54759, Phone 715-442-2461

Emails: clerk@pepinwisconsin.org and treasurer@pepinwisconsin.org

TIF Committee Meeting Minutes – September 29, 2025

1. Meeting called to Order.
2. Appoint a Chair and Secretary. Due to an improper motion by a non-committee member the Chair appointment needed to be reappointed. John H. made a motion to appoint Kelsey G. as Chair of the Committee. Jeremy seconded. Motion carried. John H. made a motion to appoint Pat S. as Secretary. Jeremy seconded. Motion carried.
3. Roll Call: Kelsey G., John H., Jeremy M. and Pat S.
4. No Minutes to approve.
5. Discussion/Action regarding utilizing TIF funds for street improvement project on First Street. Proposed to use TIF 4 funds for First Street. Estimated cost between \$12,700 and \$14,900. Cleared with Ahlers that we could use funds up to ½ mile of TIF district.

We are requesting a 3–5-year plan from our Street Supervisor on what street projects need to be completed.

Also, John H. requested this committee get a current map showing the TIF districts. This information should be available early October from Ahlers and be distributed.

Motion made by Pat S., to use up to \$15,000 of TIF 4 funds for the First Street project. Jeremy seconded. John H. abstained. Motion carried.

6. Discussion/Action regarding utilizing TIF funds for the purchase of land to improve the roadway/railroad intersection. This is the railroad crossing by the Pickle Factory. We would need to start negotiation of property purchase. Committee feels like we need more clear information.

Motion made by Pat S., to have the Zoning Administrator look into how much of the actual land belongs to the Village and how much right away belongs to BNSF railroad and report back to the TIF committee to be discussed at our next meeting. John H. seconded. Motion carried.

7. Discussion regarding ideas for TIF projects to earmark funds. What ideas are out there that we should be aware of to plan for. Maybe start up the Smart Growth and Development Committee and get suggestions moving forward on long range plans for the Village. Need further discussion on this.
8. Next Meeting TBD.

Motion made by Jeremy M. to adjourn the meeting. Pat S. seconded. Motion carried.

Pat Sandstrom- Secretary