

VILLAGE OF MORRICE DDA

PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 24, 2025

MORRICE VILLAGE HALL

1. Call to Order and Pledge to the Flag at 6 p.m.

2. Roll Call.

-In attendance: Beth Andrus, Todd Scott, Bob Peterson, Jeff Harris, Bob Opsommer, Shaun Thronson, Dan Munro, and Troy Binkley.

-Absent: Lyn Smith.

3. Approval of Agenda.

-Motion was made by Jeff Harris to approve the agenda and seconded by Bob Peterson.

-The Motion passed unanimously.

4. Approval of Minutes.

-Motion was made by Bob Peterson to approve the minutes for 7-23-25 and seconded by Todd Scott.

-The Motion passed unanimously.

5. Old Business.

None.

6. New Business.

A. Representing the Brownfield Development Plan was Samantha Mariuz of Fleis and Vandenbrink for review by the DDA. Justin Horvath was also in attendance and assisted in explaining the plan to the DDA Board. The Brownfield Development Plan would waive the usual tax consideration for the Dale Greenhoe Project for up to 30 years, but is expected to cover mainly the first 15-20 years. The pass-through taxation proposal would take the current proposed tax income from \$14,021 decreasing

the funds to \$6,000 for the duration of the Plan. If accepted, the DDA would appropriate their portion of the funds and then distribute what remained to the Village of Morrice. Pass-through taxation is designed to compensate builders for their costs when offering low-income housing, thereby encouraging increased housing for low-income areas. The DDA Board will discuss the matter further at subsequent meetings.

B. Dale Greenhoe and Craig Smith of Greenhoe Properties brought architectural drafts to explain their structural design and the use of ICF as a sound barrier, a fire wall, and for heating and cooling efficiency. The DDA Board is expected to review all the information pertaining to the Greenhoe and Smith Project and reach a consensus. The Village of Morrice will host a meeting on October 8, 2025, to discuss the final recommendations.

7. The meeting adjourned at 7:02 p.m.