



City of De Pere

**Tax Increment District No.11
Boundary Amendment No. 1**

Prepared by the Development Services Department

Original Project Plan for TID 11 - September 1, 2015

**Plan Commission Review and Approval - July 26, 2021
Common Council Review and Approval - August 17, 2021
Joint Review Board Review and Approval - August 27, 2021**

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City of De Pere TID No. 11 Officials and Acknowledgements

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Plan Commission

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Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Bob Mathews - Northeast Wisconsin Technical College Representative
Dawn Laboy– West De Pere School District Representative
Chad Weininger – Brown County Representative
Mark Higgins –Citizen Member

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Milestone Dates

Public Hearing: July 26, 2021 (scheduled)
Plan Commission Approval Recommendation: July 26, 2021
Common Council Approval: August 17, 2021
Joint Review Board Approval: August 27, 2021 (scheduled)

A. EXECUTIVE SUMMARY TID NO. 11 BOUNDARY AMENDMENT NO. 1

The purpose of the Boundary Amendment is to add parcel WD-1042 into the TID Boundary. Parcel WD-1042 was acquired by Robinson Metal in December 13, 2019 to expand their business operations. Robinson Metal proposed to incrementally expand their facility in the coming years on a portion of WD-1041 located off Fortune Ave. The City of De Pere wants to assist in the business expansion on the privately owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business. However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcel WD-1042 to TID No. 11 to allow for the expansion.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document. Therefore, the sections or text identified in gray are areas in which the document was updated to reflect TID law changes, map references, or other necessary updates. If no changes are proposed the section will include the following text

“No update or revision to the previously approved TID Project Plan.”

B. INTRODUCTIONS

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City liable for any tax incremental bonds or notes issued.

The Project Plan for Tax Incremental Financing District No. 11, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 11 and the proposed amendment is defined by the boundary shown on Map 1 found in Appendix A. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

1. A statement listing the kind, number and location of all proposed public works or improvements within the district;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs;
5. The time when the related costs or monetary obligations are to be incurred;
6. A map showing existing uses and condition of real property in the district;
7. A map showing proposed improvements and uses in the district;
8. Proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
9. A list of estimated non-project costs;
10. A statement of the proposed method for the relocation of any persons to be displaced;
11. An indication as to how creation of the tax incremental district promotes the orderly development of the City/village;
12. An analysis of the overlying taxing districts;
13. A map showing the district boundaries; and
14. An opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

C. STATEMENT LISTING THE KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN AND OUTSIDE OF THE DISTRICT

The public works and improvement activities located within Tax Incremental Financing District No. 11 are listed on Table I found on Page 4, which provides a listing of all District activities; and Map 3 in Appendix A, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

No update or revision to the previously approved TID Project Plan.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

No update or revision to the previously approved TID Project Plan.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

No update or revision to the previously approved TID Project Plan.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 11 - TABLE I
Proposed Project Costs, Public Works and Improvements

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	305,000		305,000		
Southbridge American-Rail	950,000		950,000		
1/2 Mile Road Improvements	1,000,000		1,000,000		
Rail Maintenance					
Subtotal	2,255,000		2,255,000		
Developer Cash Grant	4,478,000	0	0	298,533	4,179,467
Administrative Costs					
City staff/consulting	110,000	15,000	5,000	5,000	85,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	1,187,083	0	0	92,485	1,094,598
Total	8,030,083	15,000	2,260,000	396,018	5,359,065

** Subject to change based on final financing plan*

No update or revision to the previously approved TID Project Plan.

D. LOCAL ACTION

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing

for the Boundary Amendment has been scheduled for the Plan Commission on July 26, 2021. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 9, 2021. Plan Amendments require a single Class 1 Notice per 2015 Act 256. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 17, 2021.

State Statutes require the City seeking to create a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB was held on July 20, 2021, with the final meeting to act on the Common Council's resolution anticipated for August 20, 2021.

A. Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2020 total equalized value is \$2,366,055,000. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is \$283,926,600. The 2020 report year documented the City at 7.8% value. These are reported values from the 2020 TIF Limitation Report (Reported 8/11/2020).

Per the April 2021 DOR active TIDs report, the City had 11 outstanding/Certified Tax Incremental Districts with \$184,575,800 of total TID increment. This district is expected to add \$6,390,000 of base value. Therefore, this district can be amended and bring the total value to approximately 8.1% and within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement. *The City will update these figures upon receipt of the 2021 TIF Value Limitation Report expected to be released early August 2021. With the inclusion of TID No. 15 in 2020, the proposed amendment of TID No. 11 and TID No. 12 at this same time could raise the combined limitation value to approximately 8.8 to 9.1%.*

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

E. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER 11

The purpose of Tax Incremental Financing District Number 11 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 36 residential lots, 2 multi-family housing projects, 7 office buildings and 14 industrial buildings and related infrastructure improvements in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for residential, industrial and business/office development. The area is approximately 265 acres in size. Amendment No. 1 would add an additional 15 acres to the property. The amended project boundaries are described in the next section.

The proposed project shall include the developments described in the previous paragraph, and are subject to market and actual construction. Proposed project costs within the district are also anticipated to include future cash grants for the individual developments based on City policy. Public improvements shall also include the Southbridge Lawrence-American, Southbridge American-Lost Dauphin, rail maintenance and road improvements/maintenance with 1/2 mile of the district.

With the adoption of this Project Plan, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The infrastructure improvements will provide services to approximately 265 acres of new developable land.

No update or revision to the previously approved TID Project Plan.

F. DISTRICT BOUNDARY

The revisions to the boundaries of Tax Incremental Financing District Number 11 are shown on Map 1 in Appendix A and are further described in Appendix A and B .

Parcel ID Legal Description

WD-L183-5	PART OF GOV'T LOTS 1 & 2 SEC 6 T22N R20E & PART OF LOT 110 WILLIAMS GRANT DESC IN 1787776 EX SOUTHBRIDGE ESTATES & EX RD
WD-L183-4	THAT PRT OF LOT 2 OF 58 CSM 266 OUTSIDE OF TIF BNDRY & BNG PRT OF GOVT LOTS 1 & 2 SEC 6 T22N R20E
WD-L183-4-1	THAT PRT OF LOT 2 OF 58 CSM 266 WITHIN TIF BNDRY & BNG PRT OF GOVT LOT 1 SEC 6 T22N R20E EX 59 CSM 285
WD-L179-1	LOT 1 OF 47 CSM 64 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-2	THAT PRT OF LOT 1 OF 26 CSM 26 LYG SW OF 1747918 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-3	LOT 1 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E & VAC RD IN 1907186 & PRT OF LOT 1 OF 26 CSM 26 E OF 1747918 & EX RD IN 1941155
WD-L179-4	LOT 2 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E & EX RD IN 1941155
WD-L179-5	LOT 1 OF 40 CSM 332 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE/4 NW1/4 SEC 5 T22N R20E
WD-L179	NW1/4 NW1/4 SEC 5 T22N R20E EX W 330 FT OF N 510 FT & EX PART IN 1006 R 523 & EX J03046-01 & EX 26 CSM 26 & EX RD & EX 1765485 FOR RD & EX 43 CSM 42 & EX 2091661 & EX 50 CSM 241 & THAT PRT OF GOVT LOT 4 LYG NWLY OF 50 CSM 241
WD-L178-1	LOT 1 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E
WD-L178-1-1	LOT 2 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L178-2	PRT OF NE1/4 NW1/4 & PRT OF NW1/4 NW1/4 & PART OF GOV'T LOTS 3 & 4 ALL LYG NW OF RR IN SEC 5 T22N R20E AS DESC IN J03046-01
WD-L179-7	LOT 1 OF 50 CSM 241 BNG PRT OF GOVT LOTS 3 & 4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E EX 2325387
WD-1620	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 17
WD-1621	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 18
WD-1622	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 19
WD-1623	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 20
WD-1624	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 21

WD-1625	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 22
WD-1626	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 23
WD-1379	SOUTHBRIDGE BUSINESS PARK 1ST ADDN LOT 14 EX 2132734
WD-1139	SOUTHBRIDGE BUSINESS PARK OUTLOT 1
WD-1045	DE PERE BUSINESS PARK SOUTH ADDN ALL OF LOT 6 & PART OF LOT 5 DESC IN 1756176
WD-1043	LOT 3 OF 41 CSM 100 BNG ALL LOT 4 & BNG PRT OF LOT 3 DE PERE BUSINESS PARK
WD-1041	LOT 1 OF 52 CSM 114 BNG PRT OF LOTS 1 & 2 OF DE PERE BUSINESS PARK SOUTH ADDN
WD-D0076	PART OF NW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR EX RR SPUR IN 1635973
WD-D0078	THAT PRT OF GOV'T LOT 1 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0075-1	NW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT NWLY OF RR
WD-D0079-11	PRT GOV'T LOT 1 SEC 32 T23N R20E COM SW COR N TO NW COR E TO RR SWLY ALG RR
WD-D0077	SW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0074-1	PART OF SE1/4 SW1/4 SEC 32 T23N R20E DESC AS LOT 1 IN 23 CSM 196
WD-D0075-2	SW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT S & W OF ROAD & EX 298 D 96 & EX 812
WD-1049	DE PERE BUSINESS PARK SOUTH ADDN OUTLOT 1
WD-1041-1	OUTLOT 1 OF 52 CSM 114 BNG PRT OF LOT 1 OF DE PERE
WD-L179-5-1	OUTLOT 1 OF 40 CSM 332 BNG PART OF NW1/4 NW1/4 SEC 5
WD-D0079-A	RR SPUR TRACK R-O-W DEDICATED TO THE PUBLIC IN DE PERE BUSINESS PARK SOUTH
WD-1139	SOUTHBRIDGE BUSINESS PARK OUTLOT 1
WD-1042	LOT 2 OF 41 CSM 100 MAP 6194 IN 1763206 BNG PRT OF LOTS 1, 2 & 3 DE PERE BUSINESS PARK SOUTH ADDN BNG PRTS OF NE1/4 SW1/4, NW1/4 SW1/4, & SE1/4 SW1/4 ALL IN SEC 32 T23N R20E

2021 Boundary Addition Valuation:

Parcel Number: WD-1042 Property Valuation:	\$6,180,400
Total Valuation:	<u>\$6,180,400</u>

G. ECONOMIC FEASIBILITY STUDY

A. Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

No update or revision to the previously approved TID Project Plan.

B. General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the

general market conditions and feasibility within the area. These projections are summarized in Table II below.

No update or revision to the previously approved TID Project Plan.

**TID NUMBER 11 – TABLE II
Projected Development**

PROJECT	Value per Unit	Number of Units	Total Value	Expected Date of Construction
36 Residential Lots	160,000	36	5,760,000	
2 Multi-family Housing	2,000,000	2	4,000,000	
7 CE-O	700,000	7	4,900,000	
14 IB-2	2,500,000	14	35,000,000	
TOTAL VALUE INCREMENT			49,660,000	

The City has estimated that the project will create incremental new value of approximately \$49,660,000 based on the above project components. It is anticipated that individual developers will be required to enter into an assessment agreement to guarantee these values. Our estimates of incremental new value of the project are based on estimated square footage, number of units and project type.

The objective of the District creation is to facilitate the construction of a mixed-use development, which is estimated to create a total of \$49.66 million in incremental value. We anticipate that prospective businesses and/or developers may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan to maximize the potential of Tax Incremental Financing District Number 11 to accomplish the proposed public improvements identified in [Table I found on Page 3](#).

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an

annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan. The implementers of the Project Plan will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 11 is presented in Tables III and IV included below. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be \$49.66 million in 2034.

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TID Number 11 – TABLE III
Projected Tax Increment and Estimated Cash Flow

	Annual Increased Value of New Buildings	Cumulative Value of New Buildings & Improvements	Total Estimated Taxable Value	Base Value	TID Value Increment	2014 Net Total Tax Rate	Annual Increment Revenue /1000	Total Projected Revenues
Year (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
12/31/2015	-	-	-	\$2,015,100	-	-	-	-
12/31/2016	2,820,000	2,820,000	2,820,000	2,015,100	804,900	21.820	-	-
12/31/2017	3,020,000	5,840,000	5,840,000	2,015,100	3,824,900	21.820	17,563	17,563
12/31/2018	2,820,000	8,660,000	8,660,000	2,015,100	6,644,900	21.820	83,459	83,459
12/31/2019	3,020,000	11,680,000	11,680,000	2,015,100	9,664,900	21.820	144,992	144,992
12/31/2020	3,520,000	15,200,000	15,200,000	2,015,100	13,184,900	21.820	210,888	210,888
12/31/2021	3,520,000	18,720,000	18,720,000	2,015,100	16,704,900	21.820	287,695	287,695
12/31/2022	320,000	19,040,000	19,040,000	2,015,100	17,024,900	21.820	364,501	364,501
12/31/2023	3,520,000	22,560,000	22,560,000	2,015,100	20,544,900	21.820	371,483	371,483
12/31/2024	2,820,000	25,380,000	25,380,000	2,015,100	23,364,900	21.820	448,290	448,290
12/31/2025	3,520,000	28,900,000	28,900,000	2,015,100	26,884,900	21.820	509,822	509,822
12/31/2026	3,520,000	32,420,000	32,420,000	2,015,100	30,404,900	21.820	586,629	3,086,629
12/31/2027	320,000	32,740,000	32,740,000	2,015,100	30,724,900	21.820	663,435	663,435
12/31/2028	2,820,000	35,560,000	35,560,000	2,015,100	33,544,900	21.820	670,417	670,417
12/31/2029	2,820,000	38,380,000	38,380,000	2,015,100	36,364,900	21.820	731,950	731,950
12/31/2030	2,820,000	41,200,000	41,200,000	2,015,100	39,184,900	21.820	793,482	793,482
12/31/2031	2,820,000	44,020,000	44,020,000	2,015,100	42,004,900	21.820	855,015	855,015
12/31/2032	2,820,000	46,840,000	46,840,000	2,015,100	44,824,900	21.820	916,547	916,547
12/31/2033	0	46,840,000	46,840,000	2,015,100	44,824,900	21.820	978,079	978,079
12/31/2034	2,500,000	49,340,000	49,340,000	2,015,100	47,324,900	21.820	978,079	978,079
Totals:	\$ 49,340,000						\$ 9,612,317	\$ 12,112,316

Table IV shows the preliminary debt service schedule for financing of the proposed public improvement costs. The city anticipates financing the proposed project costs through a

combination of bonds and cash grants. Table IV indicates that projected tax increments are expected to be sufficient to support the debt service through the maximum term of the district.

TID Number 11 – TABLE IV
Projected Tax Increment and Estimated Cash Flow

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative Tax Increment Available After Debt Service
0	2014										
1	2015				\$ (15,000)	\$ (15,000)	\$ (15,000)			\$ (15,000)	\$ (15,000)
2	2016	\$804,900	\$ 804,900	\$ -	\$ (5,000)	\$ (5,000)	\$ (20,000)			\$ (5,000)	\$ (20,000)
3	2017	\$ 3,020,000	\$ 3,824,900	\$ 17,563	\$ (5,000)	\$ 12,563	\$ (7,437)	(\$191,227)	\$ (298,533)	\$ (477,197)	\$ (497,197)
4	2018	\$ 2,820,000	\$ 6,644,900	\$ 83,459	\$ (5,000)	\$ 78,459	\$ 71,022	(\$191,227)	\$ (298,533)	\$ (411,301)	\$ (908,498)
5	2019	\$ 3,020,000	\$ 9,664,900	\$ 144,992	\$ (5,000)	\$ 139,992	\$ 211,014	(\$191,227)	\$ (298,533)	\$ (349,768)	\$ (1,258,266)
6	2020	\$ 3,520,000	\$ 13,184,900	\$ 210,888	\$ (5,000)	\$ 205,888	\$ 416,902	(\$191,227)	\$ (298,533)	\$ (283,872)	\$ (1,542,138)
7	2021	\$ 3,520,000	\$ 16,704,900	\$ 287,695	\$ (5,000)	\$ 282,695	\$ 699,597	(\$191,227)	\$ (298,533)	\$ (207,066)	\$ (1,749,204)
8	2022	\$ 320,000	\$ 17,024,900	\$ 364,501	\$ (5,000)	\$ 359,501	\$ 1,059,098	(\$191,227)	\$ (298,533)	\$ (130,259)	\$ (1,879,463)
9	2023	\$ 3,520,000	\$ 20,544,900	\$ 371,483	\$ (5,000)	\$ 366,483	\$ 1,425,581	(\$191,227)	\$ (298,533)	\$ (123,277)	\$ (2,002,740)
10	2024	\$ 2,820,000	\$ 23,364,900	\$ 448,290	\$ (5,000)	\$ 443,290	\$ 1,868,871	(\$191,227)	\$ (298,533)	\$ (46,470)	\$ (2,049,211)
11	2025	\$ 3,520,000	\$ 26,884,900	\$ 509,822	\$ (5,000)	\$ 504,822	\$ 2,373,693	(\$191,227)	\$ (298,533)	\$ 15,062	\$ (2,034,149)
12	2026	\$ 3,520,000	\$ 30,404,900	\$ 586,629	\$ (5,000)	\$ 581,629	\$ 2,955,321	(\$191,227)	\$ (298,533)	\$ 91,868	\$ (1,942,280)
13	2027	\$ 320,000	\$ 30,724,900	\$ 663,435	\$ (5,000)	\$ 658,435	\$ 3,613,756	(\$191,227)	\$ (298,533)	\$ 168,675	\$ (1,773,605)
14	2028	\$ 2,820,000	\$ 33,544,900	\$ 670,417	\$ (5,000)	\$ 665,417	\$ 4,279,173	(\$191,227)	\$ (298,533)	\$ 175,657	\$ (1,597,948)
15	2029	\$ 2,820,000	\$ 36,364,900	\$ 731,950	\$ (5,000)	\$ 726,950	\$ 5,006,123	(\$191,227)	\$ (298,533)	\$ 237,190	\$ (1,360,759)
16	2030	\$ 2,820,000	\$ 39,184,900	\$ 793,482	\$ (5,000)	\$ 788,482	\$ 5,794,605	(\$191,227)	\$ (298,533)	\$ 298,722	\$ (1,062,037)
17	2031	\$ 2,820,000	\$ 42,004,900	\$ 855,015	\$ (5,000)	\$ 850,015	\$ 6,644,620	(\$191,227)	\$ (298,533)	\$ 360,254	\$ (701,782)
18	2032	\$ 2,820,000	\$ 44,824,900	\$ 916,547	\$ (5,000)	\$ 911,547	\$ 7,556,167	(\$191,227)		\$ 720,320	\$ 18,538
19	2033	\$ -	\$ 44,824,900	\$ 978,079	\$ (5,000)	\$ 973,079	\$ 8,529,246	(\$191,227)		\$ 781,853	\$ 800,390
20	2034	\$ 2,500,000	\$ 47,324,900	\$ 978,079	\$ (5,000)	\$ 973,079	\$ 9,502,325	(\$191,227)		\$ 781,853	\$ 1,582,243
Total		\$ 47,324,900		\$ 9,612,325	\$ (110,000)	\$ 9,502,325		\$ (3,442,082.53)	\$ (4,478,000.00)	\$ 1,582,242.79	

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on August 24, 2015.

The future development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 11. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 10 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district.

H. FINANCING

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using bonds to finance the upfront costs necessary for the project. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables III & IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The TID Project Plan has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

No update or revision to the previously approved TID Project Plan.

I. ESTIMATED NON-PROJECT COSTS

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on [Page 7](#).

1. Private Equity

J. EXISTING LAND USES AND CONDITIONS

Map 2, found in Appendix A, has been provided to give a general description of the conditions within the area. Map 4, found in Appendix A, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be suitable for mixed-use development and less than 35% will be comprised of residential. The purpose and intent of this district is to encourage mixed-use development.

K. PROPOSED LAND USE

The land use proposed in Tax Incremental District Number 11 is primarily light industrial and business/office and some residential. The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. [Map 5 in Appendix A](#) illustrates the proposed land uses within the district.

L. EXISTING AND PROPOSED ZONING

Map 4, found in [Appendix A](#), shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

M. BUILDING CODES AND CITY ORDINANCES

No changes are currently being anticipated in the City's Building Code or other City codes.

No update or revision to the previously approved TID Project Plan.

N. RELOCATION

If acquisition would occur within Tax Incremental District Number 11 which causes displacements, the City will conform to the requirements as set forth by the State of Wisconsin Department of Commerce relocation laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

O. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF DE PERE

The purpose of TID No. 11 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

No update or revision to the previously approved TID Project Plan.

P. FINDINGS

- A. A minimum of 50% of the area occupied by real property within TID No. 11 is suitable for mixed-use development.
- B. Lands proposed for newly platted residential use does not exceed 35% by area of the real property within the district.
- C. The improvement of TID No. 11 is likely to significantly enhance the value of substantially all of the other real property in the district.
- D. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.
- E. The equalized value of taxable property of TID No. 11, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

No update or revision to the previously approved TID Project Plan.

Q. CITY ATTORNEY OPINION

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 11 Amendment No. 1, City of De Pere, Wisconsin, dated September 24, 2021, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix B.

R. LEGAL DESCRIPTION (AMENDED)

The description of the proposed boundaries of the Tax Incremental District being considered is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows: Part of Lot 2, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344; all of Lot 2, Volume 41 of Certified Survey Maps, Page 100, Map Number 6194; all of Lots 1 and 2, Volume 58 of Certified Survey Maps, Page 29, Map Number 8276; all of Lot 1 and Outlot 1, Volume 52 of Certified Survey Maps, Page 114, Map Number 7598; part of Lot 1, Volume 50 of Certified Survey Maps, Page 241, Map Number 7396; all of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967; all of Lot 1 and Outlot 1 of Volume 40 of Certified Survey Maps, Page 322, Map Number 6146; part of Lots 1 and 2 of Volume 31 of Certified Survey Maps, Page 77, Map Number 4822; part of Lot 1, Volume 26 of Certified Survey Maps, Page 26, Map Number 4189; all of Lot 1, Volume 23 of Certified Survey Maps, Page 196, Map Number 3987; part of Lots 3 and 5, all of Lots 4 and 6, De Pere Business Park South Addition; all of Lots 17, 18, 19, 20, 21, 22 and 23, Southbridge Business Park Second Addition; all of Lot 14, Southbridge Business Park First Addition; part of Outlot 1, Southbridge Business Park; part of Lot 110, Williams Grant; part of Lots 3 and 4, part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 5; part of Government Lot 1 and Lot 2, Section 6; being a part of Township 22 North, Range 20 East; part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, part of Lot 1, Section 32, being a part of Township 23 North, Range 20 East, all being in the City of De Pere, Brown County, Wisconsin described as follows:

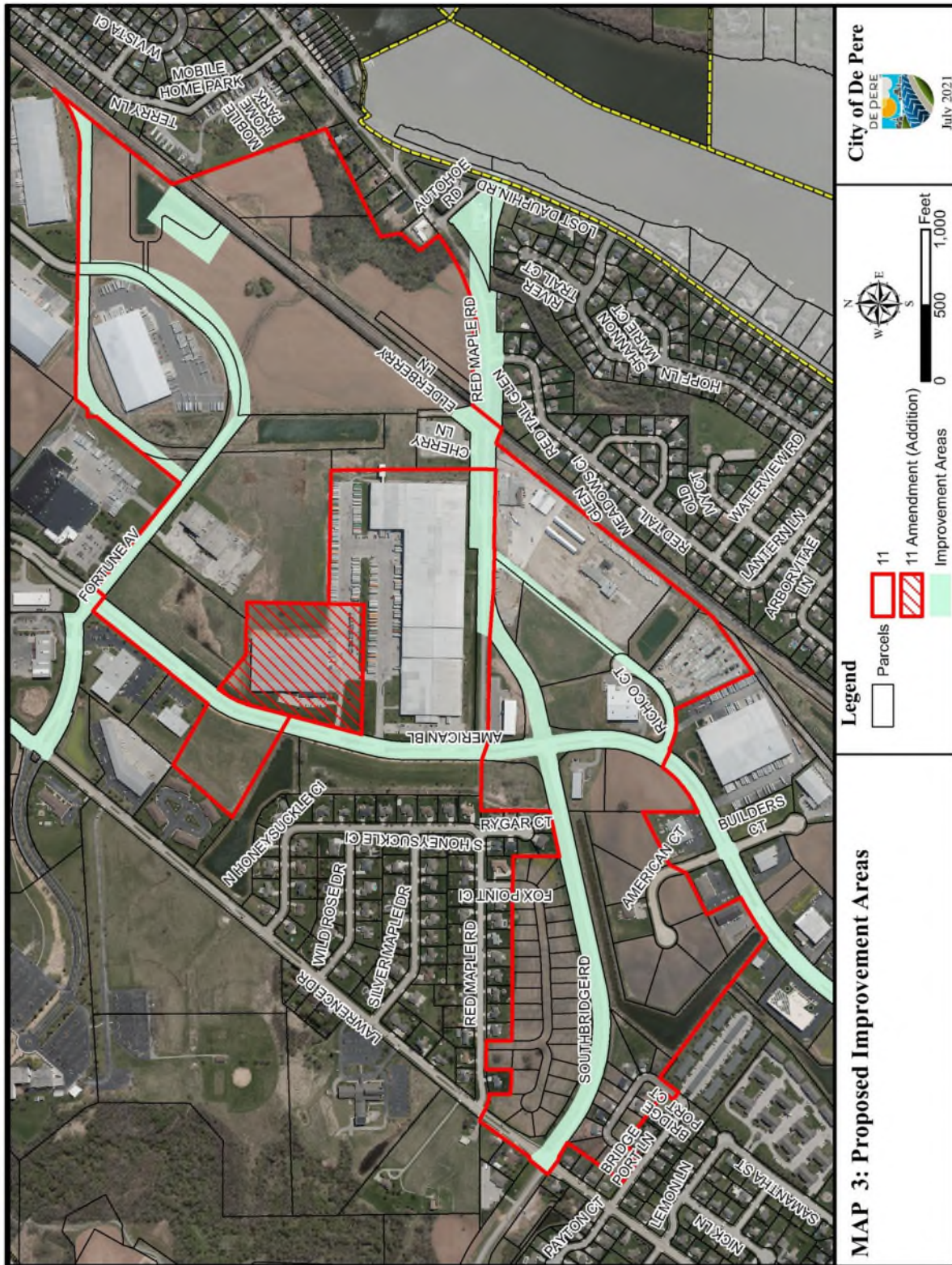
Beginning at the northwest corner of said Section 5; thence S89° 03' 19"E, 330.06 feet on the north line of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967 to the west right of way of American Boulevard; thence S70° 38' 54"E, 126.79 feet to the intersection of the east right of way of American Boulevard and the south right of way of Red Maple Road; thence S89° 03' 19"E, 688.55 feet on said south right of way to the northerly right of way of Southbridge Road; thence S85° 54' 57"E, 365.19 feet crossing Southbridge Road to a point on the south right of way of Southbridge Road; thence S89° 03' 19"E, 752.37 feet on said south right of way; thence N00° 32' 09"W, 170.05 feet to the north right of way of Southbridge Road, being the southeast corner of Lot 2, Volume 39 of Certified Survey Maps, Page 340, Map Number 6018; thence N00° 32' 09"W, 916.56 feet on the east line of said Lot 2 to the northeast corner of land described in Document Number 2580618; thence N88° 57' 26"W, 882.54 feet on the north line of said Document Number 2580618 to the east line of said Lot 2, Volume 41 of Certified Survey Maps, Page 100, Map Number 6194; thence S01° 02' 34"W, 234.51 feet on said east line to the southeast corner of said Lot 2; thence N88° 57' 26"W, 856.00 feet on the south line of said lot 2 to the east right of way of American Boulevard; thence N14° 28' 30"E, 488.73 feet on said east right of way; thence N60° 20' 43"W, 124.34 feet to the southeast corner of Lot 6, De Pere Business Park South Addition; thence N60° 20' 43"W, 649.58 feet to the southwest corner of said Lot 6; thence N41° 24' 00"E, 522.57 feet on the westerly line of Lot 6 and Lot 5, De Pere Business Park South Addition to the northerly line of lands described in Document Number 1756176; thence S60° 20' 43"E, 467.82 feet on said northerly line to the westerly right of way of American Boulevard; thence continuing on said westerly right of way 5.68 feet on the arc of a 723.41 foot radius to the right, having a long chord that bears N38° 43' 05"E, 5.68 feet; thence N38° 40' 16"E, 956.15 feet on said westerly right of way; thence S51° 19' 44"E, 120.00 feet to the easterly right of way of American Boulevard; thence continuing on said easterly right of way 18.55 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N83° 40' 16"E, 16.97 feet to the southerly right of way of Fortune Avenue; thence N39° 22' 01"E, 80.00 feet to the northerly right of way of Fortune Avenue; thence S51° 19' 33"E, 888.00 feet on

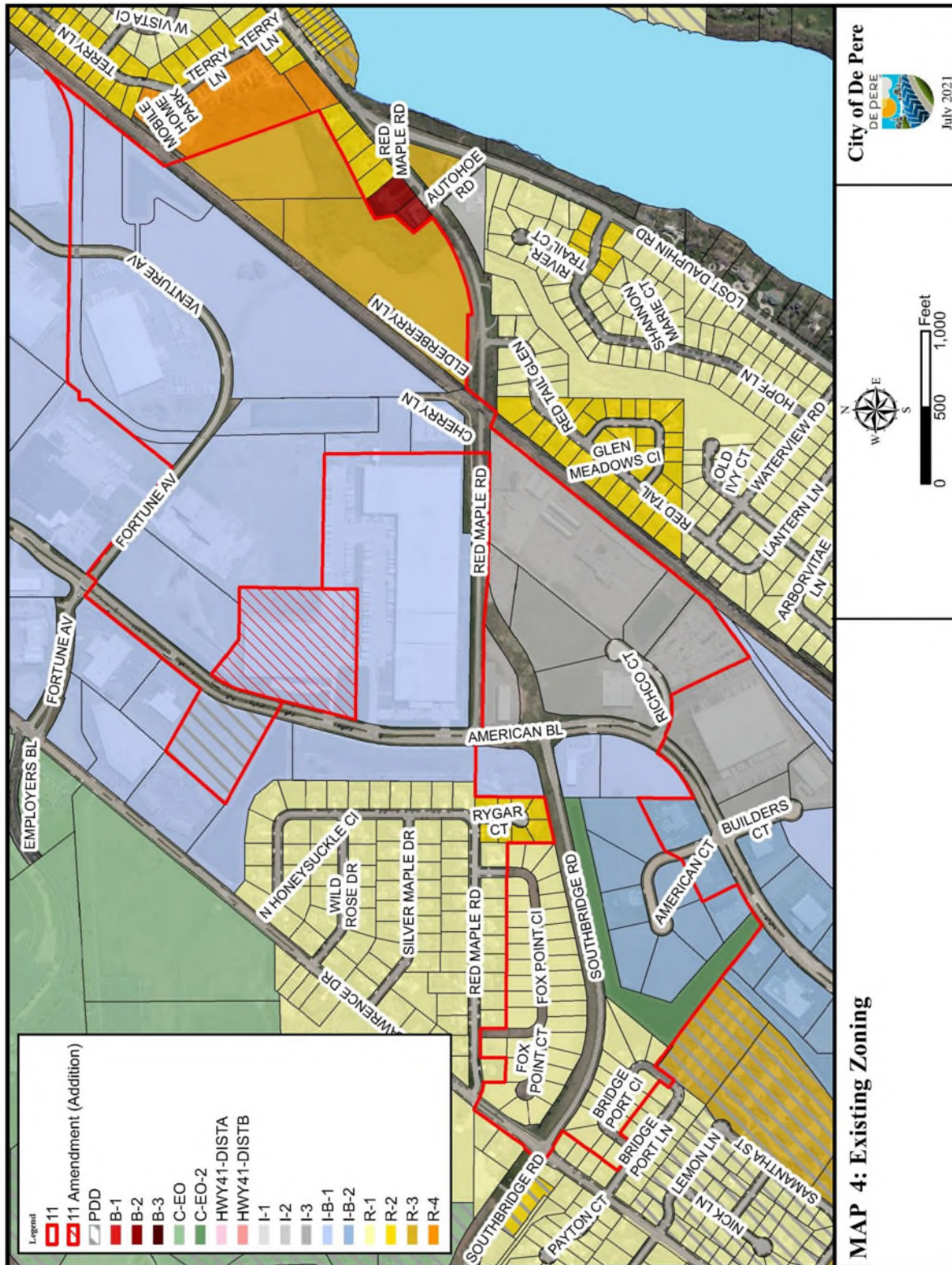
said northerly right of way to the easterly line of Lot 1, Volume 20 of Certified Survey Maps, Page 173, Map Number 3602; thence N38° 35' 43"E, 705.93 feet on said easterly line; thence N00° 32' 25"W, 60.75 feet on said easterly line to the Center ¼ corner of said Section 32; thence S88° 59' 30"E, 48.50 feet on said easterly line; thence N38° 35' 43"E, 101.05 feet to the southwest corner of Lot 1, Volume 37 of Certified Survey Maps, Page 163, Map Number 5651; thence S88° 59' 30"E, 1644.28 feet on the south line of said Lot 1 and the south line of Lot 1, Volume 36 of Certified Survey Maps, Page 217, Map Number 5535; thence continuing on said south line 472.48 feet on the arc of a 531.01 foot radius curve to the left, having a long chord that bears N65°31'04"E, 457.04 feet to the northerly line of said Lot 1; thence S51°20'52"E, 0.16 feet on said northerly line to the westerly right of way of the Wisconsin Central Ltd. Railroad; thence S38°39'08"W, 349.15 feet on said westerly right of way to the south line of the Southeast ¼ of the Northeast ¼ of said Section 32; thence S38° 39' 08"W, 674.39 feet on said westerly right of way to the intersection with the westerly line of Volume 3 of Certified Survey Maps, Page 339, Map Number 854 extended northerly; thence S19° 52' 42"E, 1078.85 feet on said westerly line to the easterly extension of the northerly line of Volume 26 of Certified Survey Maps, Page 156, Map Number 4235; thence S62° 02' 12"W, 232.89 feet on said northerly line to the northeast corner of said Certified Survey Map; thence S62°02'12"W, 101.32 feet on said northerly line; thence S63°28'56"W, 464.78 feet on said northerly line to the westerly line of said Certified Survey Map; thence S09° 18' 42"E, 131.00 feet on said westerly line extended to the northerly line of lands described in Jacket 18028 Image 54; thence S41° 41' 18"W, 173.20 feet to the northwest corner of said lands; thence S39° 18' 42"E, 157.59 feet on the westerly line of said lands to the northerly right of way of Red Maple Road; thence 694.28 feet along said northerly right of way on the arc of a 1288.14 foot radius curve to the right, having a long chord that bears S67°38'47"W, 685.91 feet; thence N00° 53' 25"E, 27.49 feet on said northerly right of way; thence N88° 53' 39"W, 483.68 feet on said northerly right of way to the easterly right of way of the Wisconsin Central Ltd. railroad; thence S38° 39' 08"W, 252.76 feet on said easterly right of way to the southerly right of way of Red Maple Road; thence N66° 31' 00"W, 103.56 feet to the northeast corner of Lot 1, Volume 58 of Certified Survey Maps, Page 29, Map Number 8276; thence S38° 38' 40"W, 1840.72 feet on the westerly right of way of the Wisconsin Central Ltd. railroad to the northerly line of Outlot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence S54° 13' 00"W, 446.57 feet on said northerly line to the westerly line of Lot 1, Volume 50 of Certified Survey Maps, Page 241, Map Number 7396; thence N25° 30' 05"W, 570.11 feet on said westerly line to the southerly right of way of Richco Road; thence continuing on said southerly right of way 265.12 feet on the arc of a 375.00 foot radius curve to the right, having a long chord that bears N82°03'51"W, 259.63 feet; thence continuing on said southerly right of way 17.61 feet on the arc of a 12.00 foot radius curve to the left, having a long chord that bears S76°09'21"W, 16.07 feet; thence N55° 53' 49"W, 120.00 feet to the westerly right of way of American Boulevard; thence continuing on said westerly right of way 346.74 feet on the arc of a 679.30 foot radius curve to the right, having a long chord that bears S48°43'34"W, 342.99 feet; thence S63° 20' 58"W, 52.97 feet on said westerly right of way to the east line of Southbridge Business Park First Addition; thence N00° 27' 44"E, 365.13 feet on said east line to the southeast corner of Lot 17, Southbridge Business Park Second Addition; thence S63° 20' 58"W, 391.71 feet to the southwest corner of said Lot 17; thence S26° 34' 09"W, 125.24 feet to the southeast corner of Lot 23, Southbridge Business Park Second Addition; thence S63° 20' 58"W, 307.25 feet on the south line of said Southbridge Business Park Second Addition to the west line of Document Number 2132758; thence S26° 39' 02"E, 250.16 feet on said west line to the northerly right of way of American Boulevard; thence continuing on said northerly right of way 315.84 feet on the arc of a 1970.00 foot radius curve to the left, having a long chord that bears S58°10'42"W, 315.50 feet to the southerly line of Outlot 1, Southbridge Business Park; thence N52° 31' 15"W, 154.37 feet on said southerly line; thence N51° 56' 37"W, 193.44 feet on said southerly line; thence N50° 54' 34"W, 80.31 feet to the northeast corner of Lot 9, Southbridge Estates; thence N52° 59' 36"W, 731.31 feet to the northwest corner of said

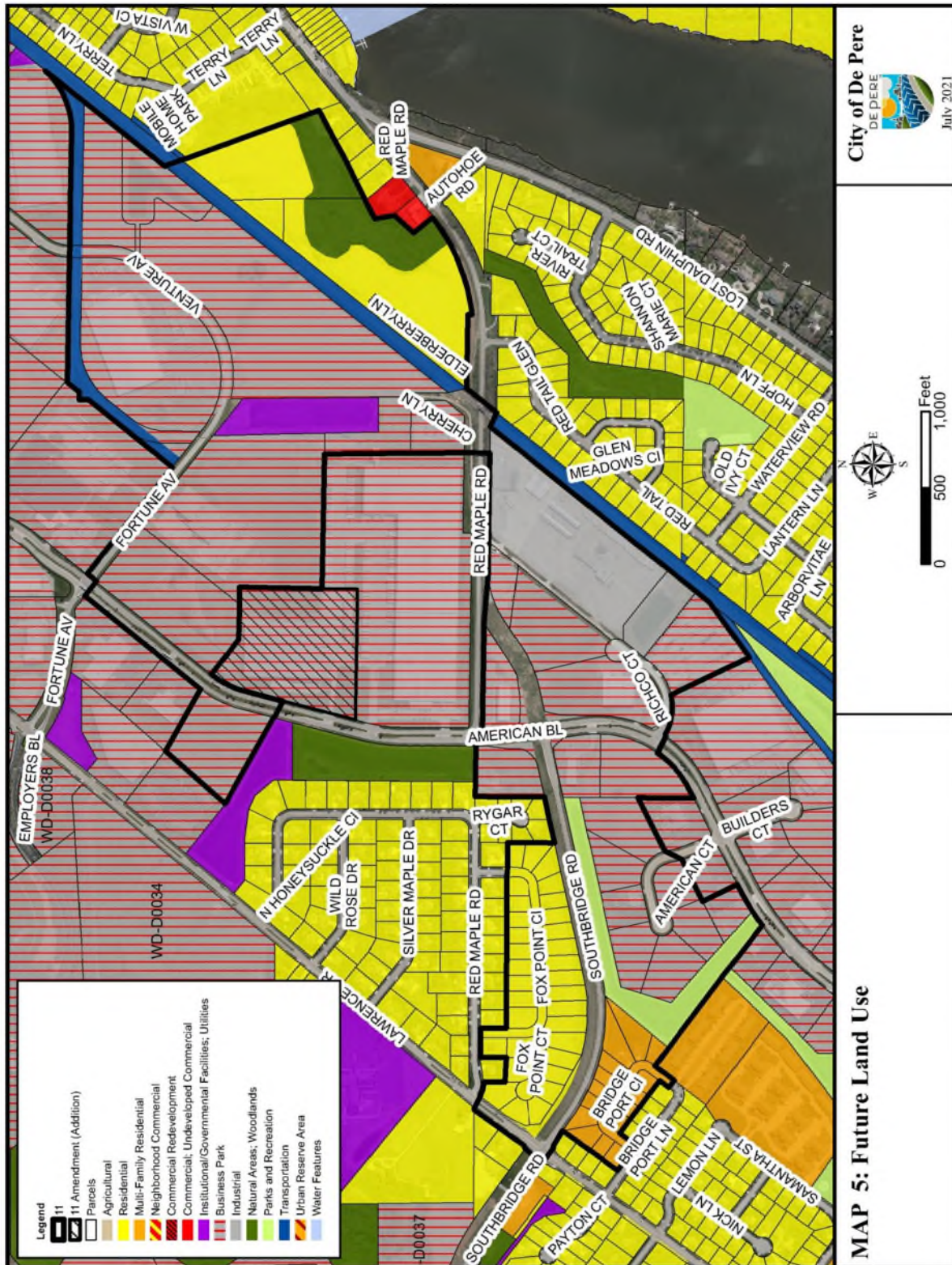
Lot 9; thence S37° 11' 10"W, 157.17 feet on the westerly line of said Lot 9 to Bridge Port Court; thence N52° 59' 36"W, 60.00 feet on the northerly line of said Bridge Port Court to the easterly line of Lot 8, Southbridge Estates; thence N37° 11' 10"E, 75.00 feet on the easterly line to the northeast corner of said Lot 8; thence N52° 48' 50"W, 431.46 feet to the northwest corner of Lot 5, Southbridge Estates; thence southerly 15.64 feet on the west line of said Lot 5 on the arc of a 65.00 foot radius curve to the left, having a long chord that bears S42°32'53"W, 15.60 feet; thence S35° 39' 21"W, 95.58 feet on said westerly line to Whistler Court; thence N54° 20' 39"W, 60.00 feet on the northerly right of way of said Whistler Court; thence S35° 39' 21"W, 10.00 feet on the westerly right of way of Whistler Court; thence continuing on said westerly right of way 19.17 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears S81° 25' 15.5"W, 17.20 feet to the northerly right of way of Bridge Port Lane; thence N52° 48'50"W, 49.86 feet on said northerly right of way; thence N54° 20'39"W, 82.34 feet on said northerly right of way to the southeast corner of Lot 4, Southbridge Estates; thence N35° 39' 21"E, 445.68 feet to the northeast corner of Lot 1, Southbridge Estates; thence N57° 57' 39"W, 104.27 feet on the southerly right of way of Southbridge Road; thence continuing on said southerly right of way 41.22 feet on the arc of a 34.00 foot radius curve to the left, having a long chord that bears S87° 21'12"W, 38.75 feet; thence N46° 27' 58"W, 116.41 feet to the intersection of the southerly right of way of Southbridge Road and the westerly right of way of Lawrence Drive; thence N39° 07' 10"E, 150.27 feet to the intersection of the northerly right of way of Southbridge Road and the westerly right of way of Lawrence Drive; thence N80° 37' 37"E, 21.21 feet on said westerly right of way of Lawrence Drive; thence N35° 38' 16"E, 401.88 feet on said westerly right of way; thence S67° 21' 44"E, 117.19 feet to the southerly right of way of Red Maple Road; thence continuing on said southerly right of way 77.21 feet on the arc of a 140.00 foot radius curve to the left, having a long chord that bears S78° 07' 10"E, 76.24 feet to the west line of Lot 1, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344; thence S00° 09' 52"W, 141.80 feet on said west line; thence S87° 00' 00"E, 160.20 feet on the south line of said Lot 1; thence N00° 09' 52"E, 170.00 feet on the east line of said Lot 1 to the south right of way of Red Maple Road; thence S89° 50' 08"E, 192.00 feet on said south right of way to the west line of Lot 64, Honeysuckle Acres 3rd Addition; thence S00° 09' 52"W, 170.00 feet on said west line to the south line of said Honeysuckle Acres 3rd Addition; thence S89° 50' 08"E, 989.00 feet on said south line to Fox Point Circle; thence S85°45' 07"E, 70.18 feet on said south line to the southwest corner of Lot 1, Volume 59 of Certified Survey Maps, Page 285, Map Number 8459; thence S89° 50' 08"E, 159.09 feet to the southeast corner of said Lot 1; thence S00° 27' 44"W, 307.05 feet to the southwest corner of Lot 3, RyGar Heights; thence N77° 38' 48"E, 307.66 feet to the southeast corner of Lot 4, RyGar Heights; thence N00° 28' 00"E, 455.38 feet on the east line of RyGar Heights to the POINT OF BEGINNING. Said description contains 293.32 acres of land more or less excluding wetlands

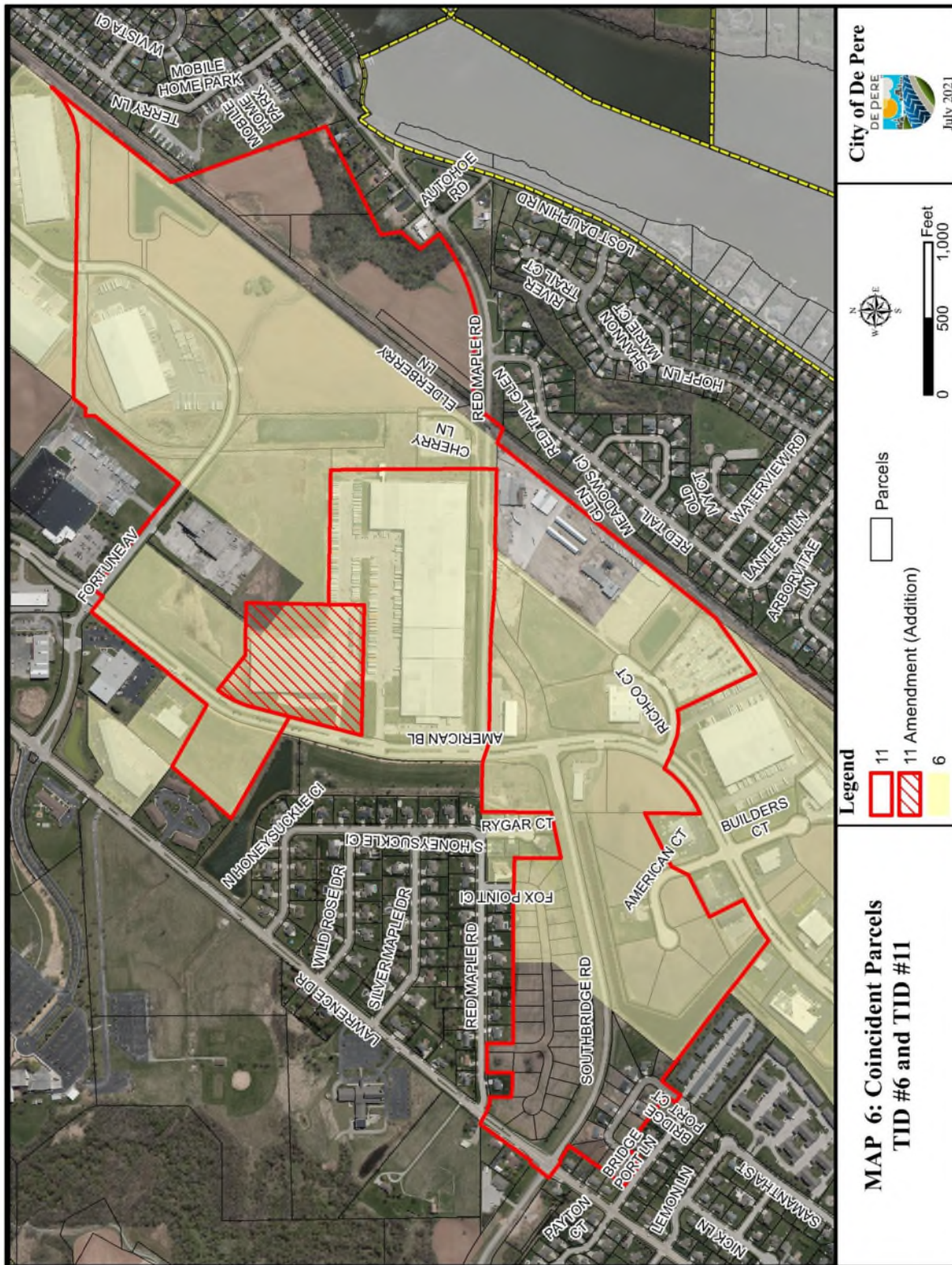
APPENDIX A:MAPS











Appendix B: Resolutions, Notices, Minutes & Other Attachments

- 1: Opinion Letter from City Attorney Regarding Compliance with Statutes
- 2: Letter Chief Official of Overlying Taxing Entities and Notice
- 3: JRB Meeting Notices – Affidavit of Publication
- 4: JRB Meeting No. 1 Agenda and Minutes
- 5: JRB Meeting No. 2 Agenda and Minutes
- 6: JRB Resolution Approving TID No. 11 Amendment
- 7: Public Hearing Notice – Affidavit of Publication
- 8: Plan Commission/Public Hearing Meeting Agendas
- 9: Plan Commission/Public Hearing and Meeting Minutes
- 10: Plan Commission Resolution Approving TID No. 11 Amendment
- 11: Common Council Meeting Agenda
- 12: Common Council Meeting Minutes
- 13: Common Council Resolution Approving TID No. 11 Amendment

CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | www.de-pere.org



August 17, 2021

The Honorable James G. Boyd
Members of the De Pere Common Council

RE: City of De Pere Boundary Amendment for TID #11

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Project Plan Amendment to Modify the Boundaries of Tax Increment Financing District #11 (TID #11) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

A handwritten signature in blue ink, reading "Judith Schmidt-Lehman".

Judith Schmidt-Lehman
City Attorney

JSL:amz

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



July 6, 2021

Troy Streckenbach, Brown County Executive
305 East Walnut Street, Room 680
Green Bay, WI 54305-3600

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 7
City of De Pere – Boundary Amendment of Tax Increment District No. 11
City of De Pere – Boundary Amendment of Tax Increment District No. 12

Dear Mr. Streckenbach;

The City of De Pere is considering Amending Tax Increment Districts (TID) No. 7, No. 11 and No. 12 in the City of De Pere. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes the following:

No. 7 Amendment:

Remove Parcel ED-812 from the TID No. 7 Boundary. Parcel ED-812 was recently transferred to De Pere Cultural Foundation for the Mulva Cultural Center. (East Side Joint Review Board)

TID No. 11 Amendment:

Include Parcel WD-1042 to allow Robinson Metal to expand and combine parcels at their 2107 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

TID No. 12 Amendment:

Include Parcel WD-L492-B-2 to allow Green Bay Packaging to expand and combine parcels at their 2275 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board).

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Chad Weininger will continue to represent the County; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually between

July 22 and July 26th. The initial meeting is intended to review the proposed boundary amendments. Throughout the coming weeks, the City will work to develop the boundary amendments. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendments. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Lindstrom', with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP
Development Services Director

CC: Chad Weininger (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



July 6, 2021

Mayor James Boyd
City of De Pere
335 S. Broadway
De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 7
City of De Pere – Boundary Amendment of Tax Increment District No. 11
City of De Pere – Boundary Amendment of Tax Increment District No. 12

Dear Mayor Boyd;

The City of De Pere is considering Amending Tax Increment Districts (TID) No. 7, No. 11 and No. 12 in the City of De Pere. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes the following:

No. 7 Amendment:

Remove Parcel ED-812 from the TID No. 7 Boundary. Parcel ED-812 was recently transferred to De Pere Cultural Foundation for the Mulva Cultural Center. (East Side Joint Review Board)

TID No. 11 Amendment:

Include Parcel WD-1042 to allow Robinson Metal to expand and combine parcels at their 2107 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

TID No. 12 Amendment:

Include Parcel WD-L492-B-2 to allow Green Bay Packaging to expand and combine parcels at their 2275 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board).

As you are aware, each individual TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Mark Higgins will continue to represent the City; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually

between July 22 and July 26th. The initial meeting is intended to review the proposed boundary amendments. Throughout the coming weeks, the City will work to develop the boundary amendments. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendments. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Lindstrom', with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP
Development Services Director

CC: Larry Delo, City Administrator
Mark Higgins

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



July 6, 2021

H. Jeffrey Rafn, President
Northeast Wisconsin Technical College
P.O. Box 19042
Green Bay, WI 54307-9042

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 7
City of De Pere – Boundary Amendment of Tax Increment District No. 11
City of De Pere – Boundary Amendment of Tax Increment District No. 12

Dear Dr. Rafn;

The City of De Pere is considering Amending Tax Increment Districts (TID) No. 7, No. 11 and No. 12 in the City of De Pere. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes the following:

No. 7 Amendment:

Remove Parcel ED-812 from the TID No. 7 Boundary. Parcel ED-812 was recently transferred to De Pere Cultural Foundation for the Mulva Cultural Center. (East Side Joint Review Board)

TID No. 11 Amendment:

Include Parcel WD-1042 to allow Robinson Metal to expand and combine parcels at their 2107 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

TID No. 12 Amendment:

Include Parcel WD-L492-B-2 to allow Green Bay Packaging to expand and combine parcels at their 2275 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board).

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Robert (Bob) Mathews will continue to represent NWTC; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually between

July 22 and July 26th. The initial meeting is intended to review the proposed boundary amendments. Throughout the coming weeks, the City will work to develop the boundary amendments. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendments. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Lindstrom', with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP
Development Services Director

CC: Robert (Bob) Mathews (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



July 6, 2021

Dennis Krueger, School Superintendent
School District of West De Pere
400 Reid Street, Suite W De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 11
City of De Pere – Boundary Amendment of Tax Increment District No. 12

Dear Mr. Krueger;

The City of De Pere is considering Amending Tax Increment Districts (TID) No. 11 and No. 12 in the City of De Pere. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes the following:

TID No. 11 Amendment:

Include Parcel WD-1042 to allow Robinson Metal to expand and combine parcels at their 2107 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

TID No. 12 Amendment:

Include Parcel: WD-L492-B-2 allow Green Bay Packaging to expand and combine parcels at their 2275 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. Previously, Brian Walters was the JRB member representing the School District of West De Pere. Please let us know if Dawn Laboy will assume the duties. The first meeting of the JRB will be held virtually between July 22 and July 26th. The initial meeting is intended to review the proposed boundary amendments. Throughout the coming weeks, the City will work to develop the boundary amendments. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendments. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Lindstrom', with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP
Development Services Director

**NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING
THE PROPOSED AMENDMENT TO TID NO. 7
BOUNDARY IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of De Pere Joint Review Board for TID No. 7 will meet at 9:00 a.m. on Friday, July 23, 2021. The meeting will be held virtually and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866-899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of this initial meeting is for the Joint Review Board to consider the proposed District Boundary Amendment. Copies of the proposed TID No. 7 Boundary Amendment are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 12th day of July 2021.

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

Publication Dates: July 16, 2021

Publication Dates: July 16, 2021

**NOTICE OF PUBLIC HEARING
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 7
IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on July 26, 2021, at 7:00 p.m., The public may attend this meeting either in person in the Council Chambers or electronically or telephonically by accessing either:
Computer/smartphone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 7 in the east side of Downtown De Pere. The City is proposing to amend the district boundary to remove lands currently located in the TID to redevelop and not cross a TID boundary line. The proposed public project improvements still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The City still anticipates that the proposed project plan's project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed amendment to the established TID No. 7 Boundary. Copies of the proposed Amendment to the TID No. 7 Boundary are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 12th day of July, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of De Pere
335 S Broadway
De Pere, WI 54115

STATE OF WISCONSIN}
 COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation printed and published in Howard, Brown County, Wisconsin; that the publication, a which is attached hereto, was published in the said newspaper on the following date

July 16, 2021

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 16th day of July, 2021.

Casie L Mallien

Casie L Mallien, Brown County, Wisconsin

My commission expires: September 03, 2022

Publication Cost: \$27.24

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 53162

Customer No: 114834

De Pere

WNAXLP

NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING THE PROPOSED AMENDMENT TO TID NO. 11

BOUNDARY IN THE CITY OF
DE PERE, WISCONSIN
NOTICE IS HEREBY GIVEN,
that the City of De Pere Joint
Review Board for TID No. 11
will meet at 9:30 a.m. on
Friday, July 23, 2021. The
meeting will be held virtually
and the public may attend this
meeting electronically or
telephonically by accessing
either: Computer/smartphone
accessing
<https://www.gotomeet.me/DeP>
OR dial by phone: United
States (Toll Free): 1-866-899-
4679 United States: +1 (312)
757-3117 Access Code: 154-
883-285.

The purpose of this initial
meeting is for the Joint
Review Board to consider the
proposed District Boundary
Amendment. Copies of the
proposed TID No. 11
Boundary Amendment are
available for inspection and
will be provided upon request.
Arrangements for either
inspection or receipt of a copy
of the project plans may be
made by contacting Daniel
Lindstrom, AICP,
Development Services
Director, 335 S Broadway,
De Pere, WI 54115; Phone
920-339-2370. Dated this
12th day of July 2021.
BY ORDER OF THE
COMMON COUNCIL
James Boyd Mayor
Carey Danen City Clerk
Publication Date: July 16,
2021 WNAXLP

AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of De Pere
335 S Broadway
De Pere, WI 54115

STATE OF WISCONSIN}
 COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 20, 2021

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 20th day of August, 2021.

Casie L Mallen
 Casie L Mallen, Brown County, Wisconsin

My commission expires: September 03, 2022

Publication Cost: \$ 36.51

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 65989

Customer No: 114834

De Pere

WNAXLP

NOTICE OF JOINT REVIEW
 BOARD MEETING
 REGARDING APPROVAL OF
 THE PROPOSED DISTRICT
 BOUNDARY AMENDMENT
 NO. 1 FOR TAX
 INCREMENTAL DISTRICT
 (TID) NO. 11
 AND PROPOSED DISTRICT
 BOUNDARY AMENDMENT
 NO. 2 FOR TAX
 INCREMENTAL DISTRICT
 (TID) NO. 12 AND FOR
 THE ANNUAL MEETING OF
 THE WEST JOINT REVIEW
 BOARD IN THE CITY OF
 DE PERE, WISCONSIN
 NOTICE IS HEREBY GIVEN,
 that the City of De Pere West
 Joint Review Board will hold a
 meeting to review TID No. 11
 Boundary Amendment No. 1
 and TID No. 12 Boundary
 Amendment No. 2. This
 meeting will also be the
 annual meeting of the West

Meetings and Public Hearings 7720

Joint Review Board to review the annual tax increment district reports per Wisconsin Statutes 66.1105(4m)(f). The Joint Review Board will meet at 9:30 a.m. on Friday, August 27, 2021. The meeting will be held virtually and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866-899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285. Persons desiring information on the proposed TID No. 11 Boundary Amendment, TID No. 12 Boundary Amendment, or the annual tax increment district reports may contact the City Clerk at (920) 339-4050. A copy of the proposed Boundary Amendments and the annual report is available for review in the Clerk's Office located at the De Pere City Hall, 335 S Broadway, and will be provided upon request. Dated this 18th day of August, 2021

BY ORDER OF THE
 COMMON COUNCIL
 James Boyd Mayor
 Carey E. Danen
 City Clerk Publication Date:
 August 20, 2021 WNAXLP



Joint Review Board

Regular Untelevised

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Friday, July 23, 2021

9:30 AM

GoToMeeting

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Joint Review Board** of the City of De Pere will be held on **July 23, 2021** at **9:30 AM**.

This meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/DePere>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

*****THIS MEETING WILL NOT BE HELD IN PERSON.*****

Call to Order

1. Roll Call
2. Approval of the minutes of the February 21, 2020 Joint Review Board meeting.
3. Public comments about matters not on the agenda.
4. **Review Proposed Boundary Amendment No. 1 for Tax Increment District No. 11.**
5. Review Proposed Boundary Amendment No. 2 for Tax Increment District No. 12.
6. Next Meeting Date.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the Development Services Department at 339-4043 by noon the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce



Joint Review Board

Regular Untelevised

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Final Minutes

Friday, July 23, 2021

9:30 AM

GoToMeeting

Call to Order

The meeting was called to order at 9:30 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Mark Higgins	Commissioner	Present	
Bob Mathews	Board Member	Present	
Dawn Leboy	Board Member	Present	
Cole Runge	Board Member	Present	

Also present: Development Services Director Daniel Lindstrom and Finance Director Joe Zegers. Board Member Chad Weininger was unable to attend; Cole Runge attended as the representative for Brown County in place of Chad. The JRB welcomed Dawn Leboy to the JRB as the new representative for the West De Pere School District.

2. Approval of the minutes of the February 21, 2020 Joint Review Board meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Mathews, Board Member
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Higgins, Leboy, Mathews, Runge

3. Public comments about matters not on the agenda.

There were no public comments.

4. **Review Proposed Boundary Amendment No. 1 for Tax Increment District No. 11.**

Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment no. 1 for TID No. 11. It is a mixed-use TID created in 2015. Overall, TID No. 11 had a base value of \$6 million with some positive growth. The purpose of the amendment is to add Parcel WD-1042 into the TID boundary. Recently Robinson Metal proposed to incrementally expand their facility in the coming years on a portion of WD-1041 located off Fortune Avenue. The City used the original project plan but updated maps, references and boundary descriptions. Overall project costs have not changed. Cole Runge requested a digital copy of the PowerPoint presentation. He added that the performance of TID No. 11 is encouraging for the Southern Bridge project. No action is needed at this time.

RESULT:	NO ACTION
----------------	------------------

5. Review Proposed Boundary Amendment No. 2 for Tax Increment District No. 12.

Development Services Daniel Lindstrom reviewed the proposed boundary amendment no. 2 for TID No.12. It is a mixed-use TID created in 2015. The purpose of this TID amendment is to add Parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 into the TID boundary for a proposed building expansion for Green Bay Packaging. The City used the original project plan but updated maps, references and boundary descriptions. Overall project costs have not changed. Cole Runge asked is there will be any funding available from this TID to assist with the Southern Bridge project. Daniel replied that there could be about \$14 million available. Bob Mathews asked how many amendments

can be made to a TID. Daniel replied that there can be unlimited amendments to the project plan, but only four boundary amendments per TID. No action is needed at this time.

RESULT: NO ACTION

6. Next Meeting Date.

The next meeting is scheduled for Friday, August 20, 2021 at 9:30 am.

RESULT: DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Bob Mathews, to adjourn the meeting at 9:57 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



Joint Review Board

Regular Untelevised

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Friday, August 27, 2021

9:30 AM

GoToMeeting

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Joint Review Board** of the City of De Pere will be held on **August 27, 2021** at **9:30 AM**.

This meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/DePere>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

*****THIS MEETING WILL NOT BE HELD IN PERSON.*****

Call to Order

1. Roll Call
2. Approval of the minutes of the July 23, 2021 Joint Review Board meeting.
3. Public comments upon matters not on the agenda.
4. **TID No. 11**
 - A.** Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11.
 - B.** Review and Approval of Common Council Resolution #21-92, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11, City of De Pere, Wisconsin.)
 - C.** TID No. 11 Joint Review Board Resolution #JRB 21-03, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11. (Boundary Amendment #1)
5. TID No. 12
 - A. Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12.
 - B. Review and Approval of Common Council Resolution #21-93, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12, City of De Pere, Wisconsin.

C. TID No. 12 Joint Review Board Resolution #JRB 21-04, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12. (Boundary Amendment #2)

6. Annual Review of Financial Reports for Tax Increment Financing Districts No. 5, No. 6, No.8, and No. 9, No. 11, No. 12, No. 13, and No. 15.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the Development Services Department at 339-4043 by noon the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce



Joint Review Board

Regular Untelevised

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Friday, August 27, 2021

9:30 AM

GoToMeeting

Call to Order

The meeting was called to order at 9:30 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Mark Higgins	Board Member	Present	
Bob Mathews	Board Member	Present	
Dawn Laboy	Board Member	Excused	
Chad Weininger	Board Member	Present	

Also present: Development Services Director Daniel Lindstrom, City Administrator Larry Delo, City Attorney Judy Schmidt-Lehman, and Finance Director Joe Zegers.

2. Approval of the minutes of the July 23, 2021 Joint Review Board meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Bob Mathews, Board Member
AYES:	James Boyd, Mark Higgins, Bob Mathews, Chad Weininger
EXCUSED:	Dawn Laboy

3. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	DISCUSSED
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4. **TID No. 11**

- A.** Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11.

Development Services Director Daniel Lindstrom reviewed the project plan amendment to modify the district boundaries of TID No. 11 to add parcel WD-1042 into the TID boundary. The reason for the addition is that this parcel was acquired by Robinson Metal in 2019 to expand their business operations. However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore the City proposes to add the parcel to TID No. 11 to allow for Robinson Metal's expansion. Daniel stated that there has been steady growth in this mixed-use TID.

RESULT:	DISCUSSED
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- B.** Review and Approval of Common Council Resolution #21-92, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11, City of De Pere, Wisconsin.)

Mayor Boyd moved, second by Bob Mathews, to approve the resolution. Upon vote, motion carried unanimously.

RESULT: DISCUSSED

C. TID No. 11 Joint Review Board Resolution #JRB 21-03, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11. (Boundary Amendment #1)

Chad Weininger moved, seconded by Mark Higgins, to approve JRB Resolution #21-03. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Weininger, Board Member
SECONDER:	Mark Higgins, Board Member
AYES:	James Boyd, Mark Higgins, Bob Mathews, Chad Weininger
EXCUSED:	Dawn Laboy

5. TID No. 12

A. Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12.

Development Services Director Daniel Lindstrom reviewed the boundary amendment for mixed use TID No. 12. The purpose of this TID amendment is to add Parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 into the TID boundary for a proposed building expansion for Green Bay Packaging. The City used the original project plan but updated maps, references and boundary descriptions.

RESULT: DISCUSSED

B. Review and Approval of Common Council Resolution #21-93, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12, City of De Pere, Wisconsin.

Mayor Boyd moved, seconded by Mark Higgins, to approve the resolution. Upon vote, motion carried unanimously.

RESULT: DISCUSSED

C. TID No. 12 Joint Review Board Resolution #JRB 21-04, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12. (Boundary Amendment #2)

Chad Weininger moved, seconded by Bob Mathews, to approve JRB Resolution #21-04. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Weininger, Board Member
SECONDER:	Bob Mathews, Board Member
AYES:	James Boyd, Mark Higgins, Bob Mathews, Chad Weininger
EXCUSED:	Dawn Laboy

6. Annual Review of Financial Reports for Tax Increment Financing Districts No. 5, No. 6, No. 8, and No. 9, No. 11, No. 12, No. 13, and No. 15.

Development Services Director Daniel Lindstrom provided an overview of the 2020 year end annual report for the west side TIDS: 5, 6, 8, 9, 11, 12, 13, and 15.

TID No. 5 is a blight elimination TID whose termination resolution was approved in February 2021. The TID is set to close in 2023. Daniel reported that there has been residential growth in the TID, as well as commercial growth on Reid Street.

TID No. 6 is an industrial TID, created in 1998. The City passed the termination resolution in August 2021 and the TID will close by March 2022.

TID No. 8 is a mixed-use TID, created in 2007. In 2019, the state and City assessor reported an additional \$12 million in increment; however, City staff indicated that this was an error, which will be corrected next year. This TID is slated to end with a surplus.

TID No. 9 was created in 2012. Daniel reported that there are several redevelopment opportunities remaining in this TID, including Cobblestone Hotel and 360 Main Avenue. These projects could generate an additional \$8-\$9 million in value over the remaining life of the TID.

TID No. 11 is a mixed-use TID, created in 2015. Daniel reported that there are several redevelopment opportunities remaining in this TID, including Robinson Metal, Honeysuckle Acres 4th Addition, and Fortune Avenue. These projects could generate an additional \$35 million in value over the remaining life of the TID. The TID is expected to end with an approximate surplus of \$185,000.

TID No. 12 is a mixed-use TID, created in 2015. There are several redevelopment opportunities remaining, including the Infinity Machine and Green Bay Packaging expansions. Daniel reported that these projects could generate an additional \$98 million in value over the remaining life of the TID. He added that the City is planning for additional borrowing for the southern bridge.

TID No. 13 is a mixed-use TID, created in 2017 to facilitate the redevelopment of the Main Avenue roundabout.

TID No. 15 is a mixed-use TID, created in 2020. Daniel reported that there has been significant growth with the United Health Group office complex. He added that the City may come back in the next year for another boundary amendment for this TID.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Mark Higgins, to adjourn the meeting at 10:03 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

WEST SIDE JOINT REVIEW BOARD
RESOLUTION #JRB 21-03

APPROVING THE PROPOSED PROJECT PLAN AMENDMENT TO MODIFY THE DISTRICT BOUNDARIES OF
TAX INCREMENTAL FINANCING DISTRICT NUMBER 11, CITY OF DE PERE, WISCONSIN
(Boundary Amendment #1)

WHEREAS, the City of De Pere West Side Joint Review Board (the West Side Joint Review Board”), having been convened pursuant to Wis. Stats. §66.1105(4m) for the purpose of Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11 (Boundary Amendment #1); and

WHEREAS, the West Side Joint Review Board met on August 27, 2021 and considered the public record together with all documents and planning materials presented, including the De Pere Common Council Resolution #21-92, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 11 (Boundary Amendment #1), City of De Pere, Wisconsin.

NOW THEREFORE BE IT HEREBY RESOLVED by the West Side Joint Review Board that:

1. The Proposed Project Plan Amendment to Modify the District Boundaries for City of De Pere Tax Incremental District No. 11 (TID #11) (Boundary Amendment #1) is approved, it being specifically found that the requirements of Wis. Stats. §66.1105(4m) have been complied with; and further, in the judgment of the West Side Joint Review Board, the development described in the documents reviewed by the Board would not occur without the District Boundary modification or without the use of tax incremental financing.
2. The West Side Joint Review Board also finds that the economic benefits of TID #11, with its amended boundary, as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of the improvements contemplated.
3. The West Side Joint Review Board further finds that the benefits of the project plan and amended boundary outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.
4. The West Side Joint Review Board approves De Pere Common Council Resolution #21-92, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 11, City of De Pere, Wisconsin (Boundary Amendment #1).

5. This Resolution shall be forwarded to the De Pere Common Council within 7 days of the date of this Resolution.

Dated this 27th day of August, 2021.

CITY OF DE PERE WEST SIDE JOINT REVIEW BOARD



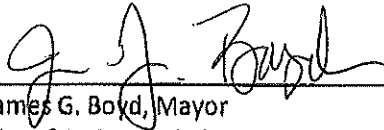
Chad Weininger
Brown County

Excused

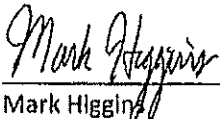
Dawn Laboy
West De Pere School District



Bob Mathews
Northeast Wisconsin Technical College



James G. Boyd, Mayor
City of De Pere, Chair



Mark Higgins
Public Member

AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of De Pere
335 S Broadway
De Pere, WI 54115

STATE OF WISCONSIN
COUNTY OF BROWN

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 9, 2021

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 9th day of July, 2021.

Casie L Mallen

Casie L Mallen, Brown County, Wisconsin

My commission expires: September 03, 2022

Publication Cost: \$42.68

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 50733

Customer No: 114834

De Pere WNAXLP
NOTICE OF PUBLIC
HEARING REGARDING THE
AMENDMENT OF THE
DISTRICT BOUNDARY
FOR TAX INCREMENTAL
DISTRICT (TID) NO. 11
IN THE CITY OF

DE PERE, WISCONSIN
NOTICE IS HEREBY GIVEN,
that the Plan Commission of
the City of De Pere, will hold a
public hearing on July 26,
2021, at 7:00 p.m. The public
may attend this meeting
electronically or telephonically
by accessing either:
Computer/smartphone
accessing
<https://www.gotomeet.me/DeP>
OR dial by phone: United
States (Toll Free): 1-866 899-
4679 United States: +1 (312)
757-3117 Access Code: 154-
883-285.
The purpose of the public
hearing is to review and take
action regarding the proposed
amendment to the District
Boundary for Tax Incremental
District No. 11 in the City of
De Pere's Business Park. The
City is proposing to amend the
district boundary to allow a
business to combine parcels
across the current TID
Boundary. The proposed
public project improvements
still include public
improvements ancillary to the
development, professional
and organizational services,
administrative costs, and
finance costs. The City still
anticipates that the proposed
project plan's project cost may
include cash grants, land price
discounts and other incentives
by the city to owners, lessees,
or developers of land that is
located within the tax
increment district.
At the public hearing, all
persons will be afforded a
reasonable opportunity to be
heard concerning the
proposed amendment to the
established TID No. 11
Boundary. Copies of the
proposed Amendment to the
TID No. 11 Boundary are
available for inspection and
will be provided upon request.
Arrangements for either
inspection or receipt of a copy
of the project plans may be
made by contacting Daniel
Lindstrom, AICP,
Development Services
Director, 335 S Broadway, De
Pere, WI 54115; Phone 920-
339-2370.
Dated this 6th day of July,
2021
BY ORDER OF THE
COMMON COUNCIL
James Boyd Mayor
Carey Danen
City Clerk Publish 07.09.21
WNAXLP



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Revised Agenda

Monday, July 26, 2021

7:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **July 26, 2021** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperecitywi.igmn2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the June 28, 2021 Plan Commission meeting.
3. Approval of the minutes of the July 7, 2021 Special Plan Commission meeting.
4. Public comments upon matters not on the agenda.
5. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 7 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
 - A. Notice of Public Hearing.
 - B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 7. *
 - C. Resolution PC21-03, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Increment Financing District No. 7.
6. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 11 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
 - A. Notice of Public Hearing.
 - B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 11. *
 - C. Resolution PC21-04, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 11.

7. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 12 is scheduled for 7:00 PM, or as soon
 - A. Notice of Public Hearing.
 1. B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 12. *
 - C. Resolution PC21-05, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.
8. A. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3). B. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).
9. Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).
10. Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Scott Bertrand, Elevate 97

Jeff Lanier, St Mark Evangelical Lutheran Church

David O'Brien, Bayland Buildings

Tom Alger, Cummins Inc.

Cole Myhra, Keller Inc.

Russ Freebury, Green Bay LLC



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Final Minutes

Monday, July 26, 2021**7:00 PM****Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the June 28, 2021 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dan Carpenter, Aldersperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Approval of the minutes of the July 7, 2021 Special Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

4. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	DISCUSSED
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5. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 7 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 16, 2021.

RESULT:	DISCUSSED
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B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 7. *

Mayor Boyd declared the public hearing open at 7:06 PM. No one wished to speak and the public hearing was closed at 7:07 PM. Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment for TID

No.7 to remove Parcel ED-812 for the Mulva Cultural Center. Given the fact that this parcel is a non-profit entity, the City has decided to remove it from the TID. All maps have been updated, with no changes to the project costs. Daniel provided a brief annual review of the TID and stated that it is available in full to the Plan Commission members for review. Ald. Raasch moved, seconded by Mark Higgins, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

C. Resolution PC21-03, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Increment Financing District No. 7.

Staff recommended approval of the Resolution recommending adoption of the TID No. 7 Boundary Amendment No. 1 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Ald. Raasch moved, seconded by Mark Higgins, to approve Resolution PC21-03. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. **A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 11 is scheduled for 7:00 PM, or as soon thereafter as can be heard.**

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 9, 2021.

RESULT:	DISCUSSED
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B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 11. *

Mayor Boyd declared the public hearing open at 7:08 PM. No one wished to speak and the public hearing was closed at 7:09 PM. Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment for TID No.11 to add Parcel WD-1042 into the TID boundary. All maps have been updated, with no changes to the project costs. Ald. Raasch moved, seconded by Grant Schilling, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Dean Raasch
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

C. Resolution PC21-04, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 11.

Staff recommended approval of the Resolution recommending adoption of the TID No. 11 Boundary Amendment No. 1 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Ald. Carpenter moved, seconded by Grant Schilling, to approve Resolution PC21-04. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

7. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 12 is scheduled for 7:00 PM, or as soon

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 9, 2021.

B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 12. *

Mayor Boyd opened the public hearing at 7:13 PM. No one wished to speak and the public hearing was declared closed at 7:14 PM. Development Services Director Daniel Lindstrom reviewed the boundary amendment for TID No.12 to add three parcels (WD-L492-B-2, WD-L492-B-3, and WD-1753-1) into the boundary for a proposed business expansion for Green Bay Packaging. All maps have been updated, with no changes to the project costs. Ald. Raasch moved, seconded by Brenda Busch, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

C. Resolution PC21-05, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.

Staff recommended approval of the Resolution recommending adoption of the TID No. 12 Boundary Amendment No. 2 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve Resolution PC21-05. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

8. A. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3). B. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).

City Planner Peter Schleinze reviewed the sign variance for a non-conforming monument sign at 2066 Lawrence Drive for St Mark Lutheran Church. He explained that there are two different variance requests associated with relocating an existing non-conforming sign: height of the sign proposed to be 11 feet 10 inches instead of 8 feet and illumination proposed to be internal instead of external. Peter noted that there are eight criteria for proving a hardship exists and Plan Commission should specifically identify the hardship if a variance approval is granted. Ald. Raasch moved, seconded by Mayor Boyd, to open the meeting. Upon vote, motion carried unanimously. Scott Betrand, who is the representative for the sign company and Jeff Lanier, who is the representative for St. Mark Lutheran Church were both in attendance to answer questions. Scott stated that the current sign is in need of refurbishment since the original sign was installed in 2003. The church would like to add more efficient lighting and also an electronic message board to the sign. Derek Beiderwieden asked for clarification on the hardship letter that was submitted. He stated that the documentation did not make sense and does not prove any hardship exists. Discussion followed and it was clarified that financial burden is not a hardship. Mayor Boyd moved, seconded by Ald. Raasch, to close the meeting. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Ald. Raasch, to deny the variance request. After further discussion, Derek and Dean withdrew their motions to deny and made a new motion to table the item. Ald. Carpenter noted that if the item is tabled, it needs to be brought back to the next Plan Commission meeting. However, if it is referred back to staff, the petitioner can bring it back to a Plan Commission meeting at a later date once they have had enough time to prepare. After discussion, it was decided to rescind the motion to table, and a new motion to refer the item back to staff was made by Derek Beiderwieden and seconded by Ald. Raasch. Upon vote, motion carried unanimously. The same motion was made for Part B of the variance request by Derek Beiderwieden and seconded by Mayor Boyd. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

9. Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).

City Planner Peter Schleinze reviewed the site plan request for 939 Lawrence Drive for a building addition to the north and south sides of an existing building. The north side addition uses a galvanized metal which is not an approvable material, but there is a past

history of the Plan Commission approving this type of material. Peter added that there is a gravel area that is currently used as parking and outdoor storage. Plan Commission may want to include that this area be paved in their recommendation. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. David O'Brien with Bayland Building addressed the commission, stating that textured clad panel won't match with the rest of the building. Mayor Boyd moved, seconded by Brenda Busch, to go back to regular order. Upon vote, motion carried unanimously. Staff recommended approval of the site plan, subject to the conditions in the report, as well as the use of masonry textured metal panel. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the site plan request with the use the masonry textured metal panel, but not require the gravel area be paved at this time. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

10. Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).

City Planner Peter Schleinzi reviewed the site plan for a building and pavement addition at 1882 Commerce Drive. The building addition will more than double the square footage of the building. Staff recommended approval of the site plan, subject to the conditions in the report as well as the use of metal on the sides of the building and the metal panel on the front of the building. Ald. Raasch moved, seconded by Brenda Busch, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

Adjournment

Mayor Boyd moved, seconded by Derek Beiderwieden, to adjourn the meeting at 8:13 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

PLAN COMMISSION
RESOLUTION PC 21-04

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT TO MODIFY
THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT No.11
(BOUNDARY AMENDMENT NO. 1)

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 11 (TID #11) was filed with the City Clerk on July 9, 2021 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on July 26, 2021 affording interested parties a reasonable opportunity to express their views on the proposed boundary amendment as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 1 publication in the City's official newspaper on July 9, 2021 pursuant to Wis. Stats. § 66.1105(4)(h)1.; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #11 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on July 23, 2021; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on July 26, 2021 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #11 boundary amendment and determined that the Project Plan and the District Boundaries as proposed are contiguous, contain only whole parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the

private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

The Plan Commission recommends the District Boundaries for TID #11, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

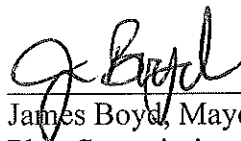
BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary Amendment for Tax Incremental Financing District Number 11, City of De Pere, as prepared and presented by City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 26th day of

July, 2021.

APPROVED:



James Boyd, Mayor
Plan Commission Chair

Ayes: 7

Nays: 0



Common Council

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Tuesday, August 17, 2021

7:30 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Common Council** of the City of De Pere will be held on **August 17, 2021** at **7:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
Access Code: 154-883-285

This meeting may also be rebroadcast on TV throughout the week and available on demand at <http://deperecitywi.igm2.com/>.

I. Call to Order

1. Roll Call
2. Pledge of Allegiance to the Flag.
3. Approval of the minutes of the August 3, 2021 Common Council meeting.
4. Public Hearing on a discontinuance of a public thoroughfare at the 100-200 BLK of Reid St, adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954,
 - A. Notice of Public Hearing.
 - B. Recommendation from the Plan Commission.
 - C. Resolution #21-72 Regarding a Vacation of a Portion of a Public Thoroughfare (Right-of-Way at the 100-200 Block of Reid Street Adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954).
5. Public comment upon matters not on the agenda.
6. Municipal Commendation "De Pere Legion Baseball - Class AAA State Tournament Champions."
7. COVID-19 update from the Health Department.
8. Consideration and Possible Action to Provide Employees with Emergency Paid Sick Leave for COVID-19.

9. Recommendation from the Board of Public Works to approve Definitely De Pere's Revised Request to use \$22,815 from the Stadium Tax Streetscape Allocation for Garbage & Recycle Receptacle Replacement Proposal
10. Recommendation from the Board of Public Works to award Contract 21-08 Manhole Repair and Rehabilitation to Northern Pipe, Inc in the amount of \$34,075.00
11. Recommendation from the Board of Public Works Regarding the Acquisition of Property Necessary to Construct Public Parking Facilities in and Adjacent to the Public Alley Located Between Reid Street and Main Avenue and 4th and 5th Streets.
 - A. To approve the preparation of a Relocation Order to acquire the necessary property interests involved in construction of the aforementioned parking facility improvements.
 - B. To approve the Law Department issuing a request for proposals for the necessary property appraisal work for such property acquisition.
 - C. Authorizing the Mayor and City Clerk to execute a standard City Consultant Agreement with the appraisal firm providing the lowest responsive proposal.
12. Recommendation from the License Committee on an application for a Class "B" Fermented Malt Beverage License and "Class C" Wine License for Aurora Rose, LLC (DBA Alpha Delights), 143 N. Wisconsin St. Submitted by Aurora Rose, LLC; Agent Heather Weisspeters, Denmark, WI.
13. Ordinance #21-17 Amending Section 6.1, De Pere Municipal Code, Regarding Meetings.
14. Ordinance #21-18 Amending Section 114-5, De Pere Municipal Code, Regarding Registration Requirements for Peddlers, Solicitors and Transient Merchants.
15. Resolution #21-86 Approving Municipal Project Agreement with Brown County (Southbridge Connector Interchange).
16. Resolution #21-87 Clean Energy Resolution.
17. Resolution #21-88 An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details.
18. Resolution #21-89 An Initial Resolution Authorizing the Sale and Issuance of Taxable General Obligation Promissory Notes; and Certain Related Details.
19. Resolution #21-90 Authorizing Agreement for Statutory Assessor, Maintenance and Annual Full Market Revaluation Services with Accurate Appraisal LLC (October 1, 2021-September 30, 2025).
20. Resolution #21-91 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 7, City of De Pere, Wisconsin (Boundary Amendment #1).
21. Resolution #21-92 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 11, City of De Pere, Wisconsin (Boundary Amendment #1).
22. Resolution #21-93 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 12, City of De Pere, Wisconsin (Boundary Amendment #2).
23. Resolution #21-94 Terminating Tax Incremental Financing District No. 6 in the City of De Pere.

- 24. Appointments to boards and commissions by Mayor Boyd.
- 25. Voucher approval.
- 26. Future agenda items.
- 27. Adjournment.

Carey Danen
City Clerk

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
St. Norbert College INC
David Nalepka, St. Norbert College
Patricia Dart, St. Norbert College
Medical College of Wisconsin INC
Dan Lukes, St. Norbert College
Heather Weisspeters, Alpha Delights
Accurate Appraisal



Common Council

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Minutes

Tuesday, August 17, 2021

7:30 PM

Council Chambers and Virtual

1. Call to Order. The meeting was called to order at 7:30 PM by Mayor James Boyd.

Attendee Name	Title	Status	Arrived
Dan Carpenter	Aldersperson	Present	
Mike Eserkaln	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Amy Chandik Kunderger	Aldersperson	Present	
Shana Defnet Ledvina	Aldersperson	Present	
John Quigley	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Kelly Ruh	Aldersperson	Present	
James Boyd	Mayor	Present	

2. Pledge of Allegiance to the Flag.

3. Approval of the minutes of the August 3, 2021 Common Council meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Kelly Ruh, Aldersperson
AYES:	Carpenter, Eserkaln, Hansen, Kunderger, Ledvina, Quigley, Raasch, Ruh

4. Public Hearing on a discontinuance of a public thoroughfare at the 100-200 BLK of Reid St, adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954,

A. Notice of Public Hearing.

City Clerk Carey Danen reported that the notice of public hearing was published in the Green Bay Press Times on July 23, July 30, and August 6, 2021.

B. Recommendation from the Plan Commission.

Mayor Boyd declared the public hearing open; no one wished to speak. Mayor Boyd then declared the hearing closed. Development Services Director Dan Lindstrom reviewed the request and the recommendation from Plan Commission, noting that the resolution on tonight's agenda is for the second reading and final approval.

C. Resolution #21-72 Regarding a Vacation of a Portion of a Public Thoroughfare (Right-of-Way at the 100-200 Block of Reid Street Adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

5. Public comment upon matters not on the agenda.

None.

6. Municipal Commendation "De Pere Legion Baseball - Class AAA State Tournament Champions."

Mayor Boyd read the commendation for the De Pere Legion Baseball team in recognition of their achievement. Coach Dan Lukes and senior team members Bennett Spaeth, Kaden Kosobucki, and Myles Jensen were present to receive the commendation.

7. COVID-19 update from the Health Department.

Health Director Debbie Armbruster reported that Brown County is at an 8.6% transmission rate as of August 10th, which is considered high. She provided an update on recent Health Department activities, including vaccine clinics at the Farmers Market, Beer Gardens, and the Brown County Expo, which would not have been possible without the department's short-term nurses. She recognized The Green Room, Seroogys, and The Bar/Graystone Ale House for their contribution of coupons as an incentive. Because of the surge, the upcoming Health and Fire Department open houses have been cancelled. The department's nurses have been assisting at The Brown County Expo; Deb acknowledged that they could not do this without our short term nurses. Finally, Debbie reported that booster vaccines have been approved for immunocompromised people; they are expecting approval soon for all other groups. Staff is planning clinics for both influenza shots and COVID boosters.

8. Consideration and Possible Action to Provide Employees with Emergency Paid Sick Leave for COVID-19.

Alderperson Hansen moved, seconded by Alderperson Ledvina to approve the request. City Administrator Larry Delo asked that the motion be amended to authorize the inclusion of collective bargaining units, based on the successful negotiation of an MOU before they would be able to receive the additional leave time. The mover and seconder confirmed their agreement with this change. Human Resources Director Shannon Metzler requested an amendment to the motion to make it contingent upon staff confirming that it is legally permissible to provide this as an incentive. She explained there is a cap to any incentives the City provides. Staff had initially recommended offering the leave time to vaccinated staff only as an incentive, but if it exceeds the threshold, it would be offered to all employees. She needs to run the numbers, because the incentive amount can only be so large before it is no longer considered voluntary, but

rather coercive and basically a mandate to get the vaccine. It is calculated based on a percentage of the family medical premium, and she is waiting to hear back what that threshold is. Discussion followed about referring back to staff rather than approving with a contingency. Alderperson Carpenter moved, seconded by Alderperson Raasch to amend the motion to refer it back to staff. Upon vote, the motion to refer back to staff carried with Alderperson Hansen voting nay.

City Attorney Judy Schmidt-Lehman indicated that her understanding of Alderperson Carpenter's motion is that it would be referred back to staff only if the HR director found out that the cap would be exceeded. If it was intended to refer the item back to staff regardless, then it was not in order with the motion already on the floor. She asked the Mayor to make a ruling if the amendment was out of order; Mayor Boyd found that the motion to refer back to staff was out of order and therefore invalidated.

Judy suggested two alternatives that would comply with Roberts Rules: 1) vote on the original motion. If it fails, then a new motion can be made; or 2) make a motion to amend the motion currently on the floor to table rather than refer back to staff.

Alderperson Hansen moved, seconded by Alderperson Raasch to table the request. Upon vote, motion carried unanimously.

RESULT: TABLED [UNANIMOUS]

Next: 9/7/2021 7:30 PM

MOVER: Jonathon Hansen, Alderperson

SECONDER: Shana Defnet Ledvina, Alderperson

AYES: Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

9. Recommendation from the Board of Public Works to approve Definitely De Pere's Revised Request to use \$22,815 from the Stadium Tax Streetscape Allocation for Garbage & Recycle Receptacle Replacement Proposal

Alderperson Quigley stated that while he intends to support this request, he is a little concerned that the cost for the City logo is \$110 per receptacle. He asked if there would be a more cost effective option. Alderperson Hansen pointed out that having the City logo on the receptacles is part of the rebranding initiative to create a cohesive identity for the City. Alderperson Raasch said he prefers to have the garbage can upgrade as part of the City budget, and direct Definitely De Pere to use the streetscape allocation for something else.

Alderperson Hansen moved, seconded by Alderperson Carpenter to open the meeting. Upon vote, motion carried unanimously. Tina Quigley, Executive Director of Definitely De Pere was asked her opinion on the City picking up the tab for the garbage cans. She said this project has been discussed for several years; it is a very important amenity now that De Pere is striving to be more pedestrian friendly. She would be happy to turn this project over to the City if the funds can be allocated. Alderperson Raasch moved, seconded by Alderperson Carpenter to close the meeting. Upon vote, motion carried unanimously.

Alderperson Kunding asked how the project would be funded if it shifts to the City. Discussion followed regarding alternative funding sources and the pros and cons of using stadium tax funds for this purpose. Mayor Boyd clarified there will still be funds left in the streetscape budget, even after this expenditure.

RESULT:	APPROVED [7 TO 1]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Jonathon Hansen, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Ruh
NAYS:	Raasch

10. Recommendation from the Board of Public Works to award Contract 21-08 Manhole Repair and Rehabilitation to Northern Pipe, Inc in the amount of \$34,075.00

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Quigley, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

11. Recommendation from the Board of Public Works Regarding the Acquisition of Property Necessary to Construct Public Parking Facilities in and Adjacent to the Public Alley Located Between Reid Street and Main Avenue and 4th and 5th Streets.

A. To approve the preparation of a Relocation Order to acquire the necessary property interests involved in construction of the aforementioned parking facility improvements.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Kelly Ruh, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

B. To approve the Law Department issuing a request for proposals for the necessary property appraisal work for such property acquisition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

C. Authorizing the Mayor and City Clerk to execute a standard City Consultant Agreement with the appraisal firm providing the lowest responsive proposal.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

12. Recommendation from the License Committee on an application for a Class "B" Fermented Malt Beverage License and "Class C" Wine License for Aurora Rose, LLC (DBA Alpha Delights), 143 N. Wisconsin St. Submitted by Aurora Rose, LLC; Agent Heather Weisspeters, Denmark, WI.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Mike Eserkaln, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

13. Ordinance #21-17 Amending Section 6.1, De Pere Municipal Code, Regarding Meetings.

Alderperson Raasch inquired about the impetus for the change. City Attorney Judy Schmidt-Lehman explained that the request was presented to Finance-Personnel Committee last month, because there are some local civic events that have traditionally conflicted with Council meeting nights (i.e., the National Night Out event). Judy noted that this amendment would be for Council meetings only. Alderperson Hansen asked if an e-mail communication would qualify as written notice; Judy confirmed that it would.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

14. Ordinance #21-18 Amending Section 114-5, De Pere Municipal Code, Regarding Registration Requirements for Peddlers, Solicitors and Transient Merchants.

Alderperson Hansen asked how this requirement would apply to out-of-state companies with no physical presence in Wisconsin. City Clerk Carey Danen replied that staff will research the Department of Revenue's requirements for out-of-state sellers.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

15. Resolution #21-86 Approving Municipal Project Agreement with Brown County (Southbridge Connector Interchange).

Alderperson Hansen asked if the County's agreement with the town of Lawrence is expected to be a 50/50 split as well; Public Works Director Scott Thoresen confirmed that it is. Alderperson Hansen reminded residents that the Southern Bridge project will need state and federal funding, and encouraged viewers to contact their representatives.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

16. Resolution #21-87 Clean Energy Resolution.

Alderperson Kundinger moved, seconded by Alderperson Ledvina to open the meeting. Upon vote, motion carried unanimously. Renee Gasch, De Pere resident and

Sustainability Commission member, stated that she is very proud to have co-authored this resolution with her fellow commissioners. She asked for the Council's blessing on the clean energy resolution. De Pere resident Bobbie Webster spoke in favor of the resolution. She asked Council members to consider striking the statement in paragraph three about natural gas vehicles, and to include firm benchmarks in the resolution. Casey Hicks, Northeast region organizer with Wisconsin Conservation Voters, asked Council members to set target dates to reach the goal of 100% clean energy. De Pere business owner Alex Galt stated that climate change is already affecting his business, and urged Council to vote in favor of this resolution. Alderperson Raasch moved, seconded by Alderperson Hansen to close the meeting. Upon vote, motion carried unanimously. Discussion followed regarding the development of a work plan to accompany the resolution and establishing benchmarks, as well as steps the City has already taken to meet clean energy goals.

RESULT:	ADOPTED [6 TO 2]
MOVER:	John Quigley, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley
NAYS:	Raasch, Ruh

17. Resolution #21-88 An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details.

Justin Fisher, Investment Advisor from Baird, provided a brief review of the City's financial status and borrowing plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

18. Resolution #21-89 An Initial Resolution Authorizing the Sale and Issuance of Taxable General Obligation Promissory Notes; and Certain Related Details.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Amy Chandik Kundinger, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

19. Resolution #21-90 Authorizing Agreement for Statutory Assessor, Maintenance and Annual Full Market Revaluation Services with Accurate Appraisal LLC (October 1, 2021-September 30, 2025).

Mayor Boyd stated that due to some recent information received, staff is requesting that this item be referred back for further evaluation.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Amy Chandik Kunding, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

20. Resolution #21-91 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 7, City of De Pere, Wisconsin (Boundary Amendment #1).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Amy Chandik Kunding, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

21. Resolution #21-92 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 11, City of De Pere, Wisconsin (Boundary Amendment #1).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

22. Resolution #21-93 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 12, City of De Pere, Wisconsin (Boundary Amendment #2).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

23. Resolution #21-94 Terminating Tax Incremental Financing District No. 6 in the City of De Pere.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

24. Appointments to boards and commissions by Mayor Boyd.

City Attorney Judy Schmidt-Lehman indicated that while Alderperson Quigley is on the appointments list, there is no requirement for him to abstain from voting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

25. Voucher approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Kelly Ruh, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

26. Future agenda items.

None.

27. Adjournment.

Alderperson Raasch moved, seconded by Alderperson Ledvina to adjourn the meeting at 9:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk

RESOLUTION #21-92

APPROVING THE PROPOSED PROJECT PLAN AMENDMENT TO MODIFY THE DISTRICT BOUNDARIES
OF TAX INCREMENTAL FINANCING DISTRICT NUMBER 11, CITY OF DE PERE, WISCONSIN
(Boundary Amendment #1)

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wis. Stats. §66.1105 to Amend the Project Plan for Tax Incremental Financing District No. 11 (TID #11) as provided in Resolution #PC 21-04 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Project Plan Amendment to Modify the Boundaries of Tax Incremental Financing District No. 11, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with all the recitations and findings in the above-referenced Resolution of the Plan Commission and the Common Council being aware of all proceedings of the Plan Commission in regard to the Boundary Modification of Tax Incremental Financing District No. 11, including the public hearing held thereon before the Plan Commission on July 26, 2020 at 7:00 p.m., the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The boundaries of Tax Incremental District Number 11, City of De Pere (TID #11) are hereby modified by adding the following whole unit of property thereto:

Tax Parcel WD-1042, described as:

Lot 2 of 41 CSM 100 Map 6194 in 1763206 being part of Lots 1, 2 & 3 De Pere Business Park South Addition being parts of NE1/4 SW1/4, NW1/4 SW1/4, & SE1/4 SW1/4 all in Section 32 T23N R20E

as specified in the Project Plan Amendment to Modify the Boundary for Tax Incremental District No. 11, in the City of De Pere, Wisconsin, attached and incorporated herein as Exhibit B. The District contains only whole units of property as are assessed for general property tax purposes.

2. The Property within the District does not include any annexed territory that was not within the boundaries of the City on January 4, 2004, and contains only whole units of property.
3. The District was created on September 1, 2015. The Common Council amends District boundaries as of this date (August 17, 2021), with an effective base value date of January 1, 2021 for the land added to the district.
4. The Common Council finds and declares that:
 - A. Not less than 50% of the real property within TID #11 is suitable for mixed-use development under Wis. Stats. §66.1105(cm).
 - B. Based upon such findings and the identification and classification of the property in the district, TID #11 is a mixed-use District.
 - C. The improvement of such area is likely to enhance significantly the value of the District.
 - D. The private development activities projected in the Project Plan would not occur without tax incremental financing.
 - E. It is estimated that less than 35% of the territory within the District will be devoted to retail business at the end of the District's expenditure period.
 - F. The equalized value of the taxable property in TID #11 plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - G. The Project Plan costs directly relate to promoting mixed-use development TID #11 consistent with the purpose for which TID #11 is created.
 - H. The Project Plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).
5. The Common Council, pursuant to Wis. Stats. §66.1105(4)(gm), hereby adopts and approves the Project Plan Amendment to Modify the District Boundaries for TID #11, a copy of which is attached to Resolution #PC 21-04 and is incorporated herein as is fully set forth.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate speed.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to schedule a meeting of the Joint Review Board for the purpose of considering approval of this Resolution and the modification of the District Boundaries of TID #11, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of Project Plan Amendment for the Modification of the District Boundaries for TID #11, City of De Pere and pursuant to Wis. Stats. §§66.1105(5)(a), the City Clerk is authorized and directed to submit to as necessary all applications and other materials required or determined necessary by the Wisconsin Department of Revenue for re-determination and certification of the tax incremental base of TID #11.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 17th day of August, 2021.

APPROVED:


James G. Boyd, Mayor

ATTEST:


Carey E. Damer, City Clerk

Ayes: 8

Nays: 0