



City of De Pere

**Tax Increment District No.12
Boundary Amendment No. 2**

Prepared by the Development Services Department

**Original Project Plan for TID No. 12 (September 1, 2015)
Boundary Amendment No. 1 for TID No. 12 (February 19, 2021)**

**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. 12 Officials and Acknowledgements

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Plan Commission

James Boyd, Mayor
Dan Carpenter, Alderperson
Dean Raasch, Alderperson
Derek Beiderwieden, Commissioner
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Mark Higgins, Commissioner
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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
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Milestone Dates

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

A. EXECUTIVE SUMMARY TID NO. 12 BOUNDARY AMENDMENT NO. 2

The purpose of the Boundary Amendment is to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1, and into the TID Boundary.

- Parcel WD-1753-1 was recently split from WD-1753. The City is facilitating an exchange of parcels WD-1753 and WD-1759 with a private developer.
- Parcel WD-L492-2 9(already in TID) and WD-L492-B-3 is to be acquired by Green Bay Packaging to expand its current facility. The City of De Pere wants to assist in the business expansion on their privately-owned and city-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 parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 to TID No. 12 to allow for expansion and development.

Similar to the 2020 Amendment, this current 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 and original plan as the basis for this boundary amendment. Staff retained the sections of the previous plans but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most up to date project plan and boundary updated under a single document. Therefore, sections or text identified in light gray are areas in which the document was updated in 2020 sections or text identified in dark gray are areas in which the document is proposed to be updated under this amendment to reflect the proposed changes, any TID law changes, table and 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 12, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 12 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.

2020 Amendment: Introduction and Description of Boundary Amendment

Tax Incremental District No. 12 (the “TID”) was created on September 1, 2015 as a mixed-use TID. The TID has a maximum life (absent extension) of 20 years ending September 1, 2035. The expenditure period for the TID ends on September 1, 2030 which is 5 years prior to its unextended termination date. The purpose of the TID is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, 18 industrial sites and related public infrastructure improvements in the City. The area is approximately 357 acres in size.

This TID#12 boundary amendment accomplished the following:

1. Allow Infinity Machine (Parcel WD-1372), currently located in TID #6, to construct a large expansion of its facility onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of \$2,500,000. This expansion will be served by public improvements created as a part of the TID #12 project plan.
2. Allow Bayside Machine (Parcel WD-1371), currently located in TID #6, to expand its facility (est. over 30,000 square foot expansion) onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of \$2,046,575. This expansion will be served by public improvements created as a part of the TID #12 project plan.
3. Allow for development of Parcel WD-L482-1, located adjacent to the residential development in TID #12, using the public improvements created as a part of TID #12, in the future.
4. The amendment is needed in order to pull the existing facilities into TID #12 as TID #6 is projected to be closing in early 2020.

The amendment only adds boundary to the original TID project plan, and all other subject areas of the original plan remain unchanged. This is the first boundary amendment for the TID. Each municipality can amend a project plan to change boundaries by adding boundary to a TID up to four times during the life of an active TID.

Project ‘But’ For Statement

Financial assistance through developer grants (as called for in the TID #12 Project Plan) for the expansion of both industrial businesses identified above is necessary in order for the expansions to proceed due to various costs of the following:

1. Cost to purchase the land behind current property.
2. De Pere requirements to uphold building design standards.
3. Developing parking area on purchased property.
4. Removal of exempt wetlands in various areas to allow for adequate parking.
5. Development of storm water retaining ponds along Biotech Way to be in compliance with code.
6. West building wall of Bayside facility will have to be transformed from an expandable sheet panel wall to a permanent structure wall.

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. 12 are listed on Table I found on **Page 5**, 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 projects. 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, surveyors, appraisers, and other contracted services related to the District. This shall also include the District 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 12 - TABLE I
Proposed Project Costs, Public Works and Improvements

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	505,000		505,000		
Southbridge American-Rail	1,950,000		1,950,000		
½ Mile Road Repair	8,000,000		8,000,000		
Rail Maintenance	800,000		800,000		
Subtotal	11,255,000		11,255,000		
Developer Cash Grant	10,090,000	0	0	672,667	9,417,333
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	5,924,884	0	0	461,455	5,463,429
Total	27,379,884	15,000	11,260,000	1,139,122	14,965,762

* 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 12

The purpose of Tax Incremental Financing District Number 12 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, and 18 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 357 acres in size. The 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 rail, rail maintenance and road improvements/maintenance with ½ 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 357 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 12 are shown on Map 1 in Appendix A and are further described in Appendix A and B .

<i>Parcel ID</i>	<i>Legal Description</i>
WD-L482	SUBD OF WILLIAMS GRANT LOT 99 EX 39 CSM 3 AS COR BY 1694267 & EX 2272288 & EX
WD-L483	SUBD OF WILLIAMS GRANT LOT 100 EX 2272288 & EX HWY
WD-L484	SUBD OF WILLIAMS GRANT LOT 101 EX HWY & EX 2161114 & EX 2272288
WD-L485	SUBD OF WILLIAMS GRANT LOT 102 EX HWY & EX 2161114
WD-L486	SUBD OF WILLIAMS GRANT LOT 103 EX HWY & EX 1843041 FOR RD & EX 2161114
WD-L482-2	E 12 ACRES OF LOT 99 SUBD OF WILLIAMS GRANT
WD-L483-1	E 12 ACRES OF LOT 100 SUBD OF WILLIAMS GRANT
WD-L484-1	E 12 ACRES OF LOT 101 SUBD OF WILLIAMS GRANT
WD-L510	SUBD OF WILLIAMS GRANT PART OF LOT 122 LYG W OF RR
WD-L511	SUBD OF WILLIAMS GRANT PART OF LOT 123 LYG W OF RR
WD-L514	SUBD OF WILLIAMS GRANT PART OF LOT 124 LYG W OF RR
WD-L515	SUBD OF WILLIAMS GRANT PART OF LOT 125 LYG W OF RR
WD-1759	GARRITY'S GLEN OUTLOT 7
WD-L492-B-4	LOT 1 OF 52 CSM 324 BNG PRT OF WILLIAMS GRANT LOT 104
WD-L492-B	LOT 2 OF 40 CSM 167 AS COR BY 1745870 BNG PRT OF LOTS 104 THRU 110 & BNG PRT
WD-1137-2	LOT 2 OF 57 CSM 249 BNG PRT OF WILLIAMS GRANT LOT 107
WD-1138-2	LOT 2 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT OF
WD-1138-1	LOT 1 OF 50 CSM 224 BNG PRT OF LOT 4 OF SOUTHRIDGE BUSINESS PARK
WD-1138	LOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4
WD-1138-3	OUTLOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT
WD-D0104	WILLIAMS GRANT THAT PART OF LOTS 115 & 116 LYG SE OF RR & NW OF HWY D EX WPS
WD-L505-1	SUBD OF WILLIAMS GRANT PART OF LOT 119 LYG ELY OF RR R/W & WLY OF HWY D
WD-L500-1	SUBD OF WILLIAMS GRANT PART OF LOT 118 LYG ELY OF RR & LYG WLY OF HWY D
WD-L496	PART OF SLY 385 FT OF LOT 116 & ALL THAT PART OF LOT 117 SUBD OF WILLIAMS
WD-L545	R-O-W OVER WILLIAMS GRANT SUBD LOTS 115 THRU 119
WD-L546	SUBD OF WILLIAMS GRANT PART OF WPS R/W OVER LOTS 115 THRU 119 LYG ELY & ADJN RR & EX 1970221 & EX 1970223
WD-L482-1	Added in 2020
WD-1371	Added in 2020 and merged with portion of WD-1128-1
WD-1372	Added in 2020 and merged with portion of WD-1128-1
WD-L492-B-3	OUTLOT 1 OF OF 52 CSM 42 BNG PRT OF WILLIAMS GRANT LOTS 118 & 119
WD-L492-B-2	LOT 1 OF 52 CSM 9
WD-1753-1	THAT PRT OF GARRITY'S GLEN OUTLOT 1 DESC IN 2964674

2020 Boundary Addition Valuation:

Parcel Number: WD-L482-1 Valuation:	\$265,000
Parcel Number: WD-1371 Valuation:	\$1,657,200
Parcel Number: WD-1372 Valuation:	<u>\$3,978,700</u>
Total Valuation:	<u>\$5,900,900</u>

2021 Boundary Addition Valuation:

Parcel Number: WD-L492-B-3 Property Valuation:	\$0
Parcel Number: WD-1753-1 Property Valuation:	\$0
Parcel Number: WD-L492-B-1 Property Valuation:	\$0
Parcel Number: WD-L492-B-2 Property Valuation*:	\$15,986,400*
Parcel Number: WD-L492-B-2 Personal Property Valuation*:	\$750,600*
Total Valuation:	<u>\$16,737,700</u>

* Parcel WD-L492-B-2 is currently in TID No. 6 therefore the does not count towards the 12% TID limitation threshold.

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 12 – TABLE II Projected Development

PROJECT	Value per Unit	Number of Units	Total Value	Expected Date of Construction
216 Residential Lots	175,000	216	37,800,000	
4 Multi-family Housing	2,000,000	4	8,000,000	
17 IB-2	4,000,000	17	68,000,000	
1 IB-2	10,000,000	1	10,000,000	
TOTAL VALUE INCREMENT			123,800,000	

The City has estimated that the project will create incremental new value of approximately \$123,800,000 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 \$123.8 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 12 to accomplish the proposed public improvements identified in Table I found on [Page 5](#).

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 12 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 \$123.8 million in 2034

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

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

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.

	Annual	Cumulative	Total				Annual	
	Increased	Value of New	Estimated		TID	2014	Increment	Total
	Value of New	Buildings &	Taxable	Base	Value	Net Total	Revenue	Projected
Year	Buildings	Improvements	Value	Value	Increment	Tax Rate	/1000	Revenues
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(10)
12/31/2015	-	-	-	\$91,500	-	-	-	-
12/31/2016	5,907,143	5,907,143	5,907,143	91,500	5,815,643	21.820	-	-
12/31/2017	7,250,000	13,157,143	13,157,143	91,500	13,065,643	21.820	126,897	126,897
12/31/2018	12,107,143	25,264,286	25,264,286	91,500	25,172,786	21.820	285,092	285,092
12/31/2019	7,250,000	32,514,286	32,514,286	91,500	32,422,786	21.820	549,270	549,270
12/31/2020	12,107,143	44,621,429	44,621,429	91,500	44,529,929	21.820	707,465	707,465
12/31/2021	10,107,143	54,728,571	54,728,571	91,500	54,637,071	21.820	971,643	971,643
12/31/2022	15,250,000	69,978,571	69,978,571	91,500	69,887,071	21.820	1,192,181	1,192,181
12/31/2023	10,107,143	80,085,714	80,085,714	91,500	79,994,214	21.820	1,524,936	1,524,936
12/31/2024	4,857,143	84,942,857	84,942,857	91,500	84,851,357	21.820	1,745,474	1,745,474
12/31/2025	4,857,143	89,800,000	89,800,000	91,500	89,708,500	21.820	1,851,457	1,851,457
12/31/2026	4,857,143	94,657,143	94,657,143	91,500	94,565,643	21.820	1,957,439	1,957,439
12/31/2027	-	94,657,143	94,657,143	91,500	94,565,643	21.820	2,063,422	2,063,422
12/31/2028	4,857,143	99,514,286	99,514,286	91,500	99,422,786	21.820	2,063,422	2,063,422
12/31/2029	4,857,143	104,371,429	104,371,429	91,500	104,279,929	21.820	2,169,405	2,169,405
12/31/2030	4,857,143	109,228,571	109,228,571	91,500	109,137,071	21.820	2,275,388	2,275,388
12/31/2031	4,857,143	114,085,714	114,085,714	91,500	113,994,214	21.820	2,381,371	2,381,371
12/31/2032	4,857,143	118,942,857	118,942,857	91,500	118,851,357	21.820	2,487,354	2,487,354
12/31/2033	0	118,942,857	118,942,857	91,500	118,851,357	21.820	2,593,337	2,593,337
12/31/2034	4,857,143	123,800,000	123,800,000	91,500	123,708,500	21.820	2,593,337	2,593,337
Totals:	\$ 123,800,000						\$ 29,538,882	\$ 29,538,880

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

TID Number 12 – 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	\$ 5,815,643	\$ 5,815,643	\$ -	\$ (5,000)	\$ (5,000)	\$ (20,000)			\$ (5,000)	\$ (20,000)
3	2017	\$ 7,250,000	\$ 13,065,643	\$ 126,897	\$ (5,000)	\$ 121,897	\$ 101,897	(\$954,438)	\$ (672,667)	\$ (1,505,207)	\$ (1,525,207)
4	2018	\$ 12,107,143	\$ 25,172,786	\$ 285,092	\$ (5,000)	\$ 280,092	\$ 381,990	(\$954,438)	\$ (672,667)	\$ (1,347,012)	\$ (2,872,220)
5	2019	\$ 7,250,000	\$ 32,422,786	\$ 549,270	\$ (5,000)	\$ 544,270	\$ 926,260	(\$954,438)	\$ (672,667)	\$ (1,082,834)	\$ (3,955,054)
6	2020	\$ 12,107,143	\$ 44,529,929	\$ 707,465	\$ (5,000)	\$ 702,465	\$ 1,628,725	(\$954,438)	\$ (672,667)	\$ (924,639)	\$ (4,879,694)
7	2021	\$ 10,107,143	\$ 54,637,071	\$ 971,643	\$ (5,000)	\$ 966,643	\$ 2,595,368	(\$954,438)	\$ (672,667)	\$ (660,462)	\$ (5,540,155)
8	2022	\$ 15,250,000	\$ 69,887,071	\$ 1,192,181	\$ (5,000)	\$ 1,187,181	\$ 3,782,549	(\$954,438)	\$ (672,667)	\$ (439,924)	\$ (5,980,079)
9	2023	\$ 10,107,143	\$ 79,994,214	\$ 1,524,936	\$ (5,000)	\$ 1,519,936	\$ 5,302,485	(\$954,438)	\$ (672,667)	\$ (107,169)	\$ (6,087,248)
10	2024	\$ 4,857,143	\$ 84,851,357	\$ 1,745,474	\$ (5,000)	\$ 1,740,474	\$ 7,042,959	(\$954,438)	\$ (672,667)	\$ 113,369	\$ (5,973,879)
11	2025	\$ 4,857,143	\$ 89,708,500	\$ 1,851,457	\$ (5,000)	\$ 1,846,457	\$ 8,889,415	(\$954,438)	\$ (672,667)	\$ 219,352	\$ (5,754,527)
12	2026	\$ 4,857,143	\$ 94,565,643	\$ 1,957,439	\$ (5,000)	\$ 1,952,439	\$ 10,841,855	(\$954,438)	\$ (672,667)	\$ 325,335	\$ (5,429,192)
13	2027	\$ -	\$ 94,565,643	\$ 2,063,422	\$ (5,000)	\$ 2,058,422	\$ 12,900,277	(\$954,438)	\$ (672,667)	\$ 431,318	\$ (4,997,874)
14	2028	\$ 4,857,143	\$ 99,422,786	\$ 2,063,422	\$ (5,000)	\$ 2,058,422	\$ 14,958,699	(\$954,438)	\$ (672,667)	\$ 431,318	\$ (4,566,557)
15	2029	\$ 4,857,143	\$ 104,279,929	\$ 2,169,405	\$ (5,000)	\$ 2,164,405	\$ 17,123,105	(\$954,438)	\$ (672,667)	\$ 537,301	\$ (4,029,256)
16	2030	\$ 4,857,143	\$ 109,137,071	\$ 2,275,388	\$ (5,000)	\$ 2,270,388	\$ 19,393,493	(\$954,438)	\$ (672,667)	\$ 643,283	\$ (3,385,973)
17	2031	\$ 4,857,143	\$ 113,994,214	\$ 2,381,371	\$ (5,000)	\$ 2,376,371	\$ 21,769,863	(\$954,438)	\$ (672,667)	\$ 749,266	\$ (2,636,707)
18	2032	\$ 4,857,143	\$ 118,851,357	\$ 2,487,354	\$ (5,000)	\$ 2,482,354	\$ 24,252,217	(\$954,438)		\$ 1,527,916	\$ (1,108,791)
19	2033	\$ -	\$ 118,851,357	\$ 2,593,337	\$ (5,000)	\$ 2,588,337	\$ 26,840,554	(\$954,438)		\$ 1,633,899	\$ 525,108
20	2034	\$ 4,857,143	\$ 123,708,500	\$ 2,593,337	\$ (5,000)	\$ 2,588,337	\$ 29,428,890	(\$954,438)		\$ 1,633,899	\$ 2,159,006
Total		\$ 123,708,500		\$ 29,538,890	\$ (110,000)	\$ 29,428,890		\$ (17,179,884.21)	\$ (10,090,000.00)	\$ 2,159,006.25	

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 12. 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.

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

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 8](#).

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 12 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 on [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 12 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. 12 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. 12 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. 12 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. 12, 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 12 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)

All of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; all of Lot 1, Volume 52 of Certified Survey Maps, Page 324, Map Number 7670; all of Lot 1, Volume 50 of Certified Survey Maps, Page 224, Map Number 7391; all of Lots 1, 2 and Outlot 1 of Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; all of Outlot 7, Garrity's Glen recorded in Volume 22 of Plats, Page 241, Document Number 2193288;

All of Certified Survey Map Number 9363, Document Number 2975232, being part of Lots 99 – 103 and 122 - 125, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin;

All of Certified Survey Map Number 9322, Document Number 2961919, being part of Lots 104 – 107 and 118 – 121, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin;

All of Volume 52 of Certified Survey Maps, Page 9, Map Number 7563, being part of Lot 107, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin;

All of Lots 5, 6, 7, and 8, Southwest Business Park First Addition; part of Lot 1, Volume 39 of Certified Survey Maps, Page 3, Map Number 5894;

Part of Lot 2, Volume 40 of Certified Survey Maps, Page 167, Map Number 6087 and corrected by affidavit recorded in Document Number 1745870; part of Lots 99 – 110 and 115 - 125, Williams Grant Subdivision; part of Government Lots 3 and 4, Section 5; part of Government Lot 1, Section 6; being a part of Township 22 North, Range 20 East; all being in the City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northwest corner of Lot 103, Williams Grant Subdivision;

thence S52°36'02"E, 1256.15 feet on the northerly line of said Lot 103 to the southeast corner of Outlot 1 of Volume 40 of Certified Survey Maps, Page 167, Map Number 6087, the POINT OF BEGINNING;

thence N30° 13' 22"E, 359.57 feet on the easterly line of said Outlot 1;

thence N65° 54' 06"E, 280.39 feet on the easterly line of said Outlot 1;

thence N26° 24' 56"E, 491.34 feet on the easterly line of said Outlot 1;

thence N51° 08' 02"W, 262.03 feet on the easterly line of said Outlot 1;

thence N42° 04' 27"E, 522.29 feet on the easterly line of said Outlot 1;

thence N27° 08' 05"E, 209.82 feet on the easterly line of said Outlot 1;

thence N60° 31' 43"E, 286.02 feet on the easterly line of said Outlot 1 to the northerly line of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234;

thence S52° 35' 25"E, 892.78 feet on said northerly line extended easterly to the easterly right of way of American Boulevard;

thence N36°10'58"E, 950.24 feet on the southerly extension of said easterly right of way and continuing on said easterly right of way to the northerly line of Lot 8, Southwest Business Park First Addition;

thence S52°35'25"E, 412.13 feet to the northwesterly corner of said Lot 8;

thence N36° 10' 58"E, 228.54 feet on the easterly line of Southbridge Business Park First Addition;

thence N45° 40' 26"E, 540.00 feet on said easterly line;

thence N68° 20' 58"E, 171.27 feet on said easterly line to the southerly right of way of Builder's Court;

thence 52.29 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the right, having a long chord that bears S01°40'41"E, 51.23 feet;

thence 140.10 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the left, having a long chord that bears S35°13'08"E, 120.60 feet to the east line of Lot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774;

thence S05° 54' 55"E, 415.46 feet on said east line to the northerly line of Outlot 1, said Volume 53 of Certified Survey Maps, Page 275, Map Number 7774;

thence N49° 59' 16"E, 851.54 feet on said northerly line;

thence N54° 13' 00"E, 823.82 feet on said northerly line to the west right of way of the Wisconsin Central Ltd. railroad right of way;

thence S38° 38' 38"W, 1322.93 feet on said west right of way;

thence S51°21'20"E, 141.00 feet to the southwest corner Lot 174, Waterview Heights Fourth Addition;

thence S51°21'20"E, 150.00 feet on the southerly line of said Waterview Heights Fourth Addition;

thence S69° 02' 10"E, 73.48 feet on the southerly line of said Waterview Heights Fourth Addition;

thence S51° 21' 20"E, 131.41 feet on the southerly line of said Waterview Heights Fourth Addition;

thence S58° 13' 23"E, 197.52 feet on the southerly line of said Waterview Heights Fourth Addition;

thence S51° 06' 50"E, 902.10 feet on the southerly line of said Waterview Heights Fourth Addition to the westerly right of way of Lost Dauphin Road, C.T.H. "D":

thence southwesterly 2818 feet more or less on the westerly right of way of said Lost Dauphin Road to the southerly line of Lot 119, Williams Grant Subdivision;

thence N52° 13' 45"W, 1509 feet more or less on said southerly line of Lot 119 to the westerly right of way of the Wisconsin Central Ltd. railroad right of way;

thence S38° 38' 38"W, 3215.43 feet on said westerly right of way to the southerly line of Lot 125, Williams Grant Subdivision;

thence N51° 27' 06"W, 380.15 feet on said southerly line to the southwest corner of said Lot 125;

thence S37° 55' 47"W, 537.53 feet on the easterly line of Lot 99, Williams Grant Subdivision to the southerly line of Lot 99, Williams Grant Subdivision;

thence N52° 29' 37"W, 2742.30 feet on said southerly line to the easterly right of way of Lawrence Drive;

thence N35°43'24"E, 265.80 feet on said easterly right of way to the southerly line of Garrity's Glen South;

thence N52° 33' 27"W, 15.10 feet on said southerly line to the former easterly right of way of Lawrence Drive;

thence northeasterly 1025 feet on the former easterly right of way of Lawrence Drive to the southerly line of Garrity's Glen;

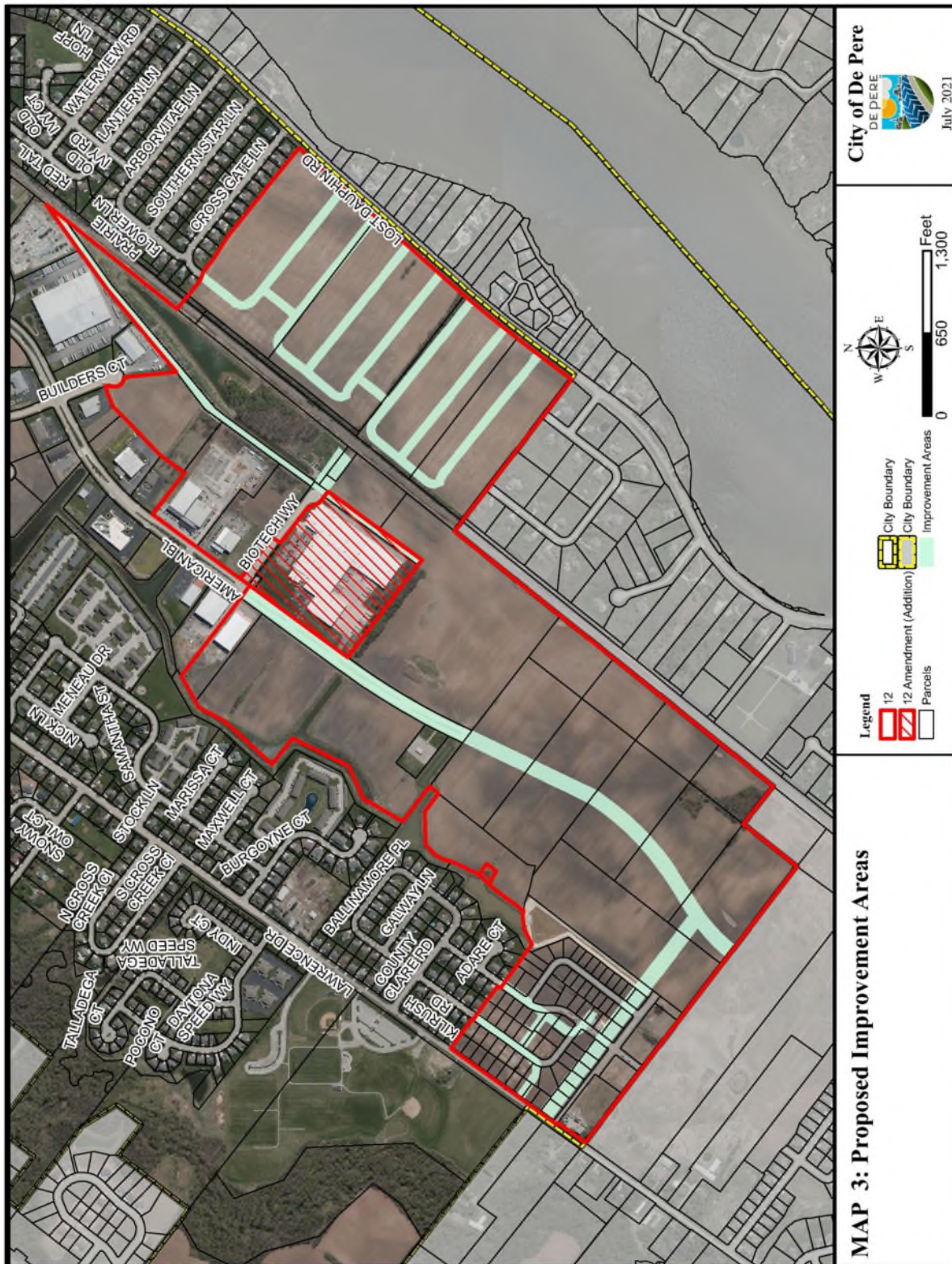
thence S54° 23' 48"E, 285.25 feet on said southerly line;

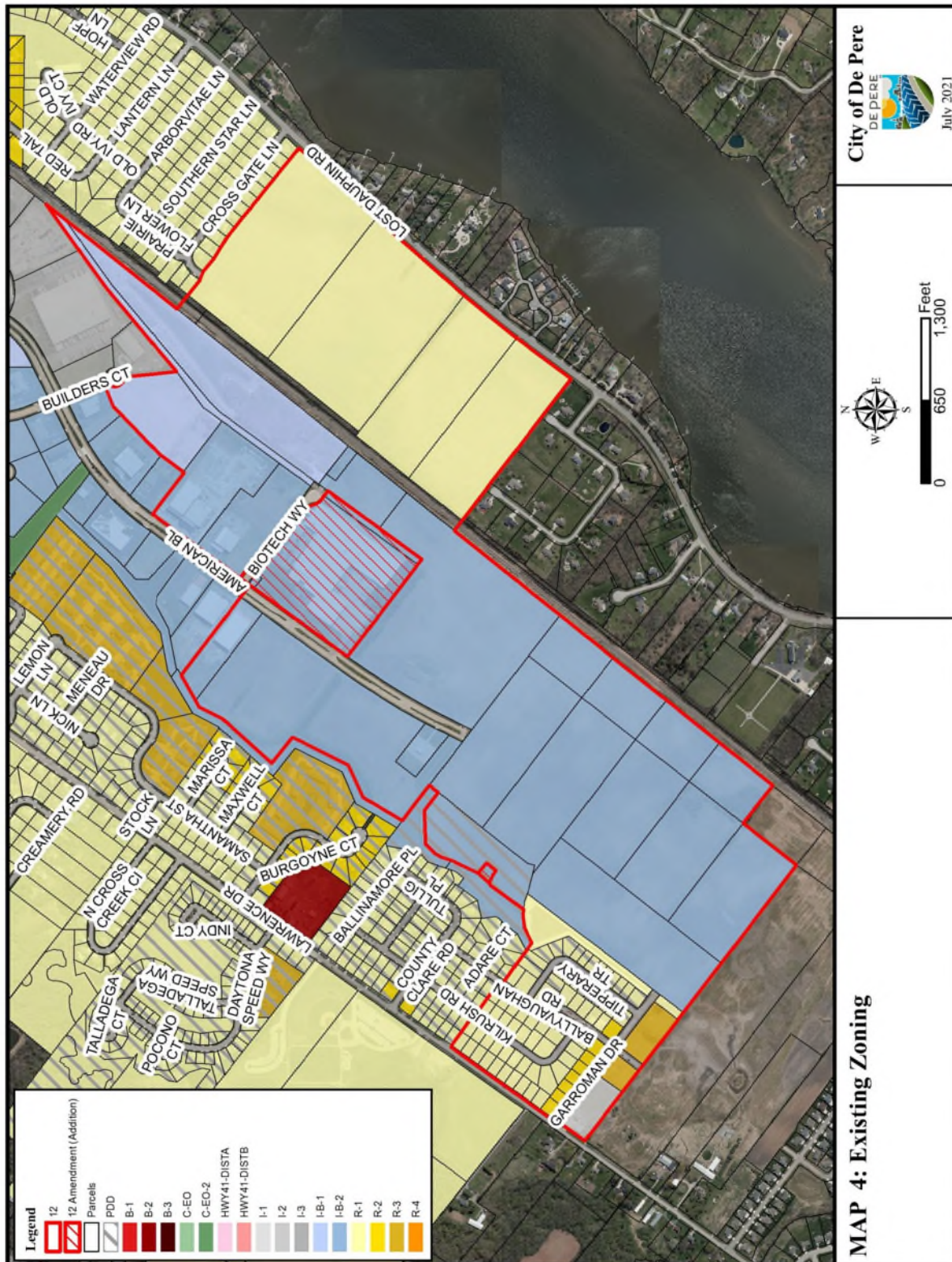
thence S35° 36' 12"W, 13.22 feet on said southerly line;
thence S54° 23' 48"E, 330.00 feet on said southerly line;
thence S35° 36' 12"W, 28.71 feet on said southerly line;
thence S54° 23' 48"E, 424.98 feet on said southerly line;
thence N63° 08' 53"E, 129.29 feet on said southerly line;
thence N83° 05' 52"E, 108.20 feet on said southerly line;
thence S82° 15' 13"E, 39.93 feet on said southerly line to the easterly line of Outlot 1, Garrity's Glen;
thence N36° 26' 44"E, 322.32 feet on said easterly line;
thence N65° 16' 50"E, 16.54 feet on said easterly line;
thence N42° 33' 37"E, 119.59 feet on the west line of Lot 2 of said Certified Survey Map Number 9363;
thence N25° 20' 57"E, 206.23 feet on said easterly line;
thence N18° 57' 48"E, 107.70 feet on said easterly line and the easterly line of Outlot 6, Garrity's Glen;
thence N28° 44' 16"E, 61.52 feet on said easterly line;
thence N45° 49' 01"E, 104.38 feet on said easterly line;
thence N87° 41' 18"E, 264.13 feet on said easterly line;
thence S52° 36' 03"E, 180.80 feet on said easterly line;
thence N38° 38' 59"E, 90.02 feet on said easterly line to the northerly line of Lot 103, Willaims Grant Subdivision;
thence N52° 36' 03"W, 349.36 feet on said northerly line to the POINT OF BEGINNING.

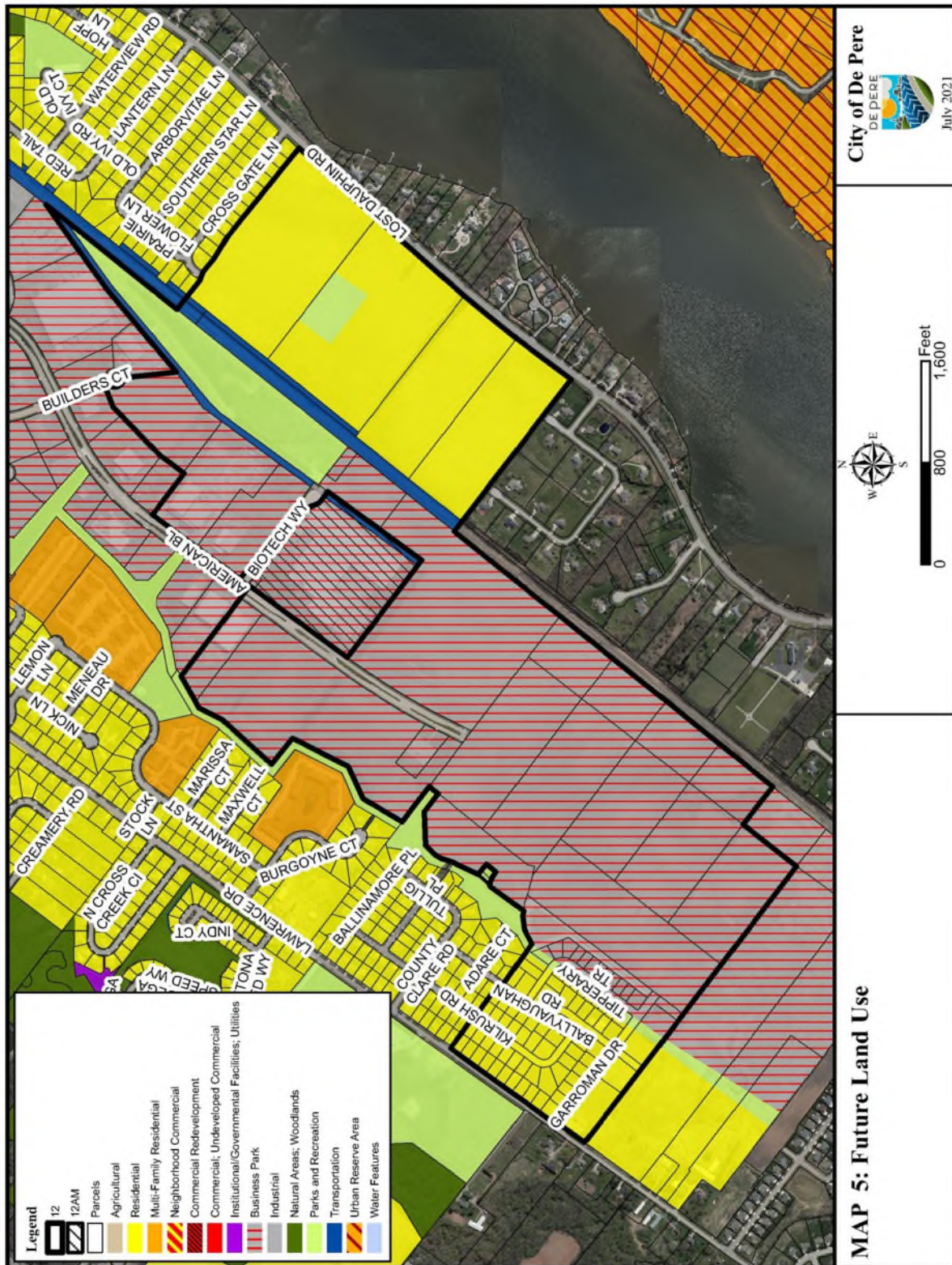
Said described lands contain 404.19 acres of land more or less excluding wetlands

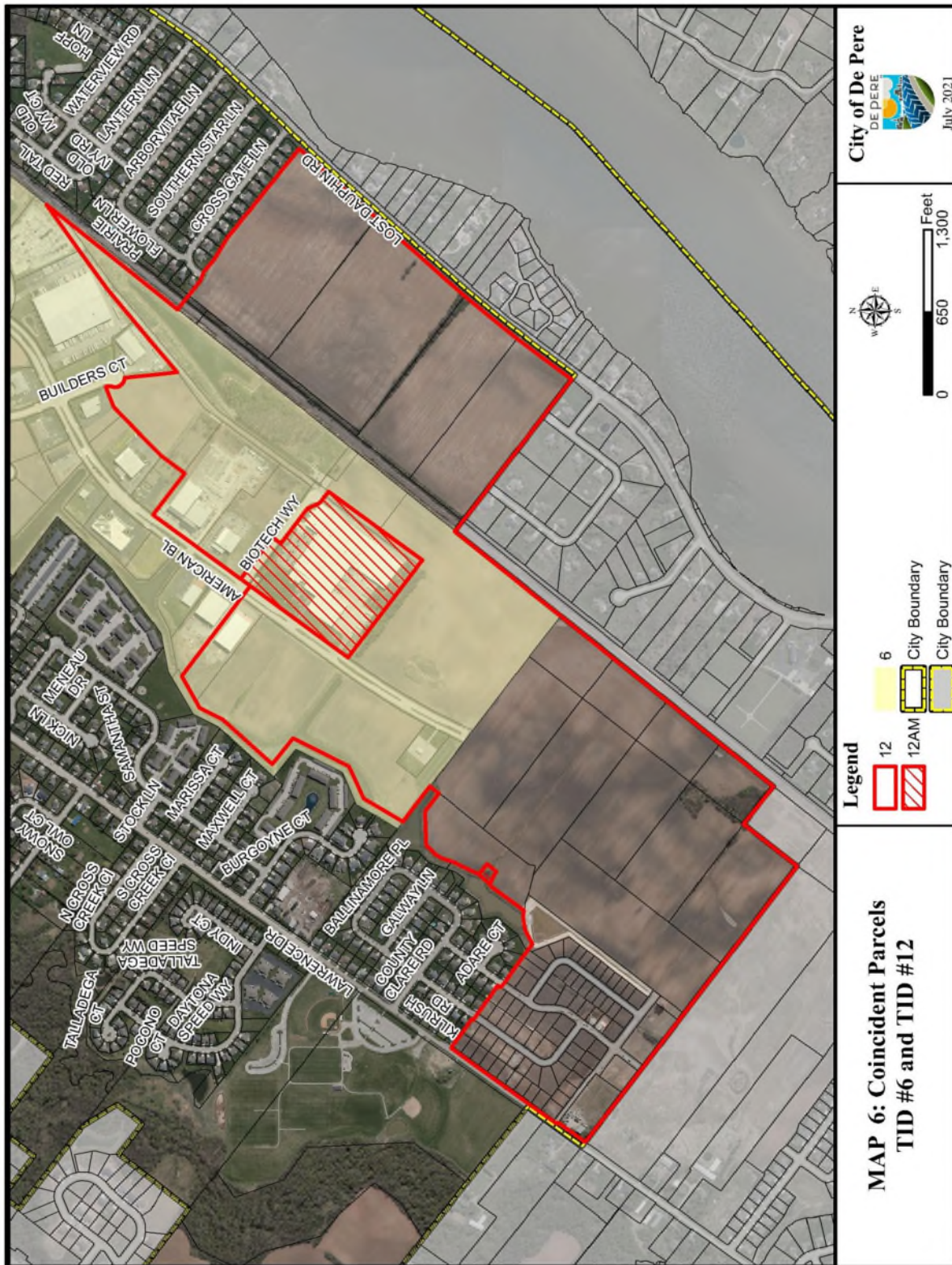
APPENDIX A:MAPS











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. 12 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. 12 Amendment
- 11: Common Council Meeting Agenda
- 12: Common Council Meeting Minutes
- 13: Common Council Resolution Approving TID No. 12 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 #12 (Boundary Amendment #2)

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 #12 (TID #12) 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,

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;

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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 "Daniel J Lindstrom", with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP
Development Services Director

Publication Date: July 16, 2021 (Class 1 Notice – 5 Day Minimum)

**NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING
THE PROPOSED AMENDMENT TO TID NO. 12
BOUNDARY IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of De Pere Joint Review Board for TID No. 12 will meet at 9:30 a.m. or shortly after 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 meeting is for the initial Joint Review Board to consider the proposed District Boundary Amendment. Copies of the proposed TID No. 12 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 9, 2021

**NOTICE OF PUBLIC HEARING
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 12
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/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. 12 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. 12 Boundary. Copies of the proposed Amendment to the TID No. 12 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

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: 65989Customer 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
----------------	------------------

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
----------------	------------------

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 21-04

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)

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. 12 (Boundary Amendment #2); 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 #21-93, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 12 (Boundary Amendment #2), 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. 12 (TID #12)(Boundary Amendment #2) 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 #12, with its boundary amended, 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 #21-93, 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).

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



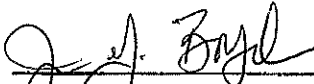
Chad Weininger
Brown County

Excused

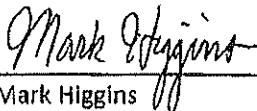
Dawn Laboy
West De Pere School District



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 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 Mallien
 Casie L Mallien, 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: 50735

Customer No: 114834

De Pere

WNAXLP

NOTICE OF PUBLIC HEARING REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY FOR TAX INCREMENTAL DISTRICT (TID) NO. 12 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. 12 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

Meetings and Public Hearings 7720

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. 12 Boundary. Copies of the proposed Amendment to the TID No. 12 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 Schleinzi 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 Schleinzi 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 21-05

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT TO MODIFY
THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT No.12
(BOUNDARY AMENDMENT NO. 2)

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 12 (TID #12) 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 #12 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 #12 Boundary Amendment No. 2 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:

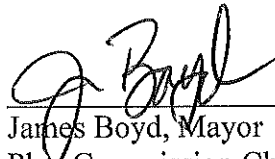
The Plan Commission recommends the District Boundaries for TID #12, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary Amendment No. 2 for Tax Incremental Financing District Number 12, 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 Kunding	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, Kunding, 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 #21-93

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)

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 to modify the boundaries of Tax Incremental Financing District No. 12 (TID #12) as provided in Resolution #PC 21-05 of the City Plan Commission Recommending Adoption of the Proposed Project Plan Amendment to Modify the Boundaries of Tax Incremental Financing District No. 12, 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. 12, 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 12, City of De Pere (TID #12) are hereby modified by adding the following whole units of property thereto:
 - Tax Parcel WD-L492-B-2 (described as: *Lot 1 of CSM 9322 in 2961919 Being Part of Williams Grant Lots 104, 105, 106, 107, 118, 119, 120 & 121*)
 - Tax Parcel WD-L492-B-3 (described as: *Outlot 1 of 52 CSM 42 Being Part of Williams Grant Lots 118 & 119*)
 - Tax Parcel WD-1753-1 (described as: *That part of Garrity's Glen Outlot 1 Described in 2964674*)

as specified in the Project Plan Amendment #2 to Modify the Boundary for Tax Incremental District No. 12, 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 lands added to the district.
4. The Common Council finds and declares that:
 - A. Not less than 50% of the real property within TID #12 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 #12 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 #12 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 #12 consistent with the purpose for which TID #12 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 #12, a copy of which is attached to Resolution #PC 21-05 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 #12, City of De Pere.

BE IT FURTHER RESOLVED THAT:

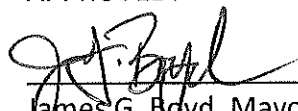
Upon approval of Project Plan Amendment for the Modification of the District Boundaries for TID #12, City of De Pere and pursuant to Wis. Stats. §§66.1105(5)(a), the City Clerk is authorized and directed to submit to as necessary all applications and other materials required or determined necessary by the Wisconsin Department of Revenue for re-determination and certification of the tax incremental base of TID #12.

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. Danen, City Clerk

Ayes: 8

Nays: 0