

**DE PERE**®



**City of De Pere**

**Tax Increment District No.17  
Project Plan and Boundary**

**Prepared by the Development Services Department**

**03/16/2021**

**Plan Commission Review and Approval - February 22, 2021**

**Common Council Review and Approval - March 16, 2021**

**Joint Review Board Review and Approval - March 23, 2021**

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## **City of De Pere TID No. 17 Officials and Acknowledgements**

### **Common Council**

Mayor James Boyd  
Amy Chandik Kunding  
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Casey Nelson  
Dan Carpenter

### **Plan Commission**

James Boyd, Mayor  
Dan Carpenter, Alderperson  
Dean Raasch, Alderperson  
Derek Beiderwieden, Commissioner  
Brenda Busch, Commissioner  
Mark Higgins, Commissioner  
Grant Schilling, Commissioner

### **Joint Review Board**

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

### **City Staff**

Daniel J. Lindstrom, AICP Development Services Director  
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### **Milestone Dates**

Public Hearing: February 22, 2021  
Plan Commission Approval Recommendation: February 22, 2021  
Common Council Approval: March 16, 2021  
Joint Review Board Approval: March 23, 2021

## 1. COMMUNITY INTRODUCTION

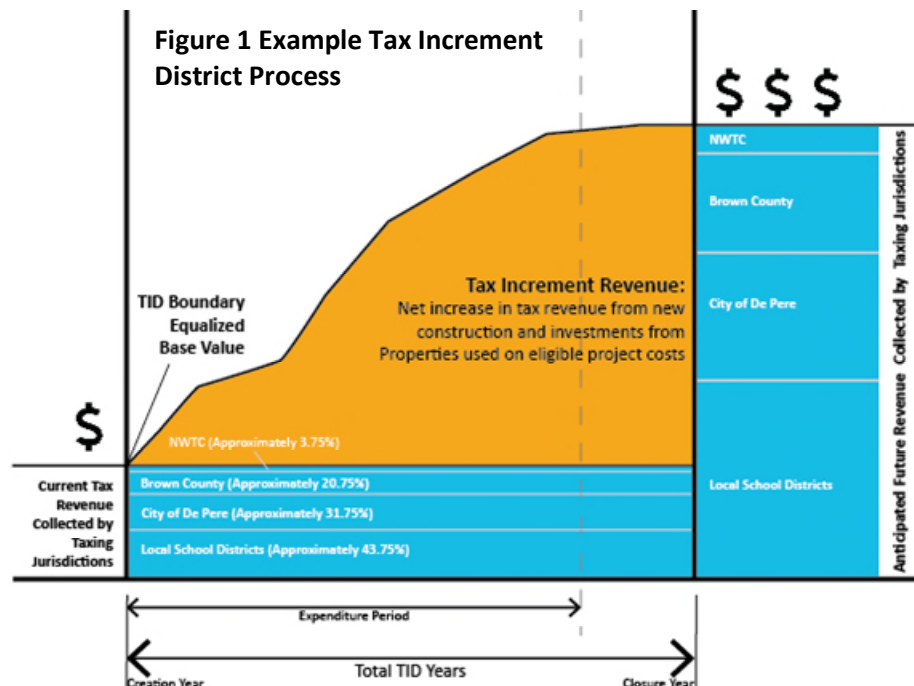
The 25,000 people, who call the City of De Pere, Wisconsin home, know that the community provides a high quality of life in the Greater Green Bay metropolitan area. The excellent schools, a dynamic downtown, successful business parks, and safe neighborhoods served by ample parks and natural areas have resulted in considerable loyalty and community pride among residents. The residences, businesses, and commercial areas are connected with a transportation and green space network that accommodates cars, bikes, and pedestrians. The beautiful Fox River is the focal point of the City Center and the Claude Allouez Bridge unites the two sides of our dynamic downtown. Whether you are on the east side or west side, historic buildings thoughtfully blend with new redevelopment to provide a mix of housing, employment, shopping, dining, and entertainment.



## 2. INTRODUCTION TO TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a method of public finance often used by municipalities across the United States to subsidize redevelopment, infrastructure, and other community growth projects. The Wisconsin legislature passed the first TIF law in 1975, and municipalities across the state have used the mechanism to make improvements to specified Tax Increment Districts (TIDs). TIF helps to promote local tax base expansion by using property tax revenues to fund site improvements to attract new development, industry, rehabilitation/conservation projects, mixed-use development, blight elimination, and environmental remediation. During the development period, tax bases for the entities in question remain static at pre-development levels, while property taxes continue to be paid. The taxes derived from increases in property value within the TIDs (the tax increment) are diverted into a special fund at the City to pay for the costs of this

redevelopment. Generally, the City will borrow funds to pay for initial development costs and use tax increments to retire debt. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing. Figure 1 diagrams the example TID lifespan and process.



The State of Wisconsin classifies City Tax Increment Districts into several categories: rehabilitation, blight removal, industrial, mixed-use, and environmental remediation districts. Tax Increment Districts terminate once either all costs are paid through increment financing or the mandated termination date passes. Upon termination, the taxing jurisdictions within the TID share in the post-TIF tax revenue generated through improvements during the TID's lifetime.

### **3. TAX INCREMENT DISTRICT NO. 17 OVERVIEW**

Tax Incremental District No. 17 ("TID No.17") is being created as an overlap of Tax Incremental District No. 10 (TID No. 10). TID No. 10 was created on August 7, 2012 and is expected to terminate (absent extension) ending August 7, 2032. The City created TID No. 10 to spur the development of the southern portion of the East Industrial Park and help facilitate the development of the Southern Bridge project; however, as the Southern Bridge project continued to delay, the prospect of developing TID No. 10 became more challenging as businesses are reluctant to locate into a park that does not have immediate interstate access and requires their raw goods and finished products to cross through a congested downtown bridge.

Businesses now have a renewed vigor for this area with the announcement of the Southern Bridge preferred route from I-41 to County Highway GV. Specifically, the City has a large proposed development utilizing property currently located in TID No. 10 that will require TIF incentives to spur the development and facilitate the construction of the extension of Commerce Drive. The projected construction schedule for this proposed development has a completion date of mid-2022. The two-year delay between private development construction completion increment revenue leaves little time to create enough increment to repay the required incentives and infrastructure. Therefore a new TID is necessary to accomplish the development. TID No. 17 would also assist Brown County in funding the portion of the Southern Bridge project adjacent to and with a half-mile of the TID No. 17 Boundary.

Unfortunately, due to changes in manufacturing assessments and recent sales of private property at a reduced rate, TID No. 10 saw a reduction of 33.5% in increment value from 2019 (\$10,358,000) to 2020 (\$6,886,100) without any major changes to businesses. Finally, large reductions in the overlaying jurisdictional tax rates negatively impacted TID No. 10; therefore, to compensate TID No. 17 will also be a donor to TID No. 10 (east De Pere saw a combined 18.5% reduction in mill rates over the past two years).

The TID is being created as a "Mixed-Use District" that intends to be a composite of commercial and manufacturing. The instant focus of this District is to facilitate the proposed manufacturing development that makes up several current parcels. This proposed 350,000 square foot development has a projected cost of \$19 million and will require TIF incentives and the extension of Commerce Drive. This major project will have a guaranteed assessed value of approximately \$10 million and bring additional employees to the City. A Payment in Lieu of Taxes will be required if the property falls below the guaranteed addressed value or revenue during the life of the TID.

### **4. TAX INCREMENT DISTRICT NO. 17 CREATION**

This Project Plan is for a mixed-use Tax Increment District in the City of De Pere. The Project Plan has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and includes a detailed description of the Tax Increment District (TID) and boundary. The Project Plan

specifically establishes the need for the district, lists the proposed improvements within the district, and includes the estimated schedule and estimated budget.

a. Planning and Approval Process Timeline

The Finance and Personnel Committee recommended staff and the Plan Commission initiate the planning process for the creation of TID No. 17. The City notified the overlying taxing jurisdictions of the public hearing on February 3, 2021 and published public hearing notices in the Green Bay Press Gazette on February 5, 2021 and February 12, 2021. The notice for the first Joint Review Board (JRB) meeting was published on February 5, 2021. The Joint Review Board held their organizational meeting on February 16, 2021.

The City held the public hearing for the creation of the TID No. 17 Project Plan and boundary on February 22, 2021. After the public hearing, the Plan Commission recommended approval of the TID No. 17 Project Plan and Boundary. This Project Plan and boundary was adopted by resolution of the Common Council on March 16, 2021.

On March 23, 2021 the Joint Review Board reviewed and approved of The TID No. 17 Project Plan and the boundary as required by Wisconsin Statutes. The City published the agenda notice of the final Joint Review Board meeting on March 17, 2021.

Documentation of all resolutions, notices, and minutes can be found as attachments to this Project Plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 17 in the City of De Pere. This official Project Plan guides the development activities within TID No. 17. Implementation of the Project Plan and completion of the proposed activities require a case-by case-authorization by the Plan Commission, Board of Public Works, Finance and Personnel Committee and the City Council. Public expenditures for projects listed in the Project Plan will be based on the development status of the land and economic conditions existing at the time of construction or implementation. Changes to the TID boundary or project categories not identified here require a formal amendment to the Project Plan involving a public hearing and review and City Council approval.

b. Description And Inventory of Area

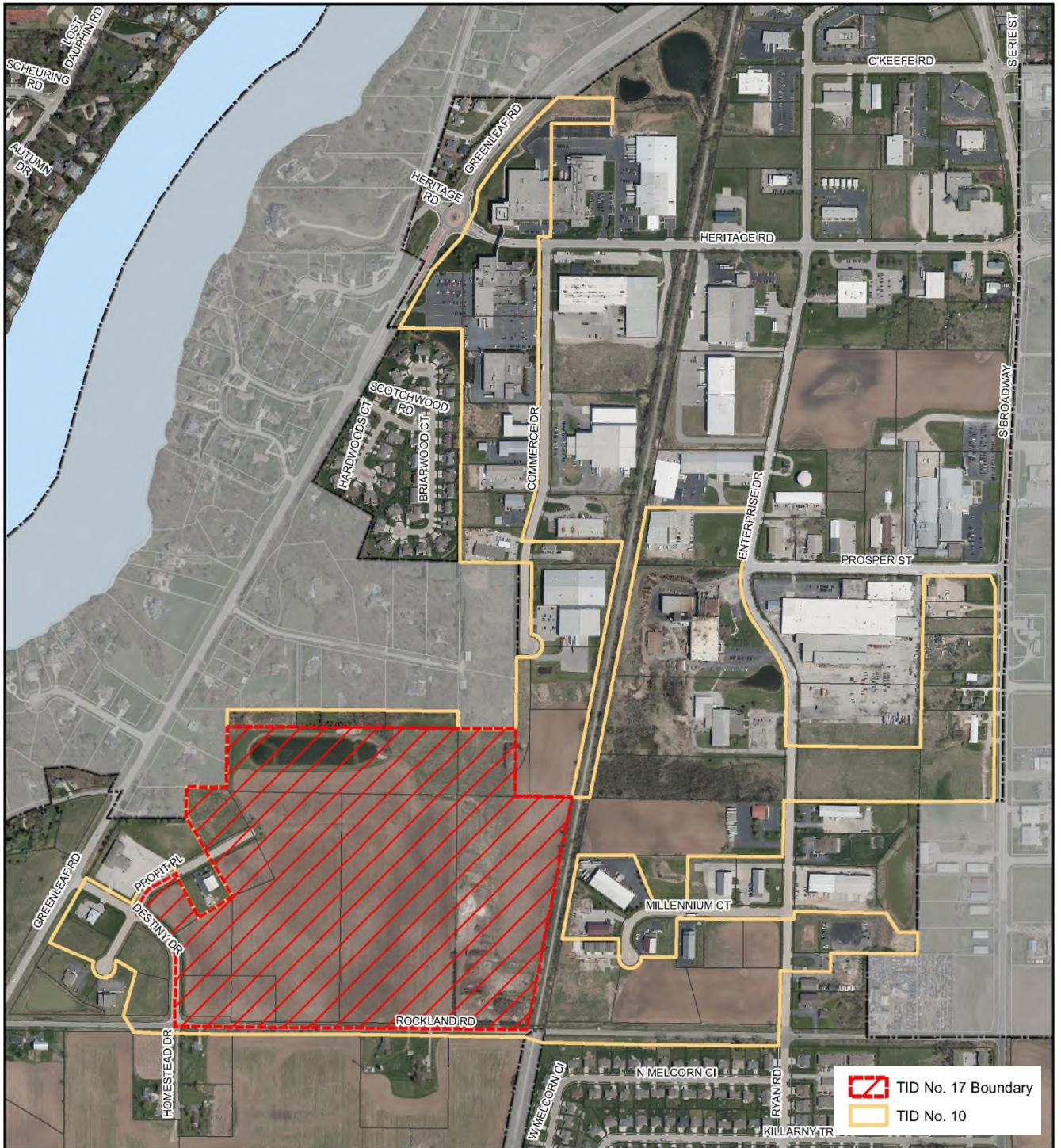
The real property in the TID is in the City of De Pere, located in Brown County, WI. The TID No. 17 project area is roughly defined by properties:

- North of Rockland Road
- West of the Fox River Trail
- South of the City Boundary
- East of Profit Place and Destiny Drive

Rockland Road represents a future major entry into the east side of De Pere and the TID and contains property primarily owned by the City of De Pere. The TID Boundary encompasses 79.2 acres; however, the TID Project Plan identifies 11 parcels or 76.2 acres of real property as identified in Map 1 of Appendix B. The City, through land development regulations and the implementation of the TID Project Plan, could require or facilitate additional right-of-

way acquisitions, land dedications, land swaps between property owners, or right-of-way vacations; however, only whole parcels may be included within the TID boundary.

**TID Boundary Map:** A complete map set is included within Appendix A of this Project Plan.





## 5. STATEMENT OF PURPOSE

TID No. 17 is being created as a mixed-use district to encourage additional development in the City, with the specific goal of increasing commercial and manufacturing development opportunities in the community. The City recognized that without the creation of the District, the employment generators and positive construction increment would not occur if the proper infrastructure was not in place to attract and support the development. Therefore, the creation of the TID creates a path for developers and the City to develop the lands. The creation of the TID also enables the City to have greater control over the development process to ensure that subsequent development is compatible with the District and neighboring properties.

The City also intended to complete the following:

- Construction of roads in and up to a one-half mile of the TID boundary;
- Infrastructure upgrades and expansions to sewer and water utilities;
- Developer incentives; and
- Potential land purchases and other potential capital costs.

## 6. SUMMARY OF FINDINGS

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan creation and the exhibits contained and referenced herein, the following findings are made:

a. Project Plan is:

- i. In conformity with the Comprehensive Plan and other guiding documents.
- ii. Economically feasible and will enable the TID to close prior to the required closure date.

b. Economic Feasibility and Benefits:

- i. As detailed in the economic feasibility section of this Project Plan, the total tax increment and resulting revenues in the District are sufficient to pay for the existing public works and the proposed incentives included within this Project Plan.
- ii. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Moreover, the development and infrastructure projects will spur additional development located outside of the TID, the overlying taxing jurisdictions will see an increase in the tax base immediately instead of waiting for the District to close with a much larger TID.
- iii. The expenditures made will create new jobs in the immediate area as a result of the TID creation. When added to the area within one-half mile of the District, the new and existing businesses in the area will be able to capture an additional or larger market share in the greater region. Therefore, the project costs of the District continue to relate directly to promoting development in the District consistent with the purpose for which the District is to be created.

c. "But For Test":

But for the creation and subsequent amendments of this District, the City and developers would not be able to use the Project Plan tools (infrastructure, demolition, land assemblage, and development incentives ("cash grants")) to facilitate the redevelopment of the district.

That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

- i. Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development-related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.
  - ii. To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
  - iii. In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay the costs of some or all of the projects listed in the Project Plan such as offsite public infrastructure (stormwater pond, roadway, and intersection improvements). Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.
- d. 12% Test:  
The City does not exceed the 12% maximum threshold for the total equalized increment value combined with the projected new TID base value in this TID as a ratio of the total equalized value of the property in the City. The total increment value of all the existing tax increment districts within the City equals 8.35%.
- e. District Type:  
The TID is being created as a Mixed-Use District. This Project Plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district’s area land is suitable for industrial and commercial use.
- f. Estimated Percentage of Retail:  
The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period.

## **7. CITY PLANNING AND ZONING**

The following are the subject sections and maps of the City of De Pere guiding documents:

- a. Existing Land Use:  
As of the drafting of this Project Plan, the TID area is primarily comprised of open space, road, rights-of-way, agricultural fields, and stormwater facilities. Map 3 of Appendix A illustrates the existing land uses.

b. Future Land Use:

The 2010 De Pere Comprehensive Plan designates the areas as Future Business Park. Map 4 of Appendix A illustrates the future land uses. The City currently has a sale option with the Greater Green Bay YMCA for the potential for a future location. The City shall require the change in the future land use prior to rezoning and the implementation of the YMCA development. The City will also update parcel ED-D69-2 during the 2021 Comprehensive Plan Update

c. Zoning:

The parcels in the TID are subject to local zoning and land division regulation. The parcels are currently zoned as applicable by Wisconsin Statutes, the City can implement zoning changes that comply with the Comprehensive Plan. Map 5 of Appendix A illustrates the existing zoning.

## **8. STATEMENT OF KIND, NUMBER, AND LOCATION OF PUBLIC WORKS & OTHER PROJECTS**

The City proposes to create TID No. 17 to promote mixed-use development and redevelopment of properties, improve a portion of the City, enhance the value of the TID, and broaden the property tax base. Any cost directly or indirectly related to achieving the objective of promoting mixed-use development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. This may include the construction of infrastructure in and up to a one-half mile of the TID boundary. Map 6 in Appendix A illustrates this boundary. Listed below are major categories, which are necessary and standard improvements for promoting mixed-use development:

a. Infrastructure

That portion of costs related to the construction or alteration of sewage treatment plants; water treatment plants or other environmental protection devices; storm or sanitary sewer lines; stormwater management facilities; water lines or amenities on streets; or the rebuilding or expansion of streets, the construction, alteration, rebuilding or expansion of which is necessitated by the Project Plan for a district, and is within the district.

Infrastructure can also be installed outside the district, if required, to carry out Project Plans; but only the portion which directly benefits the district is an eligible cost. Map 7 In Appendix A illustrates the proposed physical improvements.

The City budgeted \$3,000,000 under this category.

b. Capital Improvement Costs

Including, but not limited to, the costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures, other than the demolition of listed historic properties and the acquisition of equipment to service the district.

The City budgeted \$100,000 under this category.

c. Site Development Costs

Site development activities required to make sites suitable for development including, but are not limited to, environmental studies and remediation; stripping topsoil; grading;

compacted granular fill; topsoil replacement; access drives; parking areas; landscaping; stormwater detention areas; demolition of existing structures; relocating utility lines; and other infrastructure, utilities, signs, fencing, and related activities.

The City budgeted \$50,000 under this category.

d. Land Acquisition & Assembly

This may include, but is not limited to, fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, and lease and/or the sale of property at or below market price to encourage or make feasible an economic development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

The City budgeted \$100,000 under this category.

e. Development Incentives

The City may use TID No. 17 funds to provide cash grants and other types of incentives to developers and businesses to promote and stimulate new development. The City may enter into agreements with property owners, businesses, developers, or non-profit organizations to share costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Public Housing Authority, development organizations, or other appropriate organizations) to make capital available to business and/or developers to stimulate or enable economic development and housing development projects within TID No. 17. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, or loan guarantee.

The City budgeted \$1,255,000 under this category.

f. Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the Project Plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

The City budgeted \$350,000 under this category.

g. Discretionary Payments

Payments made at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of Project Plans. This could include expenditures to fund programs to eliminate blight; improve housing stock; remove social obstacles to development; provide labor force training, daycare services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors; and other payments which are necessary or convenient to the implementation of this Project Plan. This also can include an annual donation to the underlying TID No.10 in accordance with the requirements prescribed in Wisconsin Statutes Chapter 66.1105.

The City budgeted \$350,000 under this category.

h. Administration Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the City Administrator, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, City Engineer, consultants, and others directly involved in planning and administering the projects and overall District. Administration costs also include any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) under state law.

The City budgeted \$515,000 under this category.

i. TID Organizational Costs

Organizational costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, GIS professionals, environmental consultants, appraisers, and other contract services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals, and other payments made which are necessary or convenient to the creation of this tax increment district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue.

The City budgeted \$5,000 under this category.

j. Inflation

Throughout the past 20 years, the annual rate of inflation in the construction industry has averaged between 2% and 4%. The inflation appreciation rate, for the purpose of making projections, is 2% as illustrated in Appendix B.

The City anticipates \$345,000 in inflation costs throughout the life of the TID.

k. Financing Costs

Including, but not limited to, all interest paid to holders of evidence of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations due to their redemption of the obligations before maturity.

The total financing cost allocated to the TID will be dependent on the amount and time of the loans. The City anticipates approximately \$959,486 in financing costs throughout the life of the TID not including capitalized interest.

The projects listed above will provide the necessary facilities and support to enable and encourage the development of TID No. 17. These projects may be implemented in varying degrees in response to development needs. The cost estimates above may be adjusted for inflation at the time they are incurred.

## 9. DETAILED LIST OF PROJECT COSTS

Figure No. 2 below summarizes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 17. This format follows Department of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements.”

All costs listed are based on 2021 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2021 and the time of construction or implementation, such as a higher than the anticipated inflation rate or financing costs that vary from projections due to market conditions at the time of a bond issuance. The City could pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix B.

The City may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 17. The City will use the overall benefit to the City and economic feasibility (i.e., the availability of future revenue to support additional project costs) in determining the actual budget for project cost items throughout the TID’s expenditure period.

<b>Figure 2: Planned Project Costs Summary</b>			
<b>TID No. 17</b>		<b>Created/Revised: 1/28/2021</b>	
<b>Category</b>	<b>Project Plan Costs</b>	<b>Other's Share</b>	<b>TID Share</b>
A. Infrastructure	\$8,000,000	\$5,000,000	\$3,000,000
B. Capital Costs	\$100,000	\$0	\$100,000
C. Site Development Costs	\$50,000	\$0	\$50,000
D. Land Acquisition & Assembly	\$100,000	\$0	\$100,000
E. Development Incentives	\$1,255,000	\$0	\$1,255,000
F. Professional Services	\$350,000	\$0	\$350,000
G. Discretionary Payments	\$350,000	\$0	\$350,000
H. Administration Costs	\$515,000	\$0	\$515,000
I. Organizational Costs	\$5,000	\$0	\$5,000
J. Inflation	\$345,000	\$0	\$345,000
<b>Subtotal</b>	<b>\$11,070,000</b>	<b>\$5,000,000</b>	<b>\$6,070,000</b>
K. Financing Costs ( <i>less Capitalized Interest</i> )			\$959,486
Capitalized Interest			\$215,000
<b>Total TID Expenditure</b>			<b>\$7,244,486</b>

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.

- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City anticipates approximately \$5,000,000 of project funding from other governmental agencies and grant programs for the completion of the future Rockland Road improvements that would also benefit parcels outside of the TID. Table 1 in Appendix B illustrates these costs.

## **10. ECONOMIC FEASIBILITY, FINANCING & TIMETABLE**

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax increment revenue that can reasonably be generated from the District. The ability of the municipality to finance proposed projects must also be determined. The District is economically feasible if the tax increment revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- The expected increase in property valuation due to new development encouraged by the TID.
- Any change that may take place in the full value tax rate.
- The expected TID revenues.
- The expected TID cash flow (the timing of the revenue).

The economic feasibility must make some projections and assumptions. These assumptions are as follows:

a. Increase in Property Value

For the purposes of projecting assessed values for the remainder of the District's life, the Project Plan used a 1% property appreciation rate per year. This estimate is below the recent local, state, and national averages.

b. Effective Tax Rate

The third variable to consider in projecting TID revenues is the full-value tax rate. The full-value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. For the purposes of projecting the mill rate for the remainder of the District's life, the Project Plan used the 2020 reported interim tax rate of \$0.017735858 as reported by the City. The assumption of a 1.25% change will provide a conservative estimate since the rate drastically dropped by 18% over the past two years and we anticipate it to return to the previous year values over the remaining life of the district.

c. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures or cash flow. There are sufficient TID revenues over the life of the TID to pay for all costs. The Tax Increment Cash Flow Worksheet shown in Appendix B summarizes the assumed cash flow.

## **11. FINANCING METHODS & TIMETABLE**

a. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 17 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2020, the City had a total debt capacity of approximately \$118.30 million and approximately \$43.63 million in existing General Obligation debt. Using this data, the current remaining debt capacity is about \$74.67 million. There is approximately \$7.6 million in anticipated project costs within the TID; however, not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed and assessed, and begin paying property taxes. The City can finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. "Developer-Financed TIF" (PAYGO) is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF, and is then reimbursed by the City.

b. Timetable

The maximum life of the TID is 20 years; a three-year extension may be requested. The City of De Pere has a maximum of 15 years to incur TIF expenses for the projects outlined in this Project Plan. The City of De Pere is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City's housing stock. The City of De Pere may opt to take advantage of this provision before termination of TID No. 17.

The timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment No. 4 in Appendix B) and Increment Projections (Attachment No. 7 in Appendix B) worksheets.



c. TID Expenditure Period

The expenditure period for the District ends on March 16, 2036. The City could incur additional project costs until this date. The City is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

d. TID Closure Date

The mandate closure date is March 16, 2042. Therefore, the final collection year for TID No. 17 is 2042. If the City was to close the TID after April 15 of the same calendar, the TID would receive one additional year of increment revenue. It is noted that per Act 256 in 2015, the State approved adding one-year life and allocation extension for new TIDs when the municipality adopts the resolution between September 30 and May 15. This is to account for the difference between annual TID creation deadlines and require closure deadlines.

## 12. EQUALIZED VALUE TEST

Wisconsin Statutes Section 66.1105(4)(gm)4.c states that the equalized value of the taxable property of the new TID combined with the value increments of all existing districts cannot exceed 12% of the total equalized value of the taxable property within the municipality. Figure 3 below uses values listed in the Wisconsin Department of Revenue's 2020 TIF Value Limitation Report.

Figure 3: TID Valuation Compliance Test			
TID No. 17			
Description	Type	Current	Proposed
Report Year		2020**	2021
Recent Annual Reported Total Municipal Equalized Value		\$ 2,209,815,400	\$ 2,209,815,400
12% Test		\$ 265,177,848	\$ 265,177,848
Tax Increment District No. 005	Increment	\$ 35,059,700	\$ 35,059,700
Tax Increment District No. 006	Increment	\$ 93,085,200	\$ 93,085,200
Tax Increment District No. 007	Increment	\$ 6,743,600	\$ 6,743,600
Tax Increment District No. 008	Increment	\$ 27,025,100	\$ 27,025,100
Tax Increment District No. 009	Increment	\$ 2,128,100	\$ 2,128,100
Tax Increment District No. 010	Increment	\$ 6,886,100	\$ 6,886,100
Tax Increment District No. 011	Increment	\$ 7,641,600	\$ 7,641,600
Tax Increment District No. 012	Base +	\$ 1,534,800	\$ 1,534,800
Tax Increment District No. 013	Increment	\$ 4,471,600	\$ 4,471,600
Tax Increment District No. 014	Increment	\$ (5,400)	\$ (5,400)
Tax Increment District No. 015	Increment	\$ 15,000,000	\$ 15,000,000
Tax Increment District No. 016	Increment	\$ -	\$ -
Tax Increment District No. 017	Base	\$ -	\$ -
		\$ -	\$ -
Total (*A negative increment is treated as zero increment)		\$ 199,575,800	\$ 184,575,800
Percent of City's Equalized Value in Existing TIDs		9.03%	8.35%
Remaining Available TID Value		\$ 65,602,048	\$ 80,602,048
Compliance		OK	OK

\*\* Report: DOR Dated 08/11/2020

### 13. STATEMENT OF IMPACT TO OVERLYING TAXING JURISDICTIONS

All overlapping taxing jurisdictions will benefit from increased property values, job creation, and redevelopment or development of properties, as well as other economic activities. Therefore, upon closure of the TID, the projected increments should be dispersed between all of the overlying taxing jurisdictions. Figure 4 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the District.

**Figure 4: Analysis of Impact on Overlying Jurisdictions**  
TID No. 17

Taxing Jurisdiction	2020 Tax Increment Worksheet Interim Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID*	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
School District	\$0.006520496	36.8%	\$0	\$204,977	\$204,977	
Tech. College	\$0.000795339	4.5%	\$0	\$25,002	\$25,002	
County	\$0.004049804	22.8%	\$0	\$127,309	\$127,309	
Local	\$0.006370219	35.9%	\$0	\$200,252		\$100,126
<b>Total</b>	<b>\$0.017735858</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$557,540</b>		

\* Represents proposed incremental increase in combined mill rate.

### 14. STATEMENT OF PROPOSED CHANGES TO MUNICIPAL MAPS, PLANS, AND ORDINANCES

For areas located in the City, this Project Plan does not propose changes to the Comprehensive Plan, City maps, City ordinances or Building Codes as part of this Project Plan. The Project Plan presented here is in compliance with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary for the future if deemed appropriate for redevelopment. Zoning is shown in Appendix A. Development proposals will have to go through the appropriate procedure to receive the proper zoning for a proposed project.

### 15. RELOCATION

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 17; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable state statutes and rules. The following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation Project Plan with the DOA and shall keep records as required by Wisconsin Statutes section 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of neighboring landowners to whom offers are being made as required by law.

## 16. DISTRICT BOUNDARY AND DESCRIPTION

ALL OF LOTS 29 – 30 AND LOTS 32-34, EAST SIDE INDUSTRIAL PARK THIRD ADDITION, VOLUME 21 OF PLATS, PAGE 117, DOCUMENT NUMBER 1747462, BEING PART OF GOVERNMENT LOT 3, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 33, T23N-R20E, ALL OF OUTLOT 1, CERTIFIED SURVEY MAP 9191, DOCUMENT NUMBER 2912206, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, T23N-R20E, ALL OF LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61, MAP NUMBER 8392, DOCUMENT NUMBER 2654678, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, T23N-R20E AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 33, T23N-R20E AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N89°20'38"W, 1599.87 FEET ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE INTERSECTION OF THE CENTERLINE OF DESTINY DRIVE; THENCE N00°39'21"E, 365.06 FEET ON SAID CENTERLINE OF DESTINY DRIVE; THENCE 266.38 FEET ON THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD WHICH BEARS N29°52'08"W, 253.96 FEET ON SAID CENTERLINE OF DESTINY DRIVE; THENCE N60°23'40"W, 127.74 FEET ON SAID CENTERLINE OF DESTINY DRIVE TO THE INTERSECTION OF THE CENTERLINE OF PROFIT PLACE; THENCE N29°36'42"E, 123.19 FEET ON SAID CENTERLINE OF PROFIT PLACE; THENCE 70.12 FEET ON THE ARC OF A 126.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N45°32'55"E, 69.22 FEET ON SAID CENTERLINE OF PROFIT PLACE; THENCE N61°29'29"E, 142.89 FEET ON SAID CENTERLINE OF PROFIT PLACE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 32; THENCE S28°30'31"E, 283.32 FEET ON SAID NORTHERLY EXTENSION AND CONTINUING ON THE EAST LINE OF LOT 32 TO THE SOUTHEAST CORNER THEREOF; THENCE N57°17'45"E, 225.36 FEET ON THE NORTH LINE OF SAID LOT 33 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE N30°04'16"W, 226.91 FEET ON THE WEST LINE OF SAID LOT 30 TO THE SOUTH RIGHT OF WAY OF PROFIT PLACE; THENCE N30°25'33"W, 80.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29; THENCE N30°22'06"W, 213.83 FEET ON A WEST LINE OF SAID LOT 29; THENCE N01°03'33"E, 175.63 FEET ON SAID WEST LINE EXTENDED NORTHERLY TO THE SOUTH LINE OF LANDS DESCRIBED IN VOLUME 270 DEEDS, PAGE 577, BROWN COUNTY RECORDS; THENCE S89°20'02"E, 230.68 FEET ON SAID SOUTH LINE OF VOLUME 270 DEEDS, PAGE 577 AND THE SOUTH LINE OF VOLUME 306 DEEDS, PAGE 577 TO THE SOUTHEAST CORNER THEREOF ALSO BEING THE MONUMENTED EAST LINE OF SAID GOVERNMENT LOT 3; THENCE N01°02'58"E, 351.45 FEET ON SAID MONUMENTED EAST LINE TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN JACKET 15979, IMAGE 03, BROWN COUNTY RECORDS; THENCE S89°33'15"E, 1314.45 FEET ON THE SOUTH LINE OF SAID LANDS TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61; THENCE S89°16'09"E, 331.27 FEET ON THE NORTH LINE OF SAID LOT 3 TO THE WEST RIGHT OF WAY OF COMMERCE DRIVE; THENCE S89°18'34"E, 80.00 FEET TO THE EAST RIGHT OF WAY OF COMMERCE DRIVE; THENCE S00°41'23"W, 388.90 FEET ON THE EAST LINE OF SAID OUTLOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE S88°53'29"E, 245.17 FEET ON THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 9191 TO THE WEST RIGHT OF WAY OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TRAIL; THENCE S11°02'29"W, 1358.43 FEET ON SAID WEST RIGHT OF WAY TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N89°19'15"W, 411.54 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3,484,054 SQUARE FEET (79.983 ACRES) OF LAND MORE OR LESS EXCLUDING WETLANDS.

**APPENDIX A: MAPS**





**DE PERE**  
City of De Pere

**Map 1: District Boundary Map**  
City of De Pere

TID No. 17 Boundary  
 Parcels  
 City Boundary  
 TID No. 17 Parcel

0 125 250 500 750 1,000 Feet

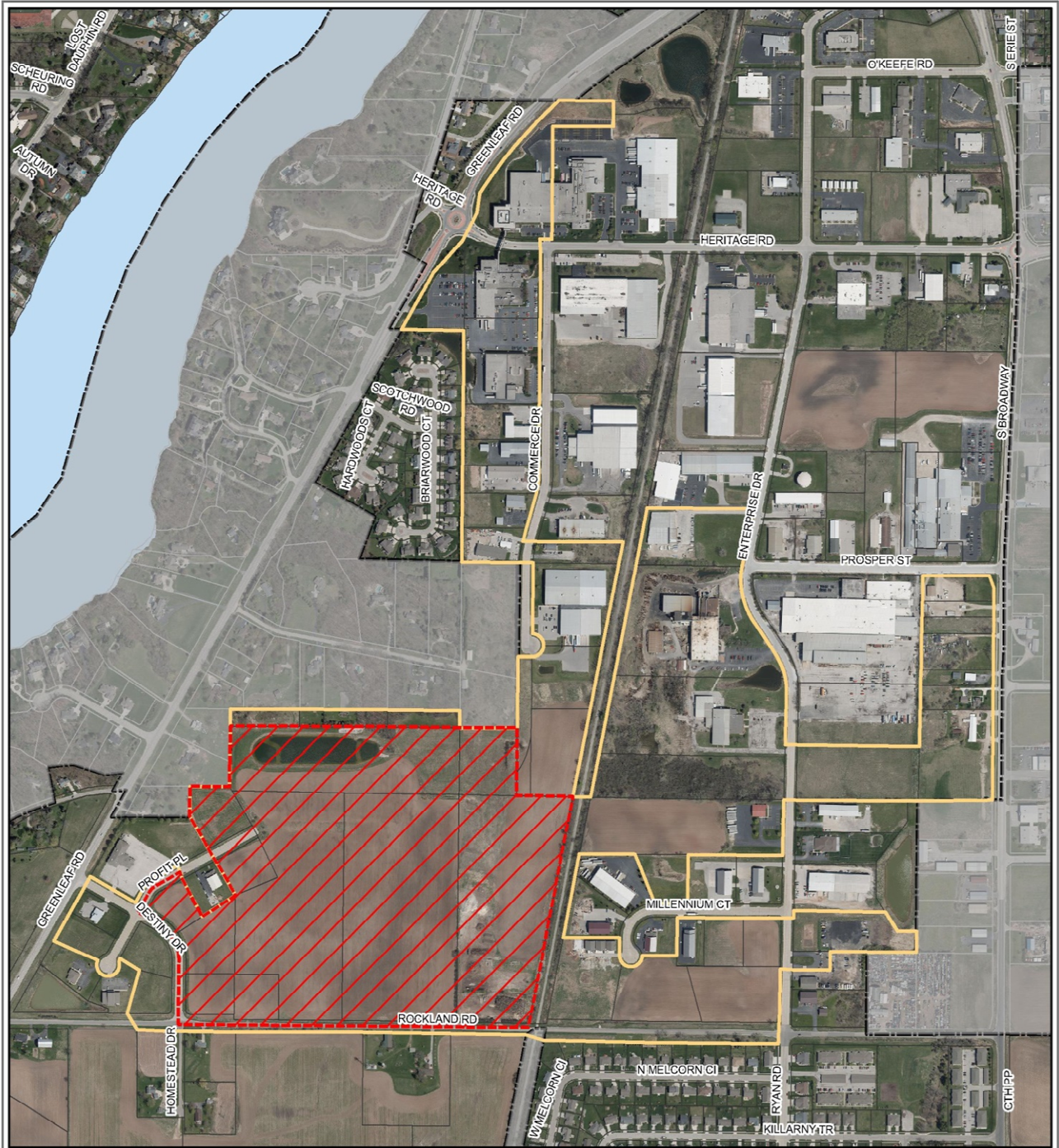




This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

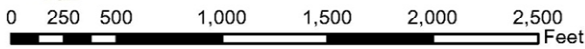
X:\GIS\Administration\Planning\Economic Development\TID17 - East Business Park\GIS Mapping and Parcel Data\Plan Maps

Data Source: City of De Pere, Brown County



## Map 2: District Boundary with TID No. 10 Overlay

City of De Pere

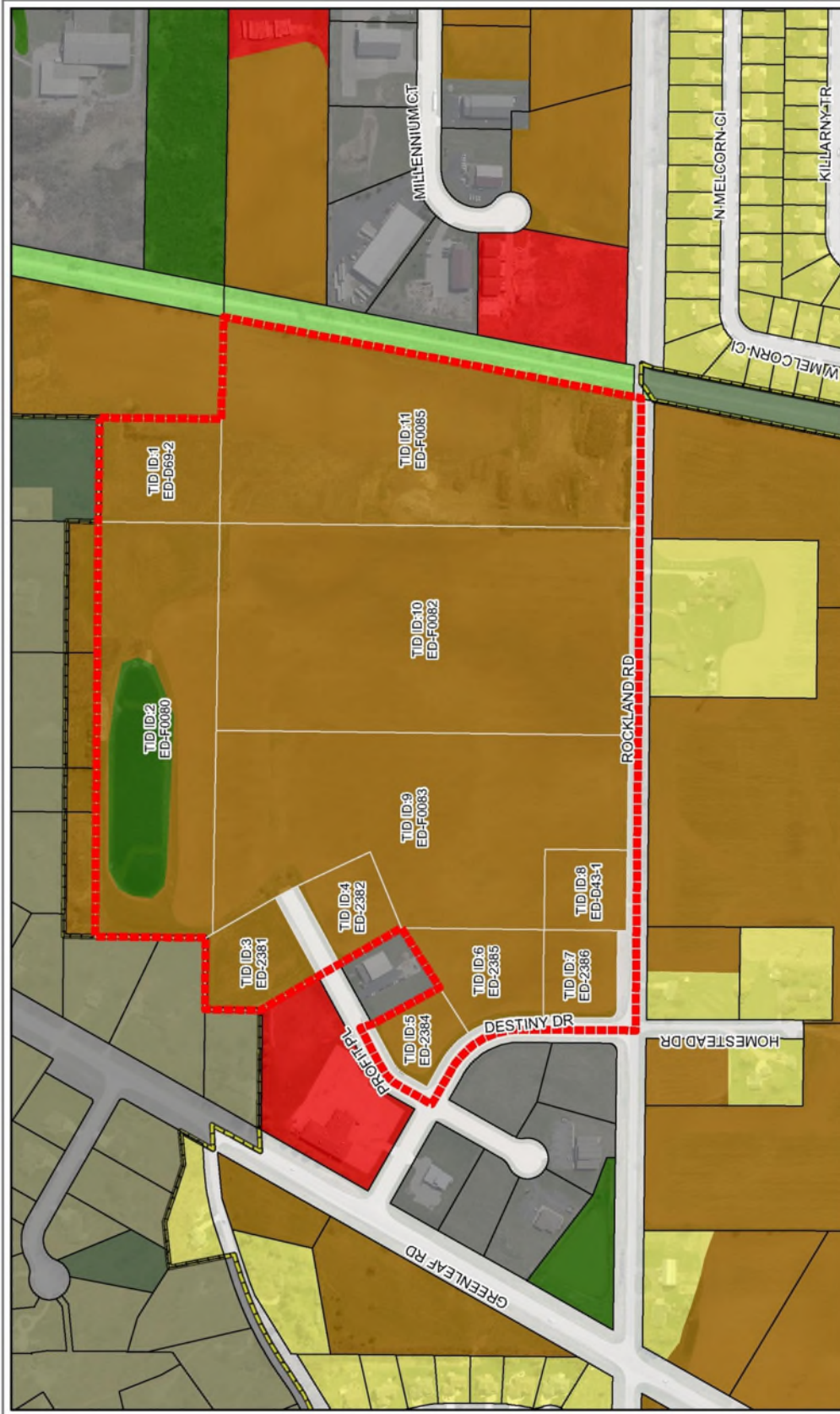



- TID No. 17 Boundary
- TID No. 10



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File Path: X:\GIS\Administration\Planning\Economic Development\TIDs\Future TID Planning\East Park TID 201

Data Source: City of De Pere, Brown County














**DE PERE**  **Map 3: Existing Land Use**  
City of De Pere

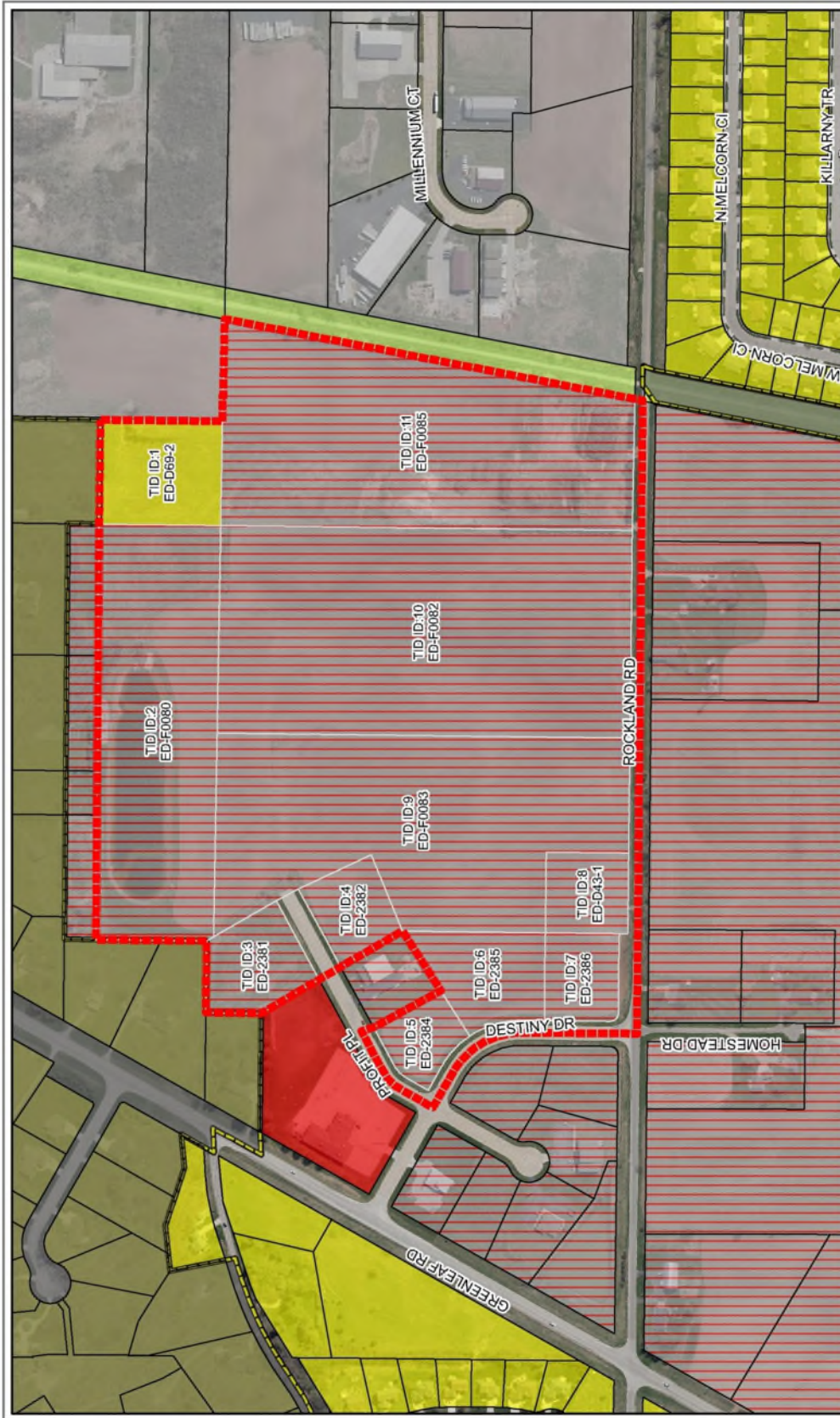
 


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Data Source: City of De Pere, Brown County

	TID No. 17 Boundary		Recreational
	City Boundary		Industrial/Manufacturing
	Residential		Social/Institutional
	Commercial/Business		Agricultural/Natural
	Travel/Movements		Other/Open Space
	Assembly		



**DE PERE**  **Map 4: Future Land Use**  
City of De Pere

**TID No. 17 Boundary** (Red dashed line)  
**City Boundary** (Yellow dashed line)

**Land Use Legend:**

- Industrial (Grey)
- Natural Areas; Woodlands (Light Green)
- Parks and Recreation (Light Blue)
- Transportation (Blue)
- Urban Reserve Area (Orange)
- Water Features (Light Blue)
- Neighborhood Commercial (Yellow diagonal lines)
- Commercial Redevelopment (Red diagonal lines)
- Commercial; Undeveloped Commercial (Red)
- Institutional/Governmental Facilities; Utilities (Purple)
- Business Park (Red horizontal lines)
- Agricultural (Light Green)
- Residential (Yellow)
- Multi-Family Residential (Orange)

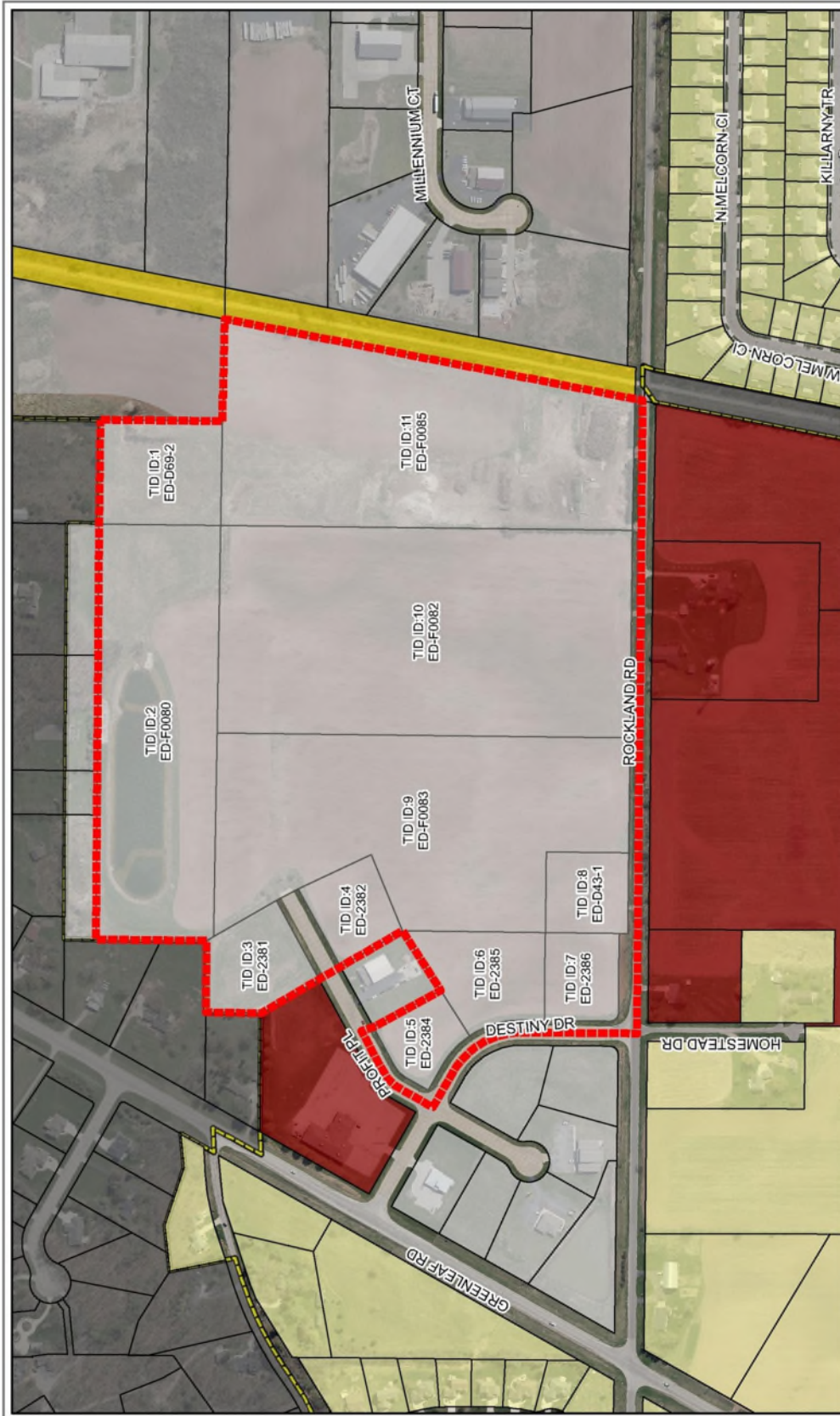
**Scale:** 0 125 250 500 750 1,000 Feet

**North Arrow**

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Data Source: City of De Pere - Brown County







**DE PERE**  
Map 5: Zoning  
City of De Pere

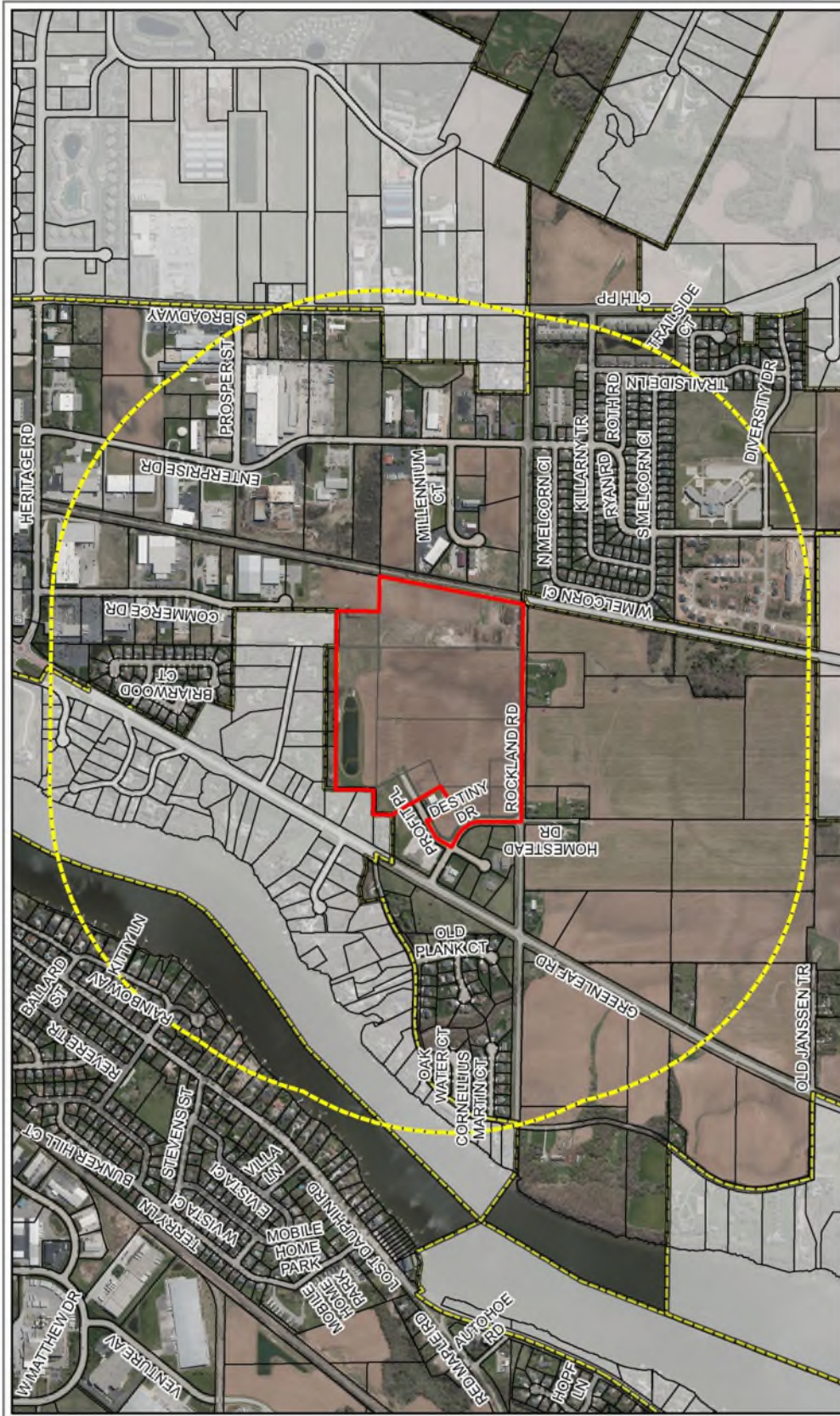



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Data Source: City of De Pere - Brown County

	TID No. 17 Boundary		I-2
	City Boundary		I-3
	B-2		R-1
	I-1		R-2

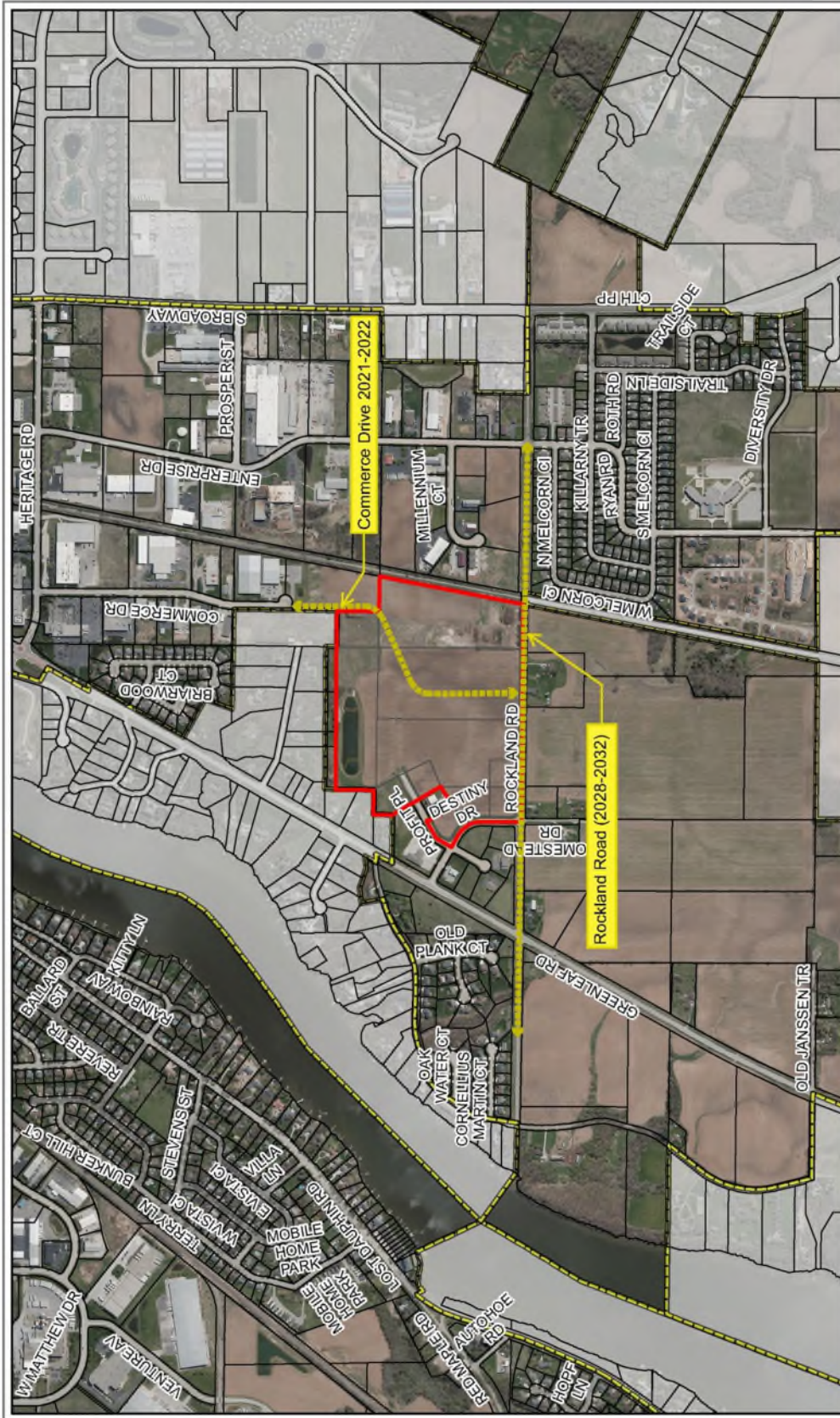


**Map 6: One-Half Mile Radius of TID Boundary**  
City of De Pere



- TID No. 17 Boundary
- 1/2 Mile Buffer
- City Boundary

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**DE PERE** 

### Map 7: Proposed Public Works and Utility Improvements

City of De Pere

0 375 750 1,500 2,250 3,000 Feet





TID No. 17 Boundary  
City Boundary

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use of the information contained in or comprising, this map.

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Data Source: City of De Pere - Brown County

**APPENDIX B: FINANCIAL ATTACHMENTS**



<b>Table 1: Planned Project Costs</b>				
<b>TID No. 17</b>		<b>Created/Revised: 2/18/2021</b>		
Type of Expenditure	Creation Amount	% Paid By		TID Costs Allocated to Project
		TID Project	Other	
<b>A. Infrastructure Costs</b>				
Commerce Drive - Phase 1A (Street/Trails)	\$1,000,000	75%	25%	\$750,000
Commerce Drive - Phase 1B (Utility)	\$1,000,000	75%	25%	\$750,000
Rockland Road- Phase 2A (Street/Trails)	\$4,000,000	25%	75%	\$1,000,000
Rockland Road- Phase 2B (Utility)	\$2,000,000	25%	75%	\$500,000
Street Resurfacing/Utility Work -Reserved	\$0	100%	0%	\$0
Street Resurfacing/Utility Work - Reserved	\$0	100%	0%	\$0
<b>Total Capital Costs</b>	<b>\$8,000,000</b>			<b>\$3,000,000</b>
<b>B. Capital Improvement Cost</b>				
Capital Improvement Cost - Phase 1	\$100,000	100%	0%	\$100,000
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Infrastructure</b>	<b>\$100,000</b>			<b>\$100,000</b>
<b>C. Site Development Costs</b>				
Yard Waste Side Relocation	\$25,000	100%	0%	\$25,000
Site Development Costs - Phase 3	\$25,000	100%	0%	\$25,000
Reserved	\$0	100%	0%	\$0
<b>Total TID Site Development Costs</b>	<b>\$50,000</b>			<b>\$50,000</b>
<b>D. Land Acquisition &amp; Assembly</b>				
Land Acquisition & Assembly - Phase 1	\$100,000	100%	0%	\$100,000
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Land Acquisition &amp; Assembly</b>	<b>\$100,000</b>			<b>\$100,000</b>
<b>E. Development Incentives Costs</b>				
Development Incentives - Phase 1 Grant (Immel Request)	\$855,000	100%	0%	\$855,000
Development Incentives - Phase 2 Grant	\$200,000	100%	0%	\$200,000
Development Incentives - Phase 3 Grant	\$200,000	100%	0%	\$200,000
<b>Total TID Development Incentives</b>	<b>\$1,255,000</b>			<b>\$1,255,000</b>
<b>D. Professional Services</b>				
Rockland Road Design Services	\$300,000	100%	0%	\$300,000
Reserved	\$25,000	100%	0%	\$25,000
Reserved	\$25,000	100%	0%	\$25,000
<b>Total TID Land Acquisition &amp; Assembly</b>	<b>\$350,000</b>			<b>\$350,000</b>
<b>F. Discretionary Payments Costs</b>				
TID No. 10 Donation	\$350,000	100%	0%	\$350,000
Discretionary Payments	\$0	100%	0%	\$0
Discretionary Payments	\$0	100%	0%	\$0
<b>Total TID Discretionary Payments</b>	<b>\$350,000</b>			<b>\$350,000</b>
<b>H. Administration Costs</b>				
City Staff	\$500,000	100%	0%	\$500,000
DOR Fees	\$5,000	100%	0%	\$5,000
Audits	\$10,000	100%	0%	\$10,000
<b>Total TID Administration Costs</b>	<b>\$515,000</b>			<b>\$515,000</b>
<b>I. Organizational Costs</b>				
Department of Revenue Submittal Fee	\$1,500	100%	0%	\$1,500
Professional Fees	\$0	100%	0%	\$0
City Staff & Publishing	\$3,500	100%	0%	\$3,500
<b>Total TID Organization Costs</b>	<b>\$5,000</b>			<b>\$5,000</b>
<b>J. Inflation</b>				
	\$345,000			\$345,000
<b>Total TID Project Costs</b>	<b>\$11,070,000</b>			<b>\$6,070,000</b>
<b>K. Financing Costs</b>				
Total Interest, Fin. Fees, Less Cap. Interest (2021)	\$406,505			\$406,505
Total Interest, Fin. Fees, Less Cap. Interest (2023)	\$127,522			\$127,522
Total Interest, Fin. Fees, Less Cap. Interest (2029)	\$425,459			\$425,459
Plus Capitalized Interest	\$215,000			\$215,000
<b>Total Financing Costs</b>				<b>\$1,174,486</b>
<b>TOTAL TID EXPENDITURE</b>				<b>\$7,244,486</b>

Table 2: Tax Increment ProForma												
TID No. 17												
Assumptions												
TID Creation Date	3/16/21	Equalized Base Value	\$ -									
Valuation Date	1/1/21	Projected Tax Rate	0.017735858									
Last Expenditure Date	3/16/2036	Annual Change in Tax Rate	1.25%									
Termination Date	3/16/2043	Property Appreciation Rate	1.00%									
TID Category	Mixed-Use	Construction Inflation Rate	1.00%									
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate	TIF Revenue	TID Revenue Year	
					Construction/Land*	PP						
2021	2022	2023	0	0	7,000,000	0	7,000,000	7,000,000	0.017736	\$124,151	2023	
2022	2023	2024	7,000,000	70,000	3,030,000	0	10,100,000	10,100,000	0.017958	\$181,371	2024	
2023	2024	2025	10,100,000	101,000	1,377,135	0	11,578,135	11,578,135	0.018182	\$210,514	2025	
2024	2025	2026	11,578,135	115,781	4,069,689	0	15,763,605	15,763,605	0.018409	\$290,197	2026	
2025	2026	2027	15,763,605	157,636	2,341,359	0	18,262,600	18,262,600	0.018639	\$340,404	2027	
2026	2027	2028	18,262,600	182,626	3,153,030	0	21,598,257	21,598,257	0.018872	\$407,611	2028	
2027	2028	2029	21,598,257	215,983	0	0	21,814,239	21,814,239	0.019108	\$416,833	2029	
2028	2029	2030	21,814,239	218,142	0	0	22,032,381	22,032,381	0.019347	\$426,264	2030	
2029	2030	2031	22,032,381	220,324	0	0	22,252,705	22,252,705	0.019589	\$435,908	2031	
2030	2031	2032	22,252,705	222,527	0	0	22,475,232	22,475,232	0.019834	\$445,771	2032	
2031	2032	2033	22,475,232	224,752	0	0	22,699,985	22,699,985	0.020082	\$455,856	2033	
2032	2033	2034	22,699,985	227,000	0	0	22,926,985	22,926,985	0.020333	\$466,170	2034	
2033	2034	2035	22,926,985	229,270	0	0	23,156,254	23,156,254	0.020587	\$476,717	2035	
2034	2035	2036	23,156,254	231,563	0	0	23,387,817	23,387,817	0.020844	\$487,503	2036	
2035	2036	2037	23,387,817	233,878	0	0	23,621,695	23,621,695	0.021105	\$498,533	2037	
2036	2037	2038	23,621,695	236,217	0	0	23,857,912	23,857,912	0.021369	\$509,812	2038	
2037	2038	2039	23,857,912	238,579	0	0	24,096,491	24,096,491	0.021636	\$521,347	2039	
2038	2039	2040	24,096,491	240,965	0	0	24,337,456	24,337,456	0.021906	\$533,142	2040	
2039	2040	2041	24,337,456	243,375	0	0	24,580,831	24,580,831	0.022180	\$545,204	2041	
2040	2041	2042	24,580,831	245,808	0	0	24,826,639	24,826,639	0.022457	\$557,540	2042	
<b>Total</b>												
							\$3,855,426	\$20,971,213		\$0		\$8,330,850



**Table 3:**  
**Tax Increment Cash Flow**  
 City of De Pere  
 TID No. 17  
 2/18/2021

Year	Beginning Balance	Revenues						Expenses						Annual Surplus (Deficit)	Balance After Surplus to Principal		
		Capital Interest & Debt Reserve	Tax Increment Revenue	Computer/Ald / State Grant / Other State Shared Revenue	Property Sales and Leases	City Advance	Total Revenues	Phase 1 Principle and Interest	Phase 2 Principle and Interest	Phase 3 Principle and Interest	Professional Services, Grants, Annual Admin.	City Payback	TID No. 10 Donation			Total Expenses	
2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	40,000	0	5,000	0	0	0	0	0	45,000	37,350	0	0	0	0	37,350	7,650
2023	7,650	40,000	124,151	5,000	0	47,000	0	0	0	216,151	198,511	0	0	0	25,000	223,511	(7,360)
2024	290	20,000	181,371	5,000	0	30,000	0	0	0	236,371	198,511	12,950	0	0	25,000	236,461	(90)
2025	200	15,000	210,514	5,000	0	53,000	0	0	0	283,514	198,511	60,055	0	0	25,000	283,566	(52)
2026	148	0	290,197	5,000	0	0	0	0	0	295,197	198,511	60,055	0	0	25,000	283,566	11,631
2027	11,779	0	340,404	5,000	0	0	0	0	0	345,404	198,511	60,055	0	0	25,000	283,566	61,838
2028	73,617	0	407,611	5,000	0	0	0	0	0	412,611	198,511	60,055	0	0	25,000	353,566	59,045
2029	132,662	0	416,833	5,000	0	0	0	0	0	421,833	198,511	60,055	0	0	25,000	423,566	(1,733)
2030	130,929	50,000	426,264	5,000	0	0	0	0	0	481,264	198,511	60,055	49,500	0	25,000	473,066	8,198
2031	139,127	50,000	435,908	5,000	0	0	0	0	0	490,908	198,511	60,055	211,238	0	25,000	494,805	(3,896)
2032	135,231	0	445,771	5,000	0	0	0	0	0	450,771	198,511	60,055	211,238	0	25,000	494,805	(44,034)
2033	91,197	0	455,856	5,000	0	0	0	0	0	460,856	198,511	60,055	211,238	0	25,000	494,805	(33,948)
2034	57,249	0	466,170	5,000	0	0	0	0	0	471,170	198,511	60,055	211,238	0	25,000	494,805	(23,634)
2035	33,615	0	476,717	5,000	0	0	0	0	0	481,717	198,511	60,055	211,238	0	25,000	494,805	(13,087)
2036	20,527	0	487,503	5,000	0	0	0	0	0	492,503	198,511	60,055	211,238	0	25,000	494,805	(2,301)
2037	18,226	0	498,533	5,000	0	0	0	0	0	503,533	0	60,055	211,238	0	25,000	326,280	177,252
2038	195,478	0	509,812	5,000	0	0	0	0	0	514,812	0	60,055	211,238	0	25,000	326,280	188,532
2039	384,010	0	521,347	5,000	0	0	0	0	0	526,347	0	0	211,238	0	25,000	266,225	260,121
2040	644,131	0	533,142	5,000	0	0	0	0	0	538,142	0	0	211,238	0	25,000	266,225	271,917
2041	916,048	0	545,204	5,000	0	0	0	0	0	550,204	0	0	211,238	0	25,000	266,225	283,979
2042	1,200,027	0	557,540	5,000	0	0	0	0	0	562,540	0	0	211,238	0	25,000	236,239	326,300
Total		\$ 175,000	\$ 8,330,850	\$ 105,000	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ 2,816,505	\$ 853,722	\$ 2,584,359	\$ 500,000	\$ 149,935	\$ 350,000	\$ 7,254,522	

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.  
 TID No. 10 Donation could require the TID No. 10 standard 3-year extension or 3-year tech college extension. TID No. 10 Closure 08/07/2032.



**Table 4: Financing Summary**

TID No. 17

Created/Revised: 2/18/2021

TID Activities	Phase 1 1/1/2021	Phase 2 1/1/2023	Phase 3 1/1/2029	Paid with TID Revenue	Total
A. Infrastructure	\$1,500,000	\$0	\$1,500,000	\$0	\$3,000,000
B. Capital Costs	\$0	\$100,000	\$0	\$0	\$100,000
C. Site Development Costs	\$0	\$25,000	\$25,000	\$0	\$50,000
D. Land Acquisition & Assembly	\$0	\$0	\$0	\$100,000	\$100,000
E. Development Incentives (less land grants)	\$855,000	\$200,000	\$200,000	\$0	\$1,255,000
F. Professional Services	\$0	\$325,000	\$25,000	\$0	\$350,000
G. Discretionary Payments	\$0	\$0	\$0	\$350,000	\$350,000
H. Administration Costs	\$0	\$0	\$0	\$515,000	\$515,000
I. Organizational Costs	\$5,000	\$0	\$0	\$0	\$5,000
<b>Subtotal</b>	<b>\$2,360,000</b>	<b>\$650,000</b>	<b>\$1,750,000</b>	<b>\$965,000</b>	<b>\$5,725,000</b>
J. Inflation Factor Cost Adj. @ 2% per year	\$0	\$40,000	\$305,000		\$345,000
Grants	\$0	\$0	\$0		\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0		\$0
<b>Total Cost For Borrowing</b>	<b>\$2,360,000</b>	<b>\$690,000</b>	<b>\$2,055,000</b>		<b>\$6,070,000</b>
Capitalized Interest	\$80,000	\$35,000	\$100,000		\$215,000
Financing Fees (2%)	\$47,200	\$13,800	\$41,100		\$102,100
Debt Reserve	\$0	\$0	\$0		\$0
Subtotal	\$2,487,200	\$738,800	\$2,196,100		\$5,422,100
Less Interest Earned	\$0	\$0	\$0		\$0
<b>BORROWING REQUIRED</b>	<b>\$2,487,200</b>	<b>\$738,800</b>	<b>\$2,196,100</b>		<b>\$5,422,100</b>
<b>BORROWING AMOUNT</b>	<b>\$2,490,000</b>	<b>\$740,000</b>	<b>\$2,200,000</b>		<b>\$5,430,000</b>

<b>Table 5A: Debt Service Plan - Phase 1</b>						
<b>City of De Pere</b>						
<b>TID No. 17</b>						
<b>Bond Issue</b>						
<b>2/18/2021</b>						
<b>Principal:</b> (rounded to \$5,000)	<b>\$2,490,000</b>	<b>Project Cost:</b>	<b>\$2,360,000</b>			
<b>Interest Rate:</b>	<b>1.50%</b>	<b>Finance Fees:</b>	<b>\$47,200</b>			
<b>Term (Years):</b>	<b>15</b>	<b>Interest Earned:</b>				
<b># of Principal Payments:</b>	<b>14</b>	<b>Capitalized Interest:</b>	<b>\$80,000</b>			
<b>Date of Issue:</b>	<b>1/1/2021</b>	<b>Total TID Cost of Loan:</b>	<b>\$2,736,505</b>			
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2021	0	\$2,490,000	\$0	\$0	\$0	\$0
2022	0	\$2,490,000	\$0	\$37,350	\$37,350	\$0
2023	1	\$2,490,000	\$161,161	\$37,350	\$198,511	\$0
2024	2	\$2,328,839	\$163,578	\$34,933	\$198,511	\$0
2025	3	\$2,165,260	\$166,032	\$32,479	\$198,511	\$0
2026	4	\$1,999,228	\$168,523	\$29,988	\$198,511	\$0
2027	5	\$1,830,706	\$171,050	\$27,461	\$198,511	\$0
2028	6	\$1,659,655	\$173,616	\$24,895	\$198,511	\$0
2029	7	\$1,486,039	\$176,220	\$22,291	\$198,511	\$0
2030	8	\$1,309,818	\$178,864	\$19,647	\$198,511	\$0
2031	9	\$1,130,955	\$181,547	\$16,964	\$198,511	\$0
2032	10	\$949,408	\$184,270	\$14,241	\$198,511	\$0
2033	11	\$765,138	\$187,034	\$11,477	\$198,511	\$0
2034	12	\$578,104	\$189,840	\$8,672	\$198,511	\$0
2035	13	\$388,264	\$192,687	\$5,824	\$198,511	\$0
2036	14	\$195,577	\$195,577	\$2,934	\$198,511	\$0
2037	15	\$0	\$0	\$0	\$0	\$0
2038	16	\$0	\$0	\$0	\$0	\$0
2039	17	\$0	\$0	\$0	\$0	\$0
2040	18	\$0	\$0	\$0	\$0	\$0
2041	19	\$0	\$0	\$0	\$0	\$0
2042	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$2,490,000</b>	<b>\$326,505</b>	<b>\$2,816,505</b>	<b>\$0</b>

<b>Table 5B: Debt Service Plan - Phase 2</b>						
<b>City of De Pere</b>						
<b>TID No. 17</b>						
<b>Bond Issue</b>						
<b>2/18/2021</b>						
<b>Principal:</b> (rounded to \$5,000)	<b>\$740,000</b>	<b>Project Cost:</b>			<b>\$690,000</b>	
<b>Interest Rate*:</b>	<b>1.75%</b>	<b>Finance Fees:</b>			<b>\$13,800</b>	
<b>Term (Years):</b>	<b>15</b>	<b>Interest Earned:</b>			<b>\$0</b>	
<b># of Principal Payments:</b>	<b>14</b>	<b>Capitalized Interest:</b>			<b>\$35,000</b>	
<b>Date of Issue:</b>	<b>1/1/2023</b>	<b>Total TID Cost of Loan:</b>			<b>\$818,722</b>	
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$740,000	\$0	\$0	\$0	\$0
2024	0	\$740,000	\$0	\$12,950	\$12,950	\$0
2025	1	\$740,000	\$47,105	\$12,950	\$60,055	\$0
2026	2	\$692,895	\$47,929	\$12,126	\$60,055	\$0
2027	3	\$644,965	\$48,768	\$11,287	\$60,055	\$0
2028	4	\$596,197	\$49,622	\$10,433	\$60,055	\$0
2029	5	\$546,575	\$50,490	\$9,565	\$60,055	\$0
2030	6	\$496,085	\$51,374	\$8,681	\$60,055	\$0
2031	7	\$444,712	\$52,273	\$7,782	\$60,055	\$0
2032	8	\$392,439	\$53,187	\$6,868	\$60,055	\$0
2033	9	\$339,251	\$54,118	\$5,937	\$60,055	\$0
2034	10	\$285,133	\$55,065	\$4,990	\$60,055	\$0
2035	11	\$230,068	\$56,029	\$4,026	\$60,055	\$0
2036	12	\$174,039	\$57,009	\$3,046	\$60,055	\$0
2037	13	\$117,029	\$58,007	\$2,048	\$60,055	\$0
2038	14	\$59,022	\$59,022	\$1,033	\$60,055	\$0
2039	15	\$0	\$0	\$0	\$0	\$0
2040	16	\$0	\$0	\$0	\$0	\$0
2041	17	\$0	\$0	\$0	\$0	\$0
2042	18	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$740,000</b>	<b>\$113,722</b>	<b>\$853,722</b>	<b>\$0</b>

<b>Table 5C: Debt Service Plan - Phase 3</b>						
<b>City of De Pere</b>						
<b>TID No. 17</b>						
<b>Bond Issue</b>						
<b>2/18/2021</b>						
<b>Principal:</b> (rounded to \$5,000)	<b>\$2,200,000</b>	<b>Project Cost:</b>			<b>\$2,055,000</b>	
<b>Interest Rate*:</b>	<b>2.25%</b>	<b>Finance Fees:</b>			<b>\$41,100</b>	
<b>Term (Years):</b>	<b>14</b>	<b>Interest Earned:</b>			<b>\$0</b>	
<b># of Principal Payments:</b>	<b>12</b>	<b>Capitalized Interest:</b>			<b>\$100,000</b>	
<b>Date of Issue:</b>	<b>1/1/2029</b>	<b>Total TID Cost of Loan:</b>			<b>\$2,484,359</b>	
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$0	\$0	\$0	\$0	\$0
2029	0	\$2,200,000	\$0	\$0	\$0	\$0
2030	0	\$2,200,000	\$0	\$49,500	\$49,500	\$0
2031	1	\$2,200,000	\$161,738	\$49,500	\$211,238	\$0
2032	2	\$2,038,262	\$165,377	\$45,861	\$211,238	\$0
2033	3	\$1,872,884	\$169,098	\$42,140	\$211,238	\$0
2034	4	\$1,703,786	\$172,903	\$38,335	\$211,238	\$0
2035	5	\$1,530,883	\$176,793	\$34,445	\$211,238	\$0
2036	6	\$1,354,089	\$180,771	\$30,467	\$211,238	\$0
2037	7	\$1,173,318	\$184,839	\$26,400	\$211,238	\$0
2038	8	\$988,480	\$188,997	\$22,241	\$211,238	\$0
2039	9	\$799,482	\$193,250	\$17,988	\$211,238	\$0
2040	10	\$606,232	\$197,598	\$13,640	\$211,238	\$0
2041	11	\$408,634	\$202,044	\$9,194	\$211,238	\$0
2042	12	\$206,590	\$206,590	\$4,648	\$211,238	\$0
<b>Total</b>			<b>\$2,200,000</b>	<b>\$384,359</b>	<b>\$2,584,359</b>	<b>\$0</b>

## **APPENDIX C: RESOLUTIONS, NOTICES, MINUTES, AND 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. 17
- 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. 17
- 11: Common Council Meeting Agenda
- 12: Common Council Meeting Minutes
- 13: Common Council Resolution Creating TID No. 17

# CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | [www.de-pere.org](http://www.de-pere.org)



March 16, 2021

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

RE: City of De Pere Creation of Industrial TID #17

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 Boundary and Project Plan for Tax Increment Financing District #17 (TID #17) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Judith Schmidt-Lehman". The signature is written in a cursive, flowing style.

Judith Schmidt-Lehman  
City Attorney

JSL:amz

# CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | [www.de-pere.org](http://www.de-pere.org)



February 3, 2021

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

Re: City of De Pere - Creation of Tax Increment District No. 17

Dear Mr. Streckenbach;

The City of De Pere is considering creating Tax Increment District (TID) No. 17. As you are aware, a Joint Review Board (JRB) composed of representatives from the overlying property taxing jurisdictions must be convened to consider the request. As you are also aware, each individual TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation 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 on February 16, 2021 at 9 am. The initial meeting is intended to review the draft plans, maps, and proposed works. Throughout the coming weeks, the City will work to develop and refine the proposed TID project plans. The City anticipates the Plan Commission will also hold the Public Hearing on February 22, 2021, to inform interested parties and to review the TID creation. 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](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Lindstrom", with a horizontal line 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](http://www.de-pere.org)



February 3, 2021

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

Re: City of De Pere - Creation of Tax Increment District No. 17

Dear Mayor Boyd;

The City of De Pere is considering creating Tax Increment District (TID) No. 17. As you are aware, a Joint Review Board (JRB) composed of representatives from the overlying property taxing jurisdictions must be convened to consider the request. As you are also aware, each individual TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation from the local government official. The standing board must remain in existence throughout the TID's lifespan. We assume that you as the Mayor will represent the City. You will also need to recommend a new citizen member.

The first meeting of the JRB will be held virtually on February 16, 2021 at 9 am. The initial meeting is intended to review the draft plans, maps, and proposed works. Throughout the coming weeks, the City will work to develop and refine the proposed TID project plans. The City anticipates the Plan Commission will also hold the Public Hearing on February 22, 2021, to inform interested parties and to review the TID creation. 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](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Lindstrom". The signature is stylized and includes a long horizontal line extending to the right.

Daniel J Lindstrom, AICP  
Development Services Director

CC: Larry Delo, City Administrator



# CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | [www.de-pere.org](http://www.de-pere.org)



February 3, 2021

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

Re: City of De Pere - Creation of Tax Increment District No. 17

Dear Dr. Rafn;

The City of De Pere is considering creating Tax Increment District (TID) No. 17. As you are aware, a Joint Review Board (JRB) composed of representatives from the overlying property taxing jurisdictions must be convened to consider the request. As you are also aware, each individual TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation 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 on February 16, 2021 at 9 am. The initial meeting is intended to review the draft plans, maps, and proposed works. Throughout the coming weeks, the City will work to develop and refine the proposed TID project plans. The City anticipates the Plan Commission will also hold the Public Hearing on February 22, 2021, to inform interested parties and to review the TID creation. 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](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Lindstrom", with a long horizontal line 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](http://www.de-pere.org)



February 3, 2021

Benjamin Villarruel, School Superintendent  
Unified School District of De Pere  
1700 Chicago St.  
De Pere, WI 54115

Re: City of De Pere - Creation of Tax Increment District No. 17

Dear Dr. Villarruel;

The City of De Pere is considering creating Tax Increment District (TID) No. 17. As you are aware, a Joint Review Board (JRB) composed of representatives from the overlying property taxing jurisdictions must be convened to consider the request. As you are also aware, each individual TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Dawn Foeller will continue to represent the School District; please let us know if you intend to recommend a new representative.

The first meeting of the JRB will be held virtually on February 16, 2021 at 9 am. The initial meeting is intended to review the draft plans, maps, and proposed works. Throughout the coming weeks, the City will work to develop and refine the proposed TID project plans. The City anticipates the Plan Commission will also hold the Public Hearing on February 22, 2021, to inform interested parties and to review the TID creation. 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](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Lindstrom".

Daniel J Lindstrom, AICP  
Development Services Director

CC: Dawn Foeller (via email)

Publication Dates: February 5, 2021 & February 12, 2021

**NOTICE OF PUBLIC HEARING  
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY  
FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 17  
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 February 22, 2021, at 7:00 p.m., Due to the ongoing pandemic, the meeting will be held electronically 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 the public hearing is to review and take action regarding the proposed Project Plan and District Boundary for new Tax Incremental District No. 17 in the City of De Pere's East Business Park.

Proposed public project improvements may include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. Additionally, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 17 pursuant to a signed development agreement with the City. Further, the proposed costs may include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. Copies of the proposed TID No. 17 Project Plan 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 5<sup>th</sup> day of February, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd  
Mayor

Carey Danen  
City Clerk



# PRESS-GAZETTE media A GANNETT COMPANY

## STATE OF WISCONSIN BROWN COUNTY

DE PERE CITY HALL

335 S BROADWAY

DE PERE WI 541152526

Being duly sworn, doth depose and say that she/he is an authorized representative of the Green Bay Press Gazette, a newspaper published in Green Bay, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on:

Account Number: GWM-286422  
Order Number: 0004586872  
Total Ad Cost: \$45.31  
Published Dates: 02/05/2021

Legal Clerk

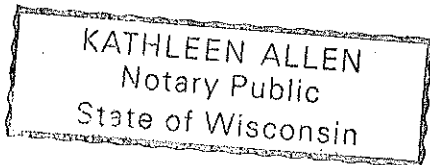
State of Wisconsin  
County of Brown  
Subscribed and sworn to before on February 5, 2021

Notary Public State of Wisconsin, County of Brown

1-17-25

My Commission Expires

# of Affidavits 1  
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### NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING THE PROPOSED CREATION OF THE TID NO. 17 PROJECT PLAN AND BOUNDARY IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere TID #17 Joint Review Board will hold an organizational (JRB) meeting on February 16, 2021, at 9:00 a.m. Due to the ongoing pandemic, the meeting will be held electronically 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 to organize the JRB for purposes of considering the proposed Project Plan and District Boundary creating TID No. 17. Copies of the proposed TID No. 17 Project Plan 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 5th day of February, 2021.

BY ORDER OF THE COMMON COUNCIL

James Boyd  
Mayor

Carey Danen  
City Clerk

DE PERE CITY HALL  
Re: TID 17



# PRESS-GAZETTE media

A GANNETT COMPANY

## STATE OF WISCONSIN BROWN COUNTY

DE PERE CITY HALL

335 S BROADWAY

DE PERE WI 541152526

Being duly sworn, doth depose and say that she/he is an authorized representative of the Green Bay Press Gazette, a newspaper published in Green Bay, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on:

NOTICE OF JOINT REVIEW BOARD MEETING REGARDING APPROVAL OF THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY FOR TAX INCREMENTAL DISTRICT (TID) NO.17 IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere will hold a TID No. 17 Joint Review Board (JRB) meeting on March 23, 2021 at 9:00 am. Due to the ongoing pandemic, 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 JRB to consider approval of the resolution adopted by the De Pere Common Council on March 16, 2021 which approved and adopted the proposed Project Plan and District Boundary creating TID No. 17. The meeting is open to the public.

Persons desiring information on the proposed TID No. 17 Project Plan and District Boundary may contact the City Clerk at (920) 339-4050. A copy of the proposed Project Plan and District Boundary 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 16th day of March, 2021  
BY ORDER OF THE COMMON COUNCIL  
James G. Boyd  
Mayor  
Carey E. Danen  
City Clerk  
Run: March 17, 2021 WNAXLP

Account Number:GWM-286422  
Order Number: 0004648562  
Total Ad Cost: \$48.48  
Published Dates: 03/17/2021

Legal Clerk

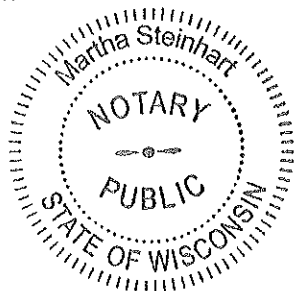
State of Wisconsin  
County of Brown  
Subscribed and sworn to before on March 17, 2021

Notary Public State of Wisconsin, County of Brown

10.13.24

My Commission Expires

# of Affidavits 1  
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DE PERE CITY HALL  
Re: TID 17

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# Joint Review Board

Regular Untelevised

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

## Agenda

Tuesday, February 16, 2021

9:00 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 **February 16, 2021** at **9:00 AM**.

**Due to the current public health emergency, the 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. Introductions.
3. Discuss Role of the Joint Review Board.
4. **Election of Chairperson for District No. 17.**
5. **Appointment of Citizen Member for District No. 17.**
6. **Overview of the Draft Proposed Project Plan and District Boundary for Tax Increment District No. 17.**
7. Future Agenda Items.
8. 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



Regular Untelevised

# Joint Review Board

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

## Final Minutes

Tuesday, February 16, 2021

9:00 AM

GoToMeeting

### Call to Order

The meeting was called to order at 9:00 AM by Development Services Director Daniel Lindstrom

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

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

### 2. Introductions.

Development Services Director Daniel Lindstrom welcomed the Joint Review Board members to the meeting. He explained that new TID No. 17 is being created as a mixed-use TID in the East Industrial Park. The first JRB meeting is just one step in the TID process, which will be followed by a public hearing at the February 22 Plan Commission meeting, City Council approval on March 16, and a second JRB meeting following the Council meeting, likely in March.

**RESULT: DISCUSSED**

### 3. Discuss Role of the Joint Review Board.

Development Services Director Daniel Lindstrom provided a brief overview of the roles of the Joint Review Board, which include:

- Represent the overlaying taxing jurisdictions
- Review TID plan before a public hearing
- Approve or deny the City Resolution creation or amendment of a TID
- Receive annual reports for comment and questions

**RESULT: DISCUSSED**

### 4. Election of Chairperson for District No. 17.

Chad Weininger nominated Mayor Boyd as chairperson, seconded by Bob Mathews. Upon vote, motion carried unanimously.

**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** Chad Weininger, Board Member  
**SECONDER:** Bob Mathews, Board Member  
**AYES:** Boyd, Foeller, Mathews, Weininger

### 5. Appointment of Citizen Member for District No. 17.

Mayor Boyd moved, seconded by Bob Mathews, to appoint Mark Higgins as citizen member of TID No. 17. Upon vote, motion carried unanimously. Dawn Foeller requested background information on Mark Higgins. Mayor Boyd noted that he is a current member of the City of De Pere Plan Commission and turned it over to Mark to introduce

himself. Mark stated that his career is in banking, where he worked as regional president of Johnson Bank for the past 11 years. He was involved on the commercial banking side, so he is familiar with TIDs. In July of 2020, he retired and has been enjoying retirement.

<b>RESULT:</b> ADOPTED [UNANIMOUS]
<b>MOVER:</b> James Boyd, Mayor
<b>SECONDER:</b> Bob Mathews, Board Member
<b>AYES:</b> Boyd, Foeller, Mathews, Weininger

6. **Overview of the Draft Proposed Project Plan and District Boundary for Tax Increment District No. 17.**

Development Services Director Daniel Lindstrom provided an overview of the draft proposed project plan and district boundary for TID No. 17. He reported that TID No. 17 is being created as an overlap of TID No. 10 for the extension of Commerce Drive and the development of a large manufacturing facility. It is a mixed-use TID for commercial and industrial. Daniel explained that TID No. 10 was originally created to complement the current east industrial park and serve the Southern Bridge project; however, project impacts make TID No. 10 no longer supportable due to age and outside developments including the delay of the Southern Bridge project, changes in assessment value at the State level, and an 18% reduction in the mill rate over the past two years. Daniel provided an overview of the project plan, which includes the following costs:

- Infrastructure
- Capital Improvement Costs
- Site Development Costs
- Land Acquisition and Assembly
- Development Incentives
- Professional Services
- Discretionary Payments
- Administration Costs
- TID Organizational Costs
- Inflation
- Financing Costs

Daniel reported the following summary of findings:

1. In conformity with the Comprehensive Plan and other guiding documents.
2. Economically feasible and will enable the TID to close prior to the required closure date.
3. Project Costs: \$7,244,486
4. Non-project Costs: \$5,000,000
5. In compliance with the 12% Test (8.35%)
6. Not less than 50% of the proposed District's area land is suitable for Mixed Use (industrial and commercial use)
7. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period

Dawn Foeller asked about the \$5,000,000 non-project costs. Daniel explained that those costs include grant funding and county and other share. Bob Mathews asked for clarification for the creation of the new TID. Daniel acknowledged that the TID is being



created due to the decline in value within the current TID 10. The foundry sale impacted the value by a decrease of \$1.5 million alone. Bob then asked how the City is working with developers. Daniel stated that there are a number of options, including land grant, financial incentive cash grants, as well as a paygo agreement. He noted that the City will work with the developers based on their financial needs and what they request for incentives. Dawn Foeller mentioned that the cash flow appendix was missing from her packet. Daniel stated that it would be included in the final draft.

**RESULT: NO ACTION**

7. Future Agenda Items.

There were no future agenda items discussed.

**RESULT: DISCUSSED**

8. Next Meeting Date.

Development Services Director Daniel Lindstrom stated that the Council will review the TID creation tentatively on March 16, so the Joint Review Board can meet anytime within the 45 days after that meeting. Discussion followed and it was decided that the second meeting of the JRB will be held on March 23, 2021 at 9 AM.

**RESULT: DISCUSSED**

Adjournment

Mayor Boyd moved, seconded by Dawn Foeller, to adjourn the meeting at 9:34 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

Tuesday, March 23, 2021

9:00 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 **March 23, 2021** at **9:00 AM**.

**Due to the current public health emergency, the 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 16, 2021 Joint Review Board meeting.
3. Public comment upon matters not on the agenda.
4. **Review Proposed Boundaries and Project Plan for Tax Incremental Financing District No. 17.**
5. **Review and Approval of Common Council Resolution #21-34, Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 17.**
6. **Review and Approval of Joint Review Board Resolution #JRB 21-01, Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 17.**
7. Future Agenda Items.

### 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

Tuesday, March 23, 2021

9:00 AM

GoToMeeting

### Call to Order

The meeting was called to order at 9:00 AM by Mayor James Boyd

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

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

- Approval of the minutes of the February 16, 2021 Joint Review Board meeting.

There was some discussion among the board members and it was decided that Mark Higgins should be removed as a voting member for agenda items 4 and 5 since he was not appointed to the board until item 5 on the agenda. Staff noted that this change would be made before posting the final minutes to the website.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Boyd, Mayor
<b>SECONDER:</b>	Dawn Foeller, Board Member
<b>AYES:</b>	James Boyd, Mark Higgins, Bob Mathews, Dawn Foeller
<b>EXCUSED:</b>	Chad Weininger

- Public comment upon matters not on the agenda.

There were no public comments.

<b>RESULT:</b>	<b>DISCUSSED</b>
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- Review Proposed Boundaries and Project Plan for Tax Incremental Financing District No. 17.**

Development Services Director Daniel Lindstrom provided a brief overview of TID No. 17 in the East Industrial Park. He explained that TID No. 17 is being created as an overlap of TID No. 10 and also as a donor TID. It is being created as a mixed-use TID that intends to be a composite of commercial and manufacturing. The main focus of this TID is to facilitate the proposed manufacturing development that makes up several current parcels. The proposed 350,000 square foot development has a projected cost of \$19 million and will require TIF incentives and the extension of Commerce Drive. Daniel added that since the last JRB meeting in February, there are two parties interested in purchasing lots in this new TID. Bob Mathews asked if an analysis has been done without the shared revenue. Daniel explained that it is too hard to do for the southern bridge project, but Commerce Drive can stand alone.

**RESULT: NO ACTION**

5. **Review and Approval of Common Council Resolution #21-34, Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 17.**

**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** James Boyd, Mayor  
**SECONDER:** Mark Higgins, Commissioner  
**AYES:** James Boyd, Mark Higgins, Bob Mathews, Dawn Foeller  
**EXCUSED:** Chad Weininger

6. **Review and Approval of Joint Review Board Resolution #JRB 21-01, Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 17.**

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

7. Future Agenda Items.

The members discussed the scheduling of the next Joint Review Board meeting for Wednesday, June 30, 2021 at 9 AM.

**RESULT: DISCUSSED**

Adjournment

Mayor Boyd moved, seconded by Bob Mathews, to adjourn the meeting at 9:24 AM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker

TID NO. 17 JOINT REVIEW BOARD  
RESOLUTION No. JRB 21-01

APPROVING ESTABLISHING THE BOUNDARIES OF AND APPROVING THE  
PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NUMBER 17,  
CITY OF DE PERE, WISCONSIN

WHEREAS, the City of De Pere TID No. 17 Joint Review Board on Tax Incremental Financing District No. 17, (the "TID <sup>Attachment 06</sup> NO.17 JOINT REVIEW BOARD"), having been convened pursuant to Wis. Stats §66.1105(4m) for the purpose of reviewing Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 17; and

WHEREAS, the Joint Review Board, met on March 23, 2021, considered the public record and all documents and planning materials presented, including the Common Council Resolution No. 21-34, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District Number 17, City of De Pere, Wisconsin; and

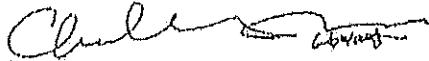
NOW THEREFORE BE IT HEREBY RESOLVED by the City of De Pere No.17 Joint Review Board on Tax Incremental Financing District No. 17, that:

1. The Boundary and Project Plan for City of De Pere Tax Incremental District No. 17 (TID No. 17) is approved, it being specifically found that the requirements of Wis. Stats. §66.1105(4m) having been complied with; and further, in the judgment of the TID No. 17 Joint Review Board, the development described in the documents reviewed by the Board would not occur without the creation of the Tax Incremental District.
2. The TID No. 17 Joint Review Board also finds that the economic benefits of TID No.17, as measured by increased employment, business and personal income and property values are sufficient to compensate for the cost of the improvements contemplated in such plan.
3. The TID No. 17 Joint Review Board further finds that the benefits of the proposed plan outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

4. The TID No. 17 Joint Review Board approves De Pere Common Council Resolution No. 21-34, Establishing the Boundaries of and approving the Project Plan for Tax Incremental Financing District Number 17, City of De Pere, Wisconsin.
5. This Resolution be forwarded to the De Pere Common Council within seven (7) days of the date of this Resolution.

Dated this 23rd day of March, 2021.

CITY OF DE PERE JOINT REVIEW BOARD  
ON TAX INCREMENTAL FINANCING DISTRICT NO. 17



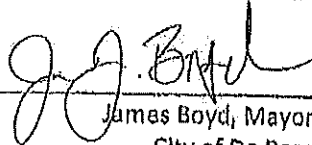
Chad Weininger  
Brown County



Dawn Foeller  
Unified School District of De Pere



Bob Mathews  
Northeast Wisconsin Technical College



James Boyd, Mayor  
City of De Pere



Mark Higgins  
Public Member



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**STATE OF WISCONSIN  
BROWN COUNTY**

DE PERE CITY HALL

335 S BROADWAY

DE PERE WI 541152526

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NOTICE OF PUBLIC HEARING  
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 17 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 February 22, 2021, at 7:00 p.m., Due to the ongoing pandemic, the meeting will be held electronically 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 the public hearing is to review and take action regarding the proposed Project Plan and District Boundary for new Tax Incremental District No. 17 in the City of De Pere's East Business Park.

Proposed public project improvements may include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. Additionally, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 17 pursuant to a signed development agreement with the City. Further, the proposed costs may include projects within the proposed boundary and within a 1/2 mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. Copies of the proposed TID No. 17 Project Plan 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 5th day of February, 2021

BY ORDER OF THE COMMON COUNCIL  
James Boyd  
Mayor  
Carey Danen  
City Clerk  
Run: Feb. 5, 12, 2021 WMAXLP

Account Number:GWM-286422  
Order Number: 0004587591  
Total Ad Cost: \$114.32  
Published Dates: 02/05/2021, 02/12/2021

Legal Clerk

State of Wisconsin  
County of Brown  
Subscribed and sworn to before on February 12, 2021

Notary Public State of Wisconsin, County of Brown

My Commission Expires

# of Affidavits 1  
This is not an invoice

VICKY FELTY  
Notary Public  
State of Wisconsin

DE PERE CITY HALL





# Plan Commission

## Regular Meeting

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

### Agenda

Monday, February 22, 2021

7:00 PM

GoToMeeting

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 **February 22, 2021** at **7:00 PM**.

**Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:**

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

**Access Code:** 154-883-285

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

*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.iqm2.com/>.*

#### Call to Order

1. Roll Call
2. Approval of the minutes of the January 25, 2021 Plan Commission meeting.
3. **A Public Hearing on the proposed project plan for Tax Increment Financing District No. 17 is scheduled for 7:00 PM, or as soon thereafter as can be heard.**
  - A. Notice of Public Hearing.
  - B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 17. \*
  - C. Resolution PC21-01, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 17 and the Adoption of the Tax Incremental Financing District No. 17 Project Plan.
4. Consideration and possible action on a request for a proposed 6 unit expandable condominium of Irwin School Homes Condominium at 755 William ST, 428 Superior ST, and 750 Franklin ST (Parcel ED-477).\*

#### 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

Lindsey Bovinet, Milwaukee View LLC

Irwin School Development LLC



# Plan Commission

## Regular Meeting

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

### Final Minutes

Monday, February 22, 2021

7:00 PM

GoToMeeting

#### 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 Schleinzi, and members of the public.

- Approval of the minutes of the January 25, 2021 Plan Commission meeting.

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

- A Public Hearing on the proposed project plan for Tax Increment Financing District No. 17 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 Green Bay Press Gazette on February 5 and February 12, 2021.

<b>RESULT:</b>	<b>DISCUSSED</b>
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#### B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 17. \*

Development Services Director Daniel Lindstrom reviewed the proposed project plan and district boundary for TID No. 17. He explained that the TID is being created as an overlap of TID No. 10 for the extension of Commerce Drive and the development of a large manufacturing facility. It is a mixed-use TID. The anticipated development has an estimated construction value of \$19 million. Mayor Boyd declared the public hearing open at 7:21 pm. No one wished to speak and Mayor Boyd declared the public hearing closed at 7:22 pm. Staff recommended approval of the TID No. 17 District Boundary and Project Plan to be forwarded to the Common Council for approval and approval of the Plan Commission Resolution #21-01. Mayor Boyd moved, seconded by Ald. Raasch, to approve the district boundary and project plan and forward it to the Common Council. Upon vote, motion carried unanimously. Common Council will also review and make a motion on a resolution on March 16, 2021. If approved, then

the Joint Review Board will meet to review and make a decision on the formation of the TID on March 23, 2021.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Boyd, Mayor
<b>SECONDER:</b>	Dean Raasch, Alderperson
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

**C. Resolution PC21-01, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 17 and the Adoption of the Tax Incremental Financing District No. 17 Project Plan.**

Ald. Raasch moved, seconded by Mark Higgins, to approve Resolution PC21-01. Upon vote, motion carried unanimously.

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

4. Consideration and possible action on a request for a proposed 6 unit expandable condominium of Irwin School Homes Condominium at 755 William ST, 428 Superior ST, and 750 Franklin ST (Parcel ED-477).\*

City Planner Peter Schleinz reviewed the condominium plat for Irwin School Homes Condominium at 755 William Street. The entire site is being proposed as an expandable condominium plat. Staff recommended approval of the plat, subject to four conditions outlined in the report. Mark Higgins asked for clarification of the term "expandable". Peter stated that with an expandable condominium plat, the developer does not have to identify all of the single units in the school building and second set of townhomes. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the plat. Upon vote, motion carried unanimously. Common Council will review the plat on March 2, 2021.

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

#### Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:31 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker

PLAN COMMISSION  
RESOLUTION PC 21-01

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX  
INCREMENTAL FINANCING DISTRICT NO.17 AND THE ADOPTION OF THE  
TAX INCREMENTAL FINANCING DISTRICT NO. 17 PROJECT PLAN

WHEREAS, the proposed project plan for Tax Incremental Financing District No. 17 (TID No. 17) was filed with the City Clerk on February 5, 2021 and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 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 February 22, 2021 affording interested parties a reasonable opportunity to express their views on the boundaries of the District and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on February 5, 2021 and February 12, 2021; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID No.17 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on February 16, 2021; and

WHEREAS, at the above-referenced public hearing conducted by the City of De Pere on February 22, 2021 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID No. 17 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 designation of the District Boundaries for TID No.17, City of De Pere, as those boundaries which are set forth in the proposed Project Plan for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

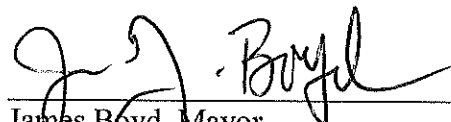
BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary of Tax Incremental Financing District Number 17, 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 22<sup>nd</sup> day of

February, 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, March 16, 2021

7:30 PM

GoToMeeting

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 **March 16, 2021** at **7:30 PM**.

**Due to the current public health emergency, the 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.**

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

I. Call to Order

1. Roll Call
2. Approval of the Minutes of the March 2, 2021 Common Council Meeting.
3. COVID-19 update from the Health Department.
4. Proclamation in Appreciation and Gratitude to the De Pere Area Men's Club for Continued Service during the COVID-19 Pandemic.
5. Recommendation from Finance/Personnel Committee to approve Health Plan Budget Adjustments (Three Premium Holiday Months)
6. Recommendation from the Board of Public Works to Approve Definitely De Pere's Request to Use \$10,000 from the Stadium Tax Street Scape Allocation for Replacing Downtown Summer Light Pole Banners
7. Recommendation from the Board of Public Works to Approve Definitely De Pere's Request for to Use \$25,000 from the Street-Scape Stadium Tax Allocation for a 2021 Sculpture Walk Project
8. Recommendation from Board of Public Works to award Contract 21-03 Sewer Lining to Michels Pipe Services in the amount of \$422,301.00
9. Recommendation from the Board of Public Works to award Contract 21-15 Sewer Televising to Green Bay Pipe & TV, LLC in the amount of \$40,634.94
10. Recommendation from the Board of Public Works to award Contract 21-20 Commerce Drive Concrete Paving to Sommers Construction Company, Inc in the amount of \$93,947.50

11. Recommendation from the License Committee regarding the application for Class "A" Fermented Malt Beverage License and "Class A" Intoxicating Liquor License for Saeva Johnson Liquor, LLC (DBA The Wine Cellar), 813 Main Ave. Submitted by Saeva Johnson Liquor, LLC; Agent Patrick Johnson, Green Bay, WI.
12. Resolution #21-30 Authorizing First Amendment to Tower Lease Agreement with New Cingular Wireless PCS, LLC (Merrill Water Tower).
13. Resolution #21-31 Approving Annual Report Under Municipal Separate Storm Sewer System (MS4) Permit and its Submission to the Wisconsin Department of Natural Resources (DNR).
14. Resolution #21-32 Authorizing Agreement for Contractor Services Between the City of De Pere and Cummins Inc. (Backup Generator Preventative Maintenance).
15. Resolution #21-33 Ratifying State Department of Health Grant Agreement and Grant Modification Agreements.
16. **Resolution #21-34 Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 17, City of De Pere, Wisconsin.**
17. Resolution #21-35 Authorizing Agreement Regarding the Sale/Purchase, Right of First Refusal and Repurchase of Certain Property Between the City of De Pere and Green Bay Packaging, Inc.
18. Resolution #21-36 Authorizing an Amendment to the 2016 Agreement Regarding the Sale/Purchase and Right of First Refusal of Certain Property Between the City of De Pere and Green Bay Packaging, Inc.
19. Resolution #21-37 Authorizing Third Amendment to the Development Agreement Between the City of De Pere and Irwin School Development (428 North Superior Street; Parcel ED-477).
20. Resolution #21-38 Terminating the Declaration of a Public Health Emergency in the City of De Pere (Request of Ald. Raasch).
21. Proposed revisions to the City's Facilities Reopening Plan (requested by Mayor Boyd and Alderperson Raasch).
22. Consideration and Possible Action on Bond Security Requirement for Official City Newspaper Bids
23. Discussion and Possible Action Concerning Resumption of including Announcement and/or Public Comment Items on Council Agendas.
24. Voucher approval.
25. Future agenda items.
26. 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  
Patrick Johnson  
Michael Obermann, Cummins  
Tina Quigley, Definitely De Pere  
Michels Pipe Services  
Green Bay Pipe & TV  
Sommers Construction Company, Inc.  
AT&T  
Adam Winters  
Anuj Rastogi



# Common Council

335 South Broadway  
De Pere, WI 54115

<https://www.deperewi.gov/>

## Regular Meeting

### Minutes

Tuesday, March 16, 2021

7:30 PM

GoToMeeting

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 Kundinger	Aldersperson	Present	
Shana Defnet Ledvina	Aldersperson	Present	
Casey Nelson	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Kelly Ruh	Aldersperson	Present	
James Boyd	Mayor	Present	

2. Approval of the Minutes of the March 2, 2021 Common Council Meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Shana Defnet Ledvina, Aldersperson
<b>SECONDER:</b>	Amy Chandik Kundinger, Aldersperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

3. COVID-19 update from the Health Department.

Health Director Debbie Armbruster reported that the next phase of vaccine eligibility will start on March 22nd instead of the 29th. This group will include people with health conditions; specifics are listed on the DHS website. Debbie explained that vaccine recipients do not need to show proof of their medical condition, because they are attesting to it on the document they sign. The Health Department continues to conduct clinics at the Community Center 2-3 times a week, and they have received many positive comments. Debbie reported that testing is down, and the positivity rate is currently at 4%; hospitalization capacity is at 72%. The activity rate in Brown County is still considered high. In response to Aldersperson Raasch’s question about the number of active cases that the Health Department posts on social media, Debbie acknowledged that they do often show climbing numbers followed by large drops. She explained that this happens because staff can fall behind on clearing cases. She noted that this is happening with all health departments, and while the number in the posts might not be indicative of the exact number of cases on a certain day, it does provide valuable information. Aldersperson Raasch then asked if these statistics are used to determine the “high” rate classification, and Debbie replied that those classifications are determined by the state.

4. Proclamation in Appreciation and Gratitude to the De Pere Area Men's Club for Continued Service during the COVID-19 Pandemic.

Mayor Boyd read the proclamation, which recognizes the efforts of the De Pere Area Men’s Club in delivering meals to those in need during the pandemic.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

13. Resolution #21-31 Approving Annual Report Under Municipal Separate Storm Sewer System (MS4) Permit and its Submission to the Wisconsin Department of Natural Resources (DNR).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jonathon Hansen, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

14. Resolution #21-32 Authorizing Agreement for Contractor Services Between the City of De Pere and Cummins Inc. (Backup Generator Preventative Maintenance).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Shana Defnet Ledvina, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

15. Resolution #21-33 Ratifying State Department of Health Grant Agreement and Grant Modification Agreements.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Casey Nelson, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

16. Resolution #21-34 Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 17, City of De Pere, Wisconsin.

Alderperson Hansen thanked staff for their efforts in creating this new TIF district.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jonathon Hansen, Alderperson
<b>SECONDER:</b>	Dean Raasch, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

17. Resolution #21-35 Authorizing Agreement Regarding the Sale/Purchase, Right of First Refusal and Repurchase of Certain Property Between the City of De Pere and Green Bay Packaging, Inc.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Casey Nelson, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

18. Resolution #21-36 Authorizing an Amendment to the 2016 Agreement Regarding the Sale/Purchase and Right of First Refusal of Certain Property Between the City of De Pere and Green Bay Packaging, Inc.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Amy Chandik Kundinger, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

19. Resolution #21-37 Authorizing Third Amendment to the Development Agreement Between the City of De Pere and Irwin School Development (428 North Superior Street; Parcel ED-477).

Alderperson Carpenter asked if standalone TIF districts create more risk for the City. Development Services Director Dan Lindstrom agreed that standalone districts (as well as extremely large ones) are more challenging because they are accompanied by more risk. He noted that staff evaluates them on a case by case basis; and that guaranteed revenues work to protect the City's interest in these cases.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Casey Nelson, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson, Raasch, Ruh

20. Resolution #21-38 Terminating the Declaration of a Public Health Emergency in the City of De Pere (Request of Ald. Raasch).

Alderperson Raasch explained his intentions for requesting the termination of the health emergency. City Attorney Judy Schmidt-Lehman reviewed the measures that will expire once the emergency declaration is terminated. Discussion followed on several of the items that would be affected. Alderperson Eserkaln asked if items could be taken up separately before terminating the emergency declaration. Judy confirmed this, noting that if there are items the Council wants to take up separately in order to adopt them permanently; staff could prepare those for the next meeting on April 7th. Council could then rescind the state of emergency at that time. Discussion followed regarding the impact of terminating the declaration of emergency, as well as timing considerations. City Administrator Larry Delo requested that alderpersons inform staff by the end of the week of any items they want to see on the next Council agenda.

<b>RESULT:</b>	<b>DEFEATED [2 TO 6]</b>
<b>AYES:</b>	Dean Raasch, Kelly Ruh
<b>NAYS:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Nelson

## RESOLUTION #21-34

ESTABLISHING THE DISTRICT BOUNDARIES OF AND  
APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL  
FINANCING DISTRICT NO. 17, CITY OF DE PERE, WISCONSIN

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 for the creation of a Tax Incremental Financing District as provided in Resolution PC21-01 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 17 and the Adoption of the Tax Incremental Financing District No. 17 Project Plan, 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 creation of Tax Incremental Financing District No. 17, including the public hearing held thereon before the Plan Commission on February 22, 2021 at 7:00 p.m., the Common Council wishes to adopt this Resolution.

## NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The boundaries of the District that shall be named Tax Incremental District Number 17, City of De Pere (TID No. 17) are hereby established as specified in the Project Plan, Tax Incremental District No. 17, 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 and the district is contiguous in nature.
2. The Property within the District was acquired by the City on prior to the creation of underlying TID No. 10. One Parcel within the District was annexed into the City after

January 4, 2004, namely Parcel ED-D69-2, which was annexed into the City on January 20, 2015, and more than three (3) years have passed since such annexation.

3. The Common Council creates TID No. 17 as of this date (March 16, 2021), with an effective base value date of January 1, 2021.
4. The Common Council finds and declares that:
  - A. TID No. 17 as a mixed-use TID, where not less than 50% of the real property within TID No. 17 is Suitable for "mixed-use development" [Wis. Stats. § 66.1105(2)(cm)].
  - B. The Project Plan costs directly relate to promoting mixed-use development in TID No. 17 consistent with the purpose for which TID No. 17 is created.
  - 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. Less than 35 percent of the district is land proposed for newly platted residential development.
  - G. The equalized value of the taxable property in TID No.17 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.
  - 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 for TID No. 17, a copy of which is attached to Resolution PC21-01 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 the approval of this Resolution and the creation of TID No.17, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of Project Plan and District Boundaries for TID No. 17, 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 determination and certification of the tax incremental base of TID No. 17.

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 16<sup>th</sup> day of March, 2021.

APPROVED:

  
James G. Boyd, Mayor

ATTEST:

  
Carey E. Danen, City Clerk

Ayes: 8

Nays: 0