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 Kundinger
Shana Defnet Ledvina
Jonathon Hansen
   Kelly Ruh
   Dean Raasch
   Mike Eserkaln
   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
Larry Delo, City Administrator
Judith Schmidt-Lehman City Attorney
Kelly Barker, Administrative Assistant

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.

### Figure 2: Planned Project Costs Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Project Plan Costs</th>
<th>Other’s Share</th>
<th>TID Share</th>
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<tr>
<td>A. Infrastructure</td>
<td>$8,000,000</td>
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<tr>
<td>B. Capital Costs</td>
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<td>$100,000</td>
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<tr>
<td>C. Site Development Costs</td>
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<td>$50,000</td>
</tr>
<tr>
<td>D. Land Acquisition &amp; Assembly</td>
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<td>E. Development Incentives</td>
<td>$1,255,000</td>
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<td>$1,255,000</td>
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<tr>
<td>F. Professional Services</td>
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<tr>
<td>G. Discretionary Payments</td>
<td>$350,000</td>
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<td>$350,000</td>
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<tr>
<td>H. Administration Costs</td>
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<td>$515,000</td>
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<td>I. Organizational Costs</td>
<td>$5,000</td>
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<td>J. Inflation</td>
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<td><strong>Subtotal</strong></td>
<td><strong>$11,070,000</strong></td>
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<td>K. Financing Costs (less Capitalized Interest)</td>
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<td>$959,486</td>
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<td>Capitalized Interest</td>
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<td>$215,000</td>
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<td><strong>Total TID Expenditure</strong></td>
<td><strong>$7,244,486</strong></td>
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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.

<table>
<thead>
<tr>
<th>TID No. 17</th>
<th>Description</th>
<th>Type</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Year</td>
<td>2020**</td>
<td>2021</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recent Annual Reported Total Municipal Equalized Value</td>
<td>$2,209,815,400</td>
<td>$2,209,815,400</td>
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<tr>
<td>12% Test</td>
<td>$265,177,848</td>
<td>$265,177,848</td>
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<td></td>
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<tr>
<td>Tax Increment District No. 005</td>
<td>Increment</td>
<td>$35,059,700</td>
<td>$35,059,700</td>
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<tr>
<td>Tax Increment District No. 006</td>
<td>Increment</td>
<td>$93,085,200</td>
<td>$93,085,200</td>
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<td>$6,743,600</td>
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<td>Tax Increment District No. 008</td>
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<td>Tax Increment District No. 010</td>
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<td>Tax Increment District No. 013</td>
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<td>$4,471,600</td>
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<td>Tax Increment District No. 014</td>
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<td>$(5,400)</td>
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<tr>
<td>Tax Increment District No. 016</td>
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<td>$ -</td>
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<tr>
<td>Tax Increment District No. 017</td>
<td>Base</td>
<td>$ -</td>
<td>$ -</td>
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<tr>
<td>Total [*A negative increment is treated as zero increment]</td>
<td>$199,575,800</td>
<td>$184,575,800</td>
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<tr>
<td>Percent of City’s Equalized Value in Existing TIDs</td>
<td>9.03%</td>
<td>8.33%</td>
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<tr>
<td>Remaining Available TID Value</td>
<td>$65,602,048</td>
<td>$80,602,048</td>
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<tr>
<td>Compliance</td>
<td>OK</td>
<td>OK</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Report: DOR Dated 08/12/2020**
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 overlapping taxing jurisdictions. Figure 4 provides a summary of the impact on the overlapping taxing jurisdictions throughout the life of the District.

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>2020 Tax Increment Worksheet Interim Rate</th>
<th>% of Mill Rate by Jurisdiction</th>
<th>Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions</th>
<th>Annual Taxes Collected After TID*</th>
<th>Increase in Annual Tax Collections After TID</th>
<th>City Levy Increase (50%) Annual Tax Collections After TID</th>
</tr>
</thead>
<tbody>
<tr>
<td>School District</td>
<td>$0.006520496</td>
<td>36.8%</td>
<td>$0</td>
<td>$204,977</td>
<td>$204,977</td>
<td>$204,977</td>
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<tr>
<td>Tech. College</td>
<td>$0.000795339</td>
<td>4.5%</td>
<td>$0</td>
<td>$25,002</td>
<td>$25,002</td>
<td>$25,002</td>
</tr>
<tr>
<td>County</td>
<td>$0.004049804</td>
<td>22.8%</td>
<td>$0</td>
<td>$127,309</td>
<td>$127,309</td>
<td>$127,309</td>
</tr>
<tr>
<td>Local</td>
<td>$0.006370219</td>
<td>35.9%</td>
<td>$0</td>
<td>$200,252</td>
<td>$100,126</td>
<td>$100,126</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$0.017735858</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>$0</strong></td>
<td><strong>$557,540</strong></td>
<td><strong>$254,673</strong></td>
<td><strong>$254,673</strong></td>
</tr>
</tbody>
</table>

* 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**


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 N34°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 500°41'23"W, 388.90 FEET ON THE EAST LINE OF SAID OUTLOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE S89°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.
Map 2: District Boundary with TID No. 10 Overlay
City of De Pere

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.

File Path: C:\cDE\Administration\Planning\Economic Development\TID\Future TID Plan\East Park TID 2021

Data Source: City of De Pere, Brown County

Appendix A: Maps
Map 3: Existing Land Use
City of De Pere

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

This map was produced utilizing a variety of sources the City of De Pere reasonably believes to be 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 comprised, this map.

Data Source: City of De Pere, Brown County
APPENDIX B: FINANCIAL ATTACHMENTS
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Description</th>
<th>Land Use Classification</th>
<th>Current Assessment Information</th>
<th>Equalized DOR Full Value Assessment Information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Land Value</td>
<td>Improvement Value</td>
</tr>
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<td>1</td>
<td>ED-069-2</td>
<td>X</td>
<td>2.945</td>
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<tr>
<td>2</td>
<td>ED-F0080</td>
<td>X</td>
<td>11.507</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>ED-2381</td>
<td>X</td>
<td>1.996</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>ED-2382</td>
<td>X</td>
<td>1.500</td>
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</tr>
<tr>
<td>5</td>
<td>ED-2384</td>
<td>X</td>
<td>1.188</td>
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<td>6</td>
<td>ED-2385</td>
<td>X</td>
<td>2.401</td>
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<td>7</td>
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<td>ED-F0085</td>
<td>X</td>
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</tr>
</tbody>
</table>

Total Real Property: 76.155
Total ROW and Waterways: 76.155
Total TID Boundary: ZERO

TID Parcel Information List
TID No. 17
City of De Pere
Table 1: Planned Project Costs

<table>
<thead>
<tr>
<th>Type of Expenditure</th>
<th>Creation Amount</th>
<th>% Paid By</th>
<th>TID Costs Allocated to Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Infrastructure Costs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commerce Drive - Phase 1A</td>
<td>$1,000,000</td>
<td>75%</td>
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<tr>
<td>Commerce Drive - Phase 1B</td>
<td>$1,000,000</td>
<td>75%</td>
<td>$750,000</td>
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<tr>
<td>Rockland Road- Phase 2A</td>
<td>$4,000,000</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Street Resurfacing/Utility</td>
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<td>100%</td>
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<td>Street Resurfacing/Utility</td>
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<td>Total Capital Costs</td>
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<tr>
<td>Total TID Infrastructure</td>
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<td>$100,000</td>
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<td>C. Site Development Costs</td>
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<td>Yard Waste Side Relocation</td>
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<tr>
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<td>Total TID Site Development</td>
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<tr>
<td>D. Land Acquisition &amp;</td>
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<tr>
<td>Assembly</td>
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<td></td>
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<tr>
<td>Total TID Land Acquisition &amp;</td>
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<td>E. Development Incentives</td>
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<td>Development Incentives -</td>
<td>$855,000</td>
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<td>Phase 1 Grant (Immel Request)</td>
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<td>Phase 3 Grant</td>
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<td>Total TID Development</td>
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<td>Rockland Road Design Services</td>
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<td>Reserved</td>
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<td>100%</td>
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<tr>
<td></td>
<td>$25,000</td>
<td>100%</td>
<td>$25,000</td>
</tr>
<tr>
<td>Total TID Land Acquisition &amp;</td>
<td>$350,000</td>
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<td>$350,000</td>
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<tr>
<td>G. Discretionary Payments</td>
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<tr>
<td>TID No. 10 Donation</td>
<td>$350,000</td>
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<td>Discretionary Payments</td>
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<td>0</td>
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<td>Discretionary Payments</td>
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<td>Total TID Discretionary</td>
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<td>H. Administration Costs</td>
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<tr>
<td>City Staff</td>
<td>$500,000</td>
<td>100%</td>
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</tr>
<tr>
<td>DOR Fees</td>
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<td>100%</td>
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<td>Audits</td>
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<td>I. Organizational Costs</td>
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<td></td>
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<tr>
<td>Department of Revenue</td>
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<td>Submittal Fee</td>
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<td>Professional Fees</td>
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<td>City Staff &amp; Publishing</td>
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<td>100%</td>
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<td>Total TID Organization Costs</td>
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<tr>
<td>J. Inflation</td>
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<td>$345,000</td>
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<td>Total TID Project Costs</td>
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<td>$6,070,000</td>
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<td>K. Financing Costs</td>
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<td></td>
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<td>Total Interest, Fin. Fees,</td>
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<td>$406,505</td>
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<tr>
<td>Less Cap. Interest (2021)</td>
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<td>Total Interest, Fin. Fees,</td>
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<td>Less Cap. Interest (2023)</td>
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<td>Total Interest, Fin. Fees,</td>
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<td>Less Cap. Interest (2029)</td>
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<tr>
<td>Plus Capitalized Interest</td>
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<td>$215,000</td>
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<tr>
<td>Total Financing Costs</td>
<td>$1,174,486</td>
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TOTAL TID EXPENDITURE: $7,244,486
## Table 2: Tax Increment ProForma

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<th>Created/Revised</th>
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### Assumptions

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<td>Valuation Date</td>
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<td>Last Expenditure Date</td>
<td>3/16/2036</td>
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<td>Equalized Base Value</td>
<td>$ -</td>
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<td>Projected Tax Rate</td>
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<tr>
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### TID Revenue

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<tr>
<th>Year</th>
<th>Construction/ Land*</th>
<th>PP</th>
<th>Valuation</th>
<th>Increment</th>
<th>TIF Increment</th>
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<tr>
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<tr>
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<td>23,857,912</td>
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<tr>
<td>2037</td>
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<td>24,096,491</td>
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<tr>
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<td>0</td>
<td>24,580,831</td>
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<td>2040</td>
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<td>0</td>
<td>24,826,639</td>
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</tbody>
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### TIF Increment

<table>
<thead>
<tr>
<th>Year</th>
<th>TIF Tax Rate</th>
<th>TIF Revenue</th>
</tr>
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<tbody>
<tr>
<td>2023</td>
<td>0.017736858</td>
<td>$124,151</td>
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<tr>
<td>2024</td>
<td>0.017958858</td>
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<td>2025</td>
<td>0.01818266</td>
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<td>2026</td>
<td>0.01840933</td>
<td>$290,197</td>
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<td>2027</td>
<td>0.01863888</td>
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<tr>
<td>2028</td>
<td>0.01887195</td>
<td>$407,611</td>
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<td>2029</td>
<td>0.01910757</td>
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<td>2030</td>
<td>0.01934617</td>
<td>$426,264</td>
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<td>2031</td>
<td>0.01958903</td>
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<td>2032</td>
<td>0.01983279</td>
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<tr>
<td>2033</td>
<td>0.02008228</td>
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<tr>
<td>2034</td>
<td>0.02033264</td>
<td>$466,170</td>
</tr>
<tr>
<td>2035</td>
<td>0.02058301</td>
<td>$476,717</td>
</tr>
<tr>
<td>2036</td>
<td>0.02083438</td>
<td>$487,503</td>
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<tr>
<td>2037</td>
<td>0.02108574</td>
<td>$498,333</td>
</tr>
<tr>
<td>2038</td>
<td>0.02133810</td>
<td>$509,812</td>
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<td>2039</td>
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</tr>
<tr>
<td>2040</td>
<td>0.02184507</td>
<td>$533,142</td>
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</table>

### Total

| Year | $3,855,426 | $20,971,213 | $0   | $8,330,850 |

### Notes

- **Construction/ Land**: Increment in construction value.
- **PP**: Increment in property value.
- **Valuation**: Total valuation of the property.
- **Increment**: Change in valuation from the previous year.
- **TIF Increment**: Taxes Increment result from the change in valuation.
### City of De Pere - TID No. 17 Project Plan and Boundary

**Appendix B Financial Attachments**

#### Table 3: Tax Increment Cash Flow

|                | 2/18/2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | Total |
|----------------|-----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| **Balance**    |           | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0     |       |
| **Revenue**    |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
|                |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
|                |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
| **Expenses**   |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
|                |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
| **Balance After Surplus to Principal and Interest** |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |

**Revenues**
- Capital Interest & Debt Reserve
- Property Sales and Leases
- City Advance
- Phase 1 Principle and Interest
- Computer Aid / State Grant / Other State Shared Revenue

**Expenses**
- Phase 2 Principle and Interest
- Property Sales and Leases
- City Advance
- Phase 3 Principle and Interest
- City Payback

**Other Expenses** include:
- Site Development Costs
- Professional Services
- Discretionary Spending
- Administration Costs
- Organizational Costs

**Total**
- TID No. 10 Donation
- TID No. 10 Donation could require the TID No. 10 standard 3-year extension or 3-year tech college extension. TID No. 10 De Pere could require the TID No. 10 standard 3-year extension or 3-year tech college extension.
### Table 4: Financing Summary

**TID No. 17**

<table>
<thead>
<tr>
<th>TID Activities</th>
<th>Phase 1 1/1/2021</th>
<th>Phase 2 1/1/2023</th>
<th>Phase 3 1/1/2029</th>
<th>Paid with TID Revenue</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Infrastructure</td>
<td>$1,500,000</td>
<td>$0</td>
<td>$1,500,000</td>
<td>$0</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>B. Capital Costs</td>
<td>$0</td>
<td>$100,000</td>
<td>$0</td>
<td>$0</td>
<td>$100,000</td>
</tr>
<tr>
<td>C. Site Development Costs</td>
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<td>$25,000</td>
<td>$25,000</td>
<td>$0</td>
<td>$50,000</td>
</tr>
<tr>
<td>D. Land Acquisition &amp; Assembly</td>
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<td>$0</td>
<td>$0</td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td>E. Development Incentives (less land grants)</td>
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<td>$200,000</td>
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<td>F. Professional Services</td>
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<td>$350,000</td>
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<td>G. Discretionary Payments</td>
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<td>$0</td>
<td>$0</td>
<td>$350,000</td>
<td>$350,000</td>
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<td>H. Administration Costs</td>
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<td>$515,000</td>
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<td>I. Organizational Costs</td>
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<td>$0</td>
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</tr>
<tr>
<td><strong>Subtotal</strong></td>
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<td>$0</td>
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<td>$0</td>
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<td>$2,055,000</td>
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<td>$5,430,000</td>
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City of De Pere - TID No. 17 Project Plan and Boundary  
Appendix B Financial Attachments
# Table 5A: Debt Service Plan - Phase 1

**City of De Pere**  
**TID No. 17**  
**Bond Issue**  
2/18/2021

<table>
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<th>Project Cost</th>
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<td># of Principal Payments:</td>
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<td>Capitalized Interest</td>
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<table>
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<th>Principal Payment #</th>
<th>Unpaid Principal</th>
<th>Principal Payment</th>
<th>Interest Payment</th>
<th>Total Payment</th>
<th>Apply Surplus to Principal</th>
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| Total | $2,490,000 | $326,505 | $2,816,505 | 0 |

Apply Surplus to Principal
### Table 5B: Debt Service Plan - Phase 2

**City of De Pere**  
**TID No. 17**  
**Bond Issue**  
*2/18/2021*

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<td># of Principal Payments:</td>
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<td>1/1/2023</td>
<td>Total TID Cost of Loan:</td>
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# Table 5C: Debt Service Plan - Phase 3

## City of De Pere

### TID No. 17

**Bond Issue**

2/18/2021

- **Principal**: $2,200,000 (rounded to $5,000)
- **Project Cost**: $2,055,000
- **Interest Rate**: 2.25%
- **Finance Fees**: $41,100
- **Term (Years)**: 14
- **Interest Earned**: $0
- **# of Principal Payments**: 12
- **Capitalized Interest**: $100,000
- **Date of Issue**: 1/1/2029
- **Total TID Cost of Loan**: $2,484,359

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**Total** | $2,200,000 | $384,359 | $2,584,359 | $0

*Apply Surplus to Principal*
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
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,

[Signature]
Judith Schmidt-Lehman
City Attorney

JSL:amz
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.

Sincerely,

Daniel J. Lindstrom, AICP
Development Services Director

CC: Chad Weininger (via email)
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.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Larry Delo, City Administrator
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.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Robert (Bob) Mathews (via email)
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.

Sincerely,

[Signature]

Daniel J Lindstrom, AICP  
Development Services Director

CC: Dawn Foeller (via email)
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

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 5th day of February, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk
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
My Commission Expires 1/9/25

# of Affidavits: 1
This is not an invoice

KATHLEEN ALLEN
Notary Public
State of Wisconsin

DE PERE CITY HALL
Re: TID 17
STATE OF WISCONSIN
BROWN COUNTY

DE PERE CITY HALL

335 S BROADWAY
DE PERE WI 54115-2526

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:

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Order Number: 0004648562
Total Ad Cost: $48.48
Published Dates: 03/17/2021

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Legal Clerk

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

[Signature]

Notary Public State of Wisconsin, County of Brown

[Signature]

My Commission Expires

# of Affidavits: 1
This is not an invoice

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GANNETT Wisconsin Media
Delivering Customers. Driving Results.
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
United States: +1 (312) 757-3117


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.
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:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Call to Order

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

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<td>Bob Mathews</td>
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<tr>
<td>Chad Weininger</td>
<td>Board Member</td>
<td>Present</td>
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</tr>
</tbody>
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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.

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

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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.


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.


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
Call to Order

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

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<tr>
<td>Chad Weininger</td>
<td>Board Member</td>
<td>Excused</td>
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Also present: Development Services Director Daniel Lindstrom, City Administrator Larry Delo, City Attorney Judy Schmidt-Lehman, and Finance Director Joe Zegers.

2. Approval of the minutes of the 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.

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

3. Public comment upon matters not on the agenda.

There were no public comments.

RESULT: DISCUSSED


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


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 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.
Resolution #JRB 21-01
Page 2 of 2

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
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: 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

VICKY FELTY
Notary Public
State of Wisconsin

DE PERE CITY HALL
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:

Please join my meeting from your computer, tablet or smartphone.
https://www.gotomeet.me/DePere

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United States (Toll Free): 1 866 899 4679
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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:
Alderpersons
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
Call to Order

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

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<td>Brenda Busch</td>
<td>Commissioner</td>
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<td>Dan Carpenter</td>
<td>Alderperson</td>
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<td>Mark Higgins</td>
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<td>Dean Raasch</td>
<td>Alderperson</td>
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<tr>
<td>Grant Schilling</td>
<td>Commissioner</td>
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Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz, and members of the public.

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

RESULT: ADOPTED [UNANIMOUS]

MOVER: James Boyd, Mayor
SECONDER: Derek Beiderwieden, Commissioner
AYES: Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

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.

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.

RESULT: DISCUSSED

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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James Boyd, Mayor
SECONDER: Dean Raasch, Alderperson
AYES: 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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Alderperson
SECONDER: Mark Higgins, Commissioner
AYES: 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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James Boyd, Mayor
SECONDER: Derek Beiderwieden, Commissioner
AYES: 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 22nd day of

February, 2021.

APPROVED:

[Signature]
James Boyd, Mayor
Plan Commission Chair

Ayes: 7
Nays: 0
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.

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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).


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.


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

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dan Carpenter</td>
<td>Alderperson</td>
<td>Present</td>
<td></td>
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<tr>
<td>Mike Eserkaln</td>
<td>Alderperson</td>
<td>Present</td>
<td></td>
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<tr>
<td>Jonathon Hansen</td>
<td>Alderperson</td>
<td>Present</td>
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<tr>
<td>Amy Chandik Kundinger</td>
<td>Alderperson</td>
<td>Present</td>
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<tr>
<td>Shana Defnet Ledvina</td>
<td>Alderperson</td>
<td>Present</td>
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<tr>
<td>Casey Nelson</td>
<td>Alderperson</td>
<td>Present</td>
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<tr>
<td>Dean Raasch</td>
<td>Alderperson</td>
<td>Present</td>
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<tr>
<td>Kelly Ruh</td>
<td>Alderperson</td>
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<tr>
<td>James Boyd</td>
<td>Mayor</td>
<td>Present</td>
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</tr>
</tbody>
</table>

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

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

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 Alderperson 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. Alderperson 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.

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.
RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Alderperson
SECONDER: Dan Carpenter, Alderperson
AYES: 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).

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jonathon Hansen, Alderperson
SECONDER: Dan Carpenter, Alderperson
AYES: 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).

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

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

RESULT: ADOPTED [UNANIMOUS]
MOVER: Casey Nelson, Alderperson
SECONDER: Dan Carpenter, Alderperson
AYES: 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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jonathon Hansen, Alderperson
SECONDER: Dean Raasch, Alderperson
AYES: 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.
RESULT: ADOPTED [UNANIMOUS]
MOVER: Casey Nelson, Alderperson
SECONDER: Dan Carpenter, Alderperson
AYES: Carpenter, Eserkaln, Hansen, Kunding, 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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Alderperson
SECONDER: Amy Chandik Kundinger, Alderperson
AYES: 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.

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


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.

RESULT: DEFEATED [2 TO 6]
AYES: Dean Raasch, Kelly Ruh
NAYS: 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 16th day of March, 2021.

APPROVED:

[Signature]
James G. Boyd, Mayor

ATTEST:

[Signature]
Carey E. Daner, City Clerk

Ayes: 8
Nays: 0