Plan Commission

Special Untelevised

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Agenda

Tuesday, September 16, 2014 6:30 PM De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a Special Untelevised of the **Plan Commission** of the City of De Pere will be held on **September 16, 2014** at **6:30 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Roll Call.
2. A Public Hearing to act on the amendment to Tax Increment Finance District #7 is scheduled for 6:30 p.m.
   A. Review of redetermination and amended project plan.
   B. Notice of Public Hearing.
   C. Public Hearing.
3. Resolution PC14-01, Recommending the Adoption of the Amended Project Plan and Request for Base Value Redetermination for Tax Incremental Financing District #7.
4. Resolution PC14-02, Recommending the Adoption of the Amended Project Plan for Tax Incremental Financing District #7.
5. Future agenda items.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, Tuesday September 16th, 2014 so that arrangements can be made.

AGENDA SENT TO:
Plan Commission Members
Alderpersons
News Media
Joint Review Board Members

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**A Public Hearing to act on the amendment to Tax Increment Finance District #7 is scheduled for 6:30 p.m.**

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**A. Review of redetermination and amended project plan.**

ATTACHMENTS:

- Depere Draft TID 7 Project Plan Amendment 091114 (PDF)

City of De Pere, Wisconsin

Draft Amendment to

Tax Increment Financing Plan

for

Tax Incremental Financing District No. 7

Recommended by the City Plan Commission
Expected: September 16, 2014

Adopted by the Common Council
Expected: September 16, 2014

Adopted by Joint Review Board
Expected: September 23, 2014

Prepared by:

SPRINGSTED INCORPORATED
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Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

EXECUTIVE SUMMARY

The purpose of the Amendment to the Project Plan is twofold:

1. **To act on the statutory authority of redetermination of base values in Tax Incremental Districts as a result of a 'decrement' situation being created in which there was a decline in current value of TID property in the district that is greater than 10% for two consecutive years. The City has determined Tax Incremental Financing District No. 7 has experienced a decrement situation resulting from declining values and is eligible to receive a redetermination of base value. Pursuant to Wis. Stats. sec. 66.1105(5)(i)4. the City is electing option 4 in which all project costs are anticipated to be financed within 90% of the District's remaining life.**
2. **Project Plan Amendment to modify the estimated project costs, projected revenues and economic feasibility study of the District.**

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

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Section I

Project Plan Amendment: Base Value Redetermination

Section A Introductions

Under current tax incremental financing law, a city, village or, in certain circumstances, town, may create a tax incremental district (TID) in order to foster development of the area to be included in the TID. Generally, as part of the process of creating a TID, the Department of Revenue (DOR) will calculate a base value for the TID. Typically, during the TID's lifespan, property values of the property in the TID will rise above the base value, and the portion of taxes collected on the increase in property values will be used to pay back the project costs of the TID. Under current law, DOR may redetermine a TID's base value if the TID project plan is amended to add or subtract territory from the TID, which may occur up to four times during the lifespan of a TID.

2013 Wisconsin Act 183 addresses the situation where property values of the property in a TID do not rise, as expected, but instead fall. Under the Act, a municipality may, subject to joint review board approval, request that DOR redetermine the base value of a TID that is in a 'decrement situation' that continues for at least two consecutive years. The Act defines 'decrement situation' as a decline in current value of TID property of at least 10% compared to the current base value of the TID. The Act specifies that a municipality may request redetermination of the base value of a TID in a decrement situation once during the lifespan of the TID, and DOR may, generally impose a fee of $1,000 for the redetermination. Additionally, prior to redetermination by DOR, the municipality must complete a financial analysis of the TID, and must amend the Project Plan to satisfy at least one of the following requirements:

Option #3 (sec. 66.1105(5)(i)3.)
With regard to the total value of public infrastructure improvements in the district that occurs after joint review board approval, that at least 51% of the value of the improvements must be financed by a private developer or other private entity in return for the municipality's agreement to repay those costs solely through the payment of cash grants, and that cash grants must be paid via a development agreement with the municipality.

Option #4 (sec. 66.1105(5)(i)4.)
That all project costs are expected to be paid within 90% of the TID's remaining life.

Option #3 (sec. 66.1105(5)(i)5.)
That expenditures may be made only within the first half of the TID's remaining life, unless approved by unanimous vote of the joint review board, and subject to the generally applicable limitations or the timing of expenditures under the TIF law.

Section B Base Value Redetermination

Pursuant to the options outlined above regarding base value redetermination, the City elects **Option #4** (sec. 66.1105(5)(i)4.) as show below:

	2013		2014	
	Current Value	Value Increment	Current Value	Value Increment
TIF Value per DOR	12,418,500	(2,589,400)	12,056,000	(2,951,900)
Estimated Decrement %	-20.85%		-24.48%	
(greater than 10%, as required by 2013 Wisconsin Act 183)				

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Section II

Project Plan Amendment: Estimated Project Costs, Projected Revenues and Economic Feasibility Study

Section A Introductions

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

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

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

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

It also must be found that:

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

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

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

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

Tax Increment District No. 7 was created in 2007 following this requirements and it was designated as a blighted area in the project plan. The Project Plan Amendment for Tax Incremental Financing District No. 7, “the District,” in

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the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is defined by the boundary shown on Map 1 found on Page 12. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

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

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on page 4, which provides a listing of all District activities; and Map 3 on Page 14, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

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

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

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B. Administrative Costs:

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

C. Organization Costs:

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

D. Financing Costs:

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

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

TID NUMBER 7 - TABLE I
Proposed Project Costs, Public Works and Improvements

Amendment Only

	Total	Year			
	Costs	2014	2015	2016	2017-2031
CAPITAL COSTS					
City Dam	280,000				280,000
Wells Park	500,000				500,000
Bridge Approach	2,000,000				2,000,000
Pedestrian Improvements	100,000				100,000
Fox River Trail Improvements	100,000				100,000
Alley Improvements	200,000				200,000
Parking Lots Reconstruction	200,000				200,000
½ Mile Improvements	200,000				200,000
Subtotal	3,500,000	0	0	0	3,500,000
PRIVATE COSTS					
Façade Grants	20,000			20,000	
S Broadway Dev Grant	900,000				900,000
Creiver Common Dev Grant	150,000				150,000
Wells Site Dev Grant	300,000				300,000
Front Street Dev Grant	1,500,000				1,500,000
Future Project A	150,000				150,000
Future Project B	150,000				150,000
Future Project C	150,000				150,000
Future Project D	150,000				150,000
Subtotal	3,470,000	0	0	20,000	3,450,000
ADMINISTRATIVE COSTS					
	756,000	42,000	42,000	42,000	630,000

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	Total	Year			
	Costs	2014	2015	2016	2017-2031
FINANCING COSTS					
Bond issuance costs	70,000				70,000
Bond interest costs	912,460				912,460
Subtotal	982,460	0	0	0	982,460
TOTAL	8,708,460	42,000	42,000	62,000	8,562,460

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

Section C Local Action

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the District Amendment has been scheduled for the Plan Commission on September 16, 2014. Notice of the Public Hearing is to be published in the De Pere News on August 26, 2014 and September 2, 2014. The resolution approving the District Amendment shall be introduced to the Common Council for approval on September 16, 2014.

State Statutes require the City seeking to modify a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is scheduled for September 9, 2014, with the final meeting to act on the Common Council's resolution anticipated for Tuesday, September 16, 2014.

Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2014 total equalized value is 1,834,327,100. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is $220,119,252.

The City has 6 outstanding Tax Incremental Districts with $126,732,700 of equalized value. This district is expected to include the addition of approximately $37,316,900 of incremental value. Therefore, this district can be created within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement.

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

Section D General Description of Tax Incremental District Number 7

The purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment…" and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 on Page 12 and are further described in Appendix A and B . The proposed Plan Amendment does not change the original boundary. The District includes the properties with the identification numbers and legal descriptions as found in Appendix A and B.

Section F Economic Feasibility Study

Purpose

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

General Development Description

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

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

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TID NUMBER 7 – TABLE II

Projected Development

PROJECT	Value	Expected Date of Construction
De Pere Auto	10,000	2013
Walgreens & 619 George	1,726,900	2014
Façade Improvements	80,000	2015-2018
Future Redevelopments	15,500,000	2017-2021
S Broadway Redevelopment	5,000,000	2019
Crevier Common Redevelopment	800,000	2021
Bridge Site Redevelopment	5,000,000	2022
Front Street Redevelopment	8,000,000	2023
Future Project A	800,000	2024
Future Project B	800,000	2025
Future Project C	800,000	2026
Future Project D	800,000	2027
TOTAL ESTIMATED VALUE INCREMENT	39,316,900	

The City has estimated that the District Amendment will create incremental new value as shown in the table above. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on Page 4.

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

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

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be

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aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	(2,951,900)	(2,951,900)	10,000	(2,941,900)	23.85	0	0
2015	10,000	10,250	1,726,900	1,737,150	23.85	41,430	41,430
2016	1,737,150	1,780,579	20,000	1,800,579	23.85	42,943	84,373
2017	1,800,579	1,845,593	6,020,000	7,865,593	23.85	187,590	271,962
2018	7,865,593	8,062,233	2,020,000	10,082,233	23.85	240,455	512,418
2019	10,082,233	10,334,289	2,520,000	12,854,289	23.85	306,567	818,985
2020	12,854,289	13,175,646	5,000,000	18,175,646	23.85	433,478	1,252,463
2021	18,175,646	18,630,037	5,000,000	23,630,037	23.85	563,562	1,816,025
2022	23,630,037	24,220,788	800,000	25,020,788	23.85	596,731	2,412,756
2023	25,020,788	25,646,308	5,000,000	30,646,308	23.85	730,896	3,143,652
2024	30,646,308	31,412,466	8,000,000	39,412,466	23.85	939,964	4,083,616
2025	39,412,466	40,397,777	800,000	41,197,777	23.85	982,542	5,066,158
2026	41,197,777	42,227,722	800,000	43,027,722	23.85	1,026,185	6,092,343
2027	43,027,722	44,103,415	800,000	44,903,415	23.85	1,070,919	7,163,263
2028	44,903,415	46,026,000	800,000	46,826,000	23.85	1,116,772	8,280,035
2029	46,826,000	47,996,650	0	47,996,650	23.85	1,144,691	9,424,726
2030	47,996,650	49,196,566	0	49,196,566	23.85	1,173,309	10,598,035
2031	49,196,566	50,426,480	0	50,426,480	23.85	1,202,641	11,800,676
Total			39,316,900			11,800,676	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on September 16, 2014.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis

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of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	NEW TID Expenses	NEW TID Expenses Non - Bonded	Debt Service	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	($3,558,028)	0	0	($42,000)	0	166,772	0	($3,433,256)
2015	($3,433,256)	0	($55,000)	($42,000)	0	166,772	41,430	($3,322,054)
2016	($3,322,054)	0	0	($42,000)	($93,160)	166,772	42,943	($3,247,500)
2017	($3,247,500)	0	0	($42,000)	($93,160)	0	187,590	($3,195,070)
2018	($3,195,070)	0	0	($42,000)	($93,160)	0	240,455	($3,089,775)
2019	($3,089,775)	0	0	($42,000)	($93,160)	0	306,567	($2,918,368)
2020	($2,918,368)	0	($900,000)	($42,000)	($93,160)	0	433,478	($3,520,050)
2021	($3,520,050)	0	($185,000)	($42,000)	($367,256)	0	563,562	($3,550,744)
2022	($3,550,744)	0	($150,000)	($42,000)	($367,256)	0	596,731	($3,513,270)
2023	($3,513,270)	0	($1,500,000)	($42,000)	($367,256)	0	730,896	($4,691,630)
2024	($4,691,630)	0	($150,000)	($42,000)	($367,256)	0	939,964	($4,310,923)
2025	($4,310,923)	0	($150,000)	($42,000)	($367,256)	0	982,542	($3,887,637)
2026	($3,887,637)	0	($150,000)	($42,000)	($367,256)	0	1,026,185	($3,420,708)
2027	($3,420,708)	0	($150,000)	($42,000)	($367,256)	0	1,070,919	($2,909,044)
2028	($2,909,044)	0	($150,000)	($42,000)	($367,256)	0	1,116,772	($2,351,529)
2029	($2,351,529)	0	0	($42,000)	($367,256)	0	1,144,691	($1,616,094)
2030	($1,616,094)	0	0	($42,000)	($367,256)	0	1,173,309	($852,041)
2031	($852,041)	0	0	($42,000)	($274,096)	0	1,202,641	$34,504
Total		0	($3,540,000)	($756,000)	($4,412,460)	500,316	11,800,676	

Section G Financing

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

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

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

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on page 4. There are currently not any estimated non-project costs of the district.

Section I Existing Land Uses and Conditions

Map 2, found on Page 13, has been provided to give a general description of the conditions within the area. Map 4, found on page 15, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

Section J Proposed Land Use

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 16 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 15, shows the TIF District boundary overlaid onto an existing zoning map.

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

Section L Building Codes and City Ordinances

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

Section M Relocation

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Estimated Amount of Bonded Indebtedness

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

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Section O Findings

A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes.

B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.

C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other real property in the District.

D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

Section P City Attorney Opinion

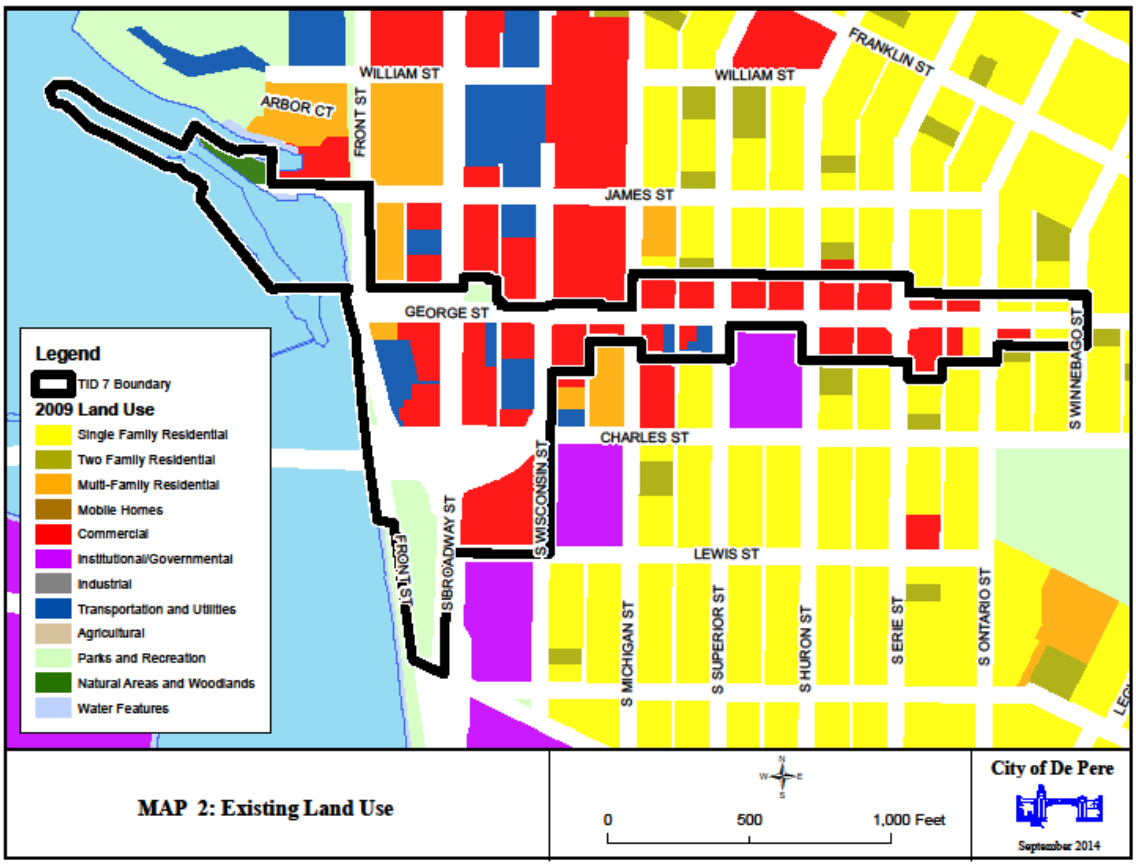
The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated _____, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix D.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 7 BOUNDARIES

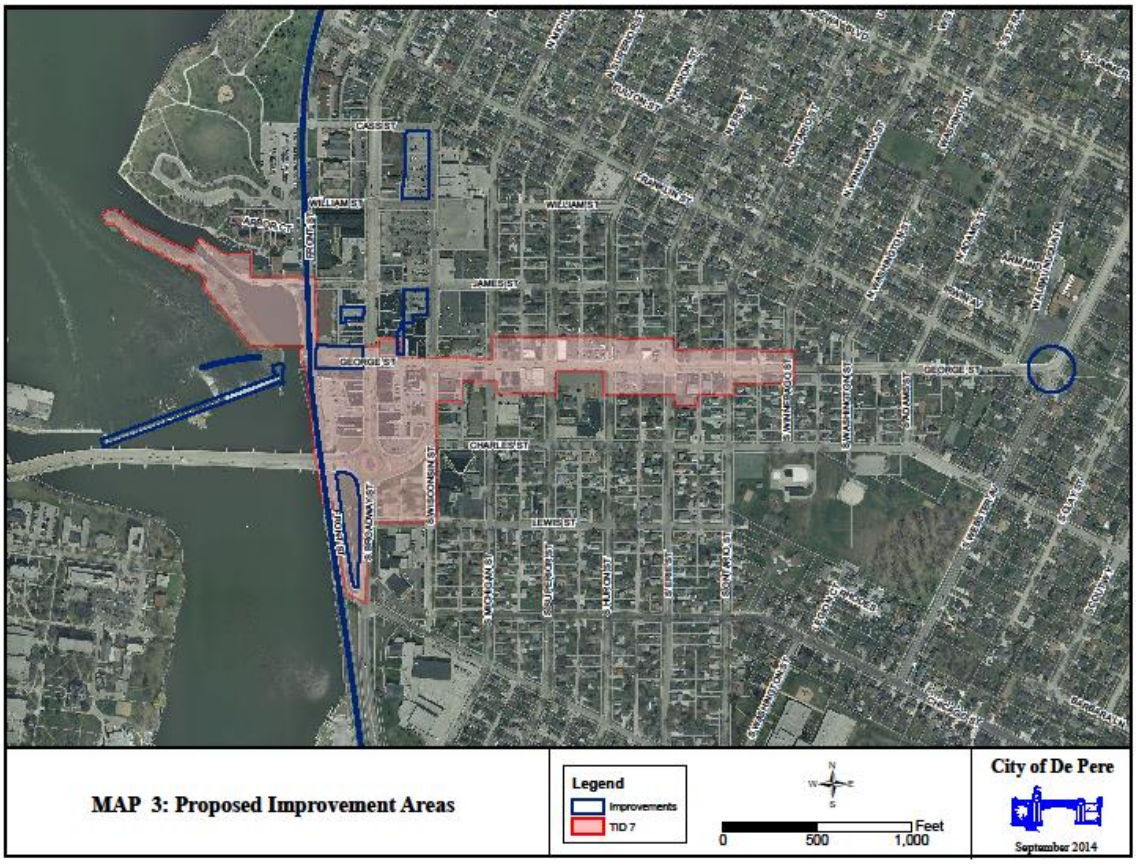
Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

MAP 2 – EXISTING LAND USE & CONDITIONS



Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



MAP 3: Proposed Improvement Areas

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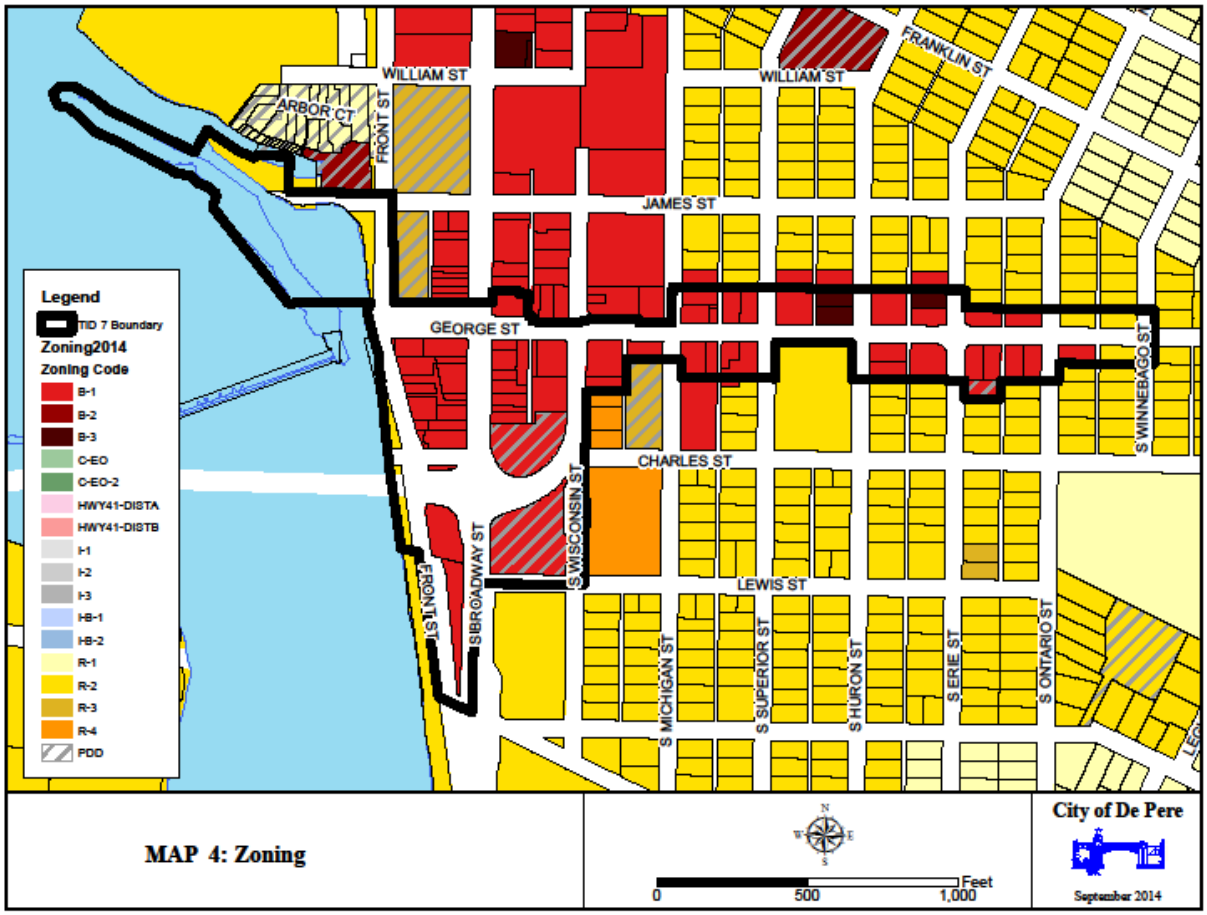
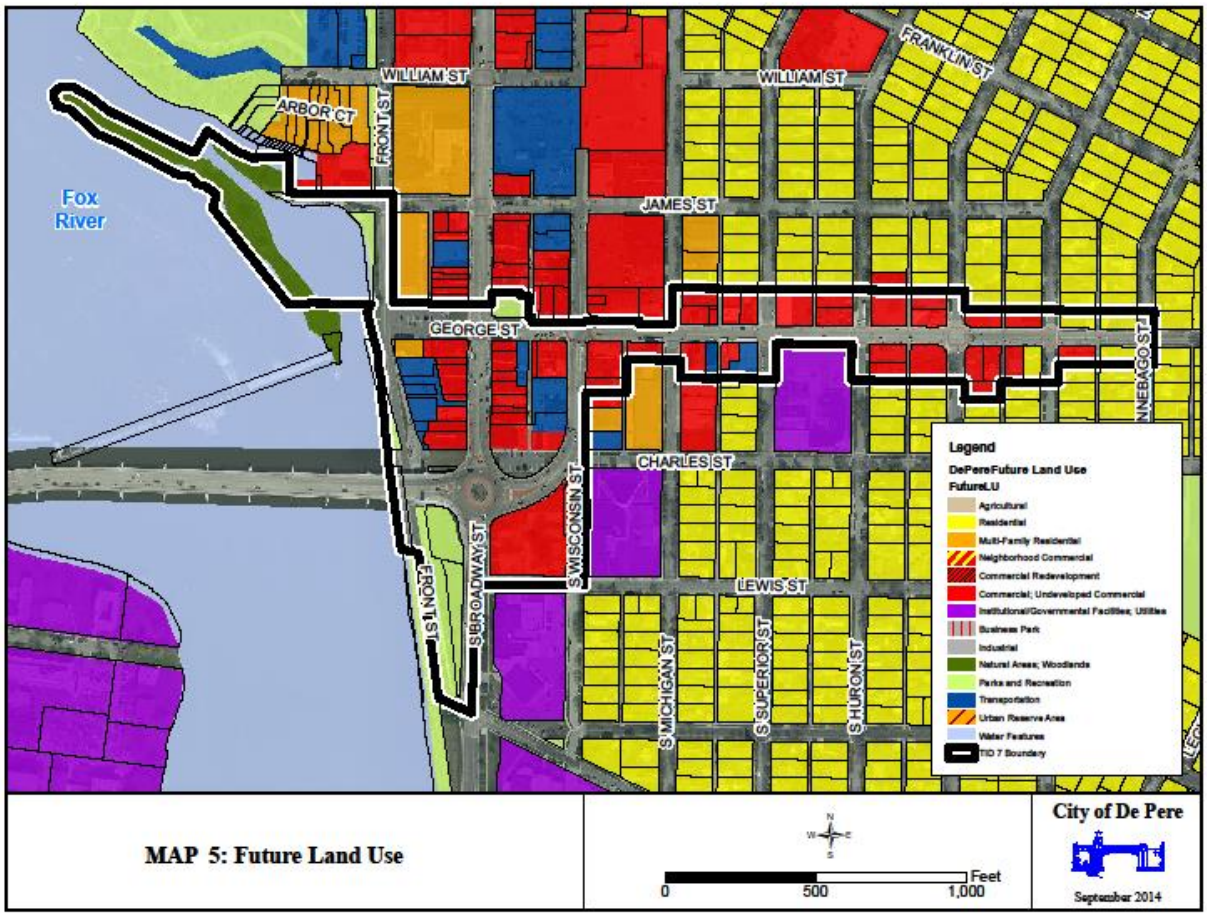
MAP 4 – EXISTING ZONING



Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

MAP 5 – PROPOSED LAND USE & ZONING



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APPENDIX A

PARCEL ID AND DESCRIPTION

PARCELID	LOCATION	Legal Description
ED-1006	109 N HURON ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 37
ED-1007	715 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 37
ED-1008	705 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 37
ED-1048	820 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 43 EX RD IN 2251108
ED-1058	802 GEORGE ST	ORIGINAL PLAT OF DE PERE LOT 12 BLK 43
ED-1058-1	S HURON ST	ORIGINAL PLAT OF DEPERE LOT 11 BLK 43
ED-1065	109 N ERIE ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 44
ED-1066	821 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK 44 EX RD IN 2253297
ED-1067	805 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 44
ED-1088	921 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 47
ED-1089	905 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 BLK 47 EX RD IN 2256631
ED-1094	920 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 1 & 2 BLK. 48
ED-1095	914 GEORGE ST	ORIGINAL PLAT OF DEPERE WEST 1/2 OF LOTS 1 & 2 BLK. 48
ED-1103	115 S ERIE ST	ORIGINAL PLAT OF DEPERE LOT 10 BLK. 48
ED-1104	908 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 11 & 12 BLK. 48
ED-1105	900 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 11 & 12 BLK 48 EX RD IN 2251109
ED-287	230 S BROADWAY ST	DICKINSONS ADDN LOTS 1 THRU 16 BLK 64 EX 601 R 495 & EX 661 R 293 & EX RD & EX RR
ED-588	1021 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 6 BLK. 1
ED-589	1003 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 7 BLK. 1
ED-596	1018 GEORGE ST	LESSEY'S ADDN TO DEPERE LOT 1 BLK 2 & MARSH'S ADDN TO DEPERE LOT 1 BLK 2
ED-660	1002 GEORGE ST	MARSH'S ADDN TO DEPERE LOT 12 BLK 2 & LESSEY'S ADDN TO DEPERE LOT 12 BLK 2
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-716	REAR FRONT ST	ORIGINAL PLAT OF DEPERE PART OF LOTS 1 THRU 5 BLK.3 DESC. IN J9453-17
ED-719	FRONT ST	OUTLOT 2 OF 56 CSM 75 BNG PRT OF LOT 1-5 BLK 1 ORIGINAL PLT OF DE PERE
ED-783	100-102 S BROADWAY ST	ORIGINAL PLAT OF DEPERE ALL OF LOT 1 & PART OF LOT 12 DESC IN J15150-01 BLK 15
ED-784	106 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 22 FT OF LOT 2 BLK 15 EX 927 R 490
ED-785	114-116 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 38 FT OF LOT 2 & ALL OF LOT 3 EX S 1.83 FT THEREOF & EX 927 R 486 BLK 15

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ED-788	118 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1.83 FT OF LOT 3 & ALL OF LOT 4 EX 353 D 530 & EX 927 R 492 BLK 15
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-789	126 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1/2 OF LOT 5 & S 1/2 OF LOT 8 EX COM SW COR LOT 8 TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 LOT 8 50.7 FT TH S 30 FT TO S/L LOT 8 TH W ALG S/L LOT 8 42.2 FT TO POB BLK 15
ED-790	132 S BROADWAY ST	ORIGINAL PLAT OF DEPERE LOTS 6 & 7 & N 2 FT OF CHARLES ST BLK 15 EX COM NW COR LOT 7 S TO SW COR E 10 FT N TO BEG & EX 944 R 504
ED-793	FRONT ST	ORIGINAL PLAT OF DEPERE THAT PRT OF LOTS 8 & 9 AS DESC IN 258 D 587 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-798	302 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 12 BLK 15 EX J8992-6 & EX J15150-01
ED-799	CHARLES ST	OUTLOT 1 OF 56 CSM 75 BNG PRT OF LOT 1 OF BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-801	S BROADWAY ST	LOT 1 OF 56 CSM 75 BNG PRT OF LOTS 3-6 BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-812	221 S BROADWAY ST	LOT 1 OF 54 CSM 312 BNG ALL OF LOTS 5-8 & PRT OF LOTS 1-4, 9 & 10 BLK 17 OF ORIGINAL PLAT OF DE PERE & BNG PRT OF DICKINSON'S ADDN TO ORIGINAL PLAT OF DE PERE
ED-816	416 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 18 EX RD IN 2237997 & EX W18 FT
ED-818	114 S WISCONSIN ST	LOT 2 OF 54 CSM 312 BNG PRT OF LOTS 3,4 & 5 BLK 18 ORIGINAL PLAT OF DE PERE EX 2646644
ED-823	150 S WISCONSIN ST	LOT 1 OF 58 CSM 342 BNG PRT OF LOTS 1 & 12 BLK 17 & BNG PRT OF LOTS 5,6,7 & 8 BLK 18 & PRT VAC CHARLES ST ALL IN ORIGINAL PLAT OF DE PERE
ED-824	125 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 38 FT OF LOT 8 BLK 18 & PRT OF LOT 8 DESC IN 2646663
ED-826	121 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 2/3 OF LOT 9 BLK. 18
ED-827	123 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S1/3 OF LOT 9 BLK. 18
ED-828	111-113 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 14 1/2' OF LOT 10 & S 18' OF LOT 11 EX E 39 FT THEREOF & PRT DESC IN 1020 R 312 BLK 18
ED-829	115 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 22 1/2' OF N 37' OF LOT 10 EX E 39 FT OF N 18 FT OF S 45 1/2 FT & PRT DESC IN J1509-22 & S 23 FT OF LOT 10 BLK 18
ED-831	107 S BROADWAY ST	ORGINAL PLAT OF DEPERE N 42' OF LOT 11 EX E 39' & S 24' OF LOT 12 EX E 39' BLK 18
ED-833	101 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 36' OF LOT 12 EX E 39 FT BLK. 18 & PRT DESC IN J1447-1 BLK 18
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644

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ED-844	102 N BROADWAY ST	ORIGINAL PLAT OF DE PERE N 36.5 FT OF LOT 7 & 6 FT STRIP DESC IN 697 R 69 & S 40 FT OF LOT 8 EX N 10 FT OF E 30 FT BLK 19
ED-907	518-522 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 1 BLK. 26
ED-917	115 S WISCONSIN ST	ORIGINAL PLAT OF DEPERE LOT 10 EX S 10 FT BLK. 26
ED-918	502 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 11 & 12 BLK 26 EX RD IN 2249929
ED-949	620 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOT 1 & ALL OF LOT 2 EX S 2' & EX W 27 FT OF N 27.5 FT OF LOT 2 BLK.31
ED-949-1	614 GEORGE ST	ORIGINAL PLAT OF DEPERE W 27 FT OF N 27.5 FT OF LOT 2 & W1/2 OF LOT 1 BLK. 31
ED-960	610 GEORGE ST	ORIGINAL PLAT OF DEPERE ELY 40' OF LOTS 11 & 12 BLK. 31
ED-961	600-604 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 11 & 12 EX ELY 40' BLK. 31
ED-966	623 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 5 & 6 BLK. 32
ED-967	615-617 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 5 & 6 BLK. 32
ED-968-1	611 GEORGE ST	ORIGINAL PLAT OF DEPERE E 26 FT 11 INCHES OF S 50 FT OF LOT 7 BLK. 32
ED-968-2	609 REAR GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 EXC E 26 FT 11 INCHES OF S 50 FT BLK 32
ED-968-3	609 GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT. OF LOT 7 BLK. 32 DESC. IN J3323-33
ED-969	108 N MICHIGAN ST	ORIGINAL PLAT OF DEPERE LOT 8 BLK. 32

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APPENDIX B

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01˚-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89˚-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00˚-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00˚-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00˚-38'-06"E. 60.00 feet to the north right of way line of Charles Street; continuing N00˚-38'-06"E, 250.27 feet; thence S89˚-24'-19"E, 134.11 feet; thence N00˚-38'-03"E, 110.20 feet; thence S89˚-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89˚-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00˚-38'-00"W, 60.11 feet along said west line; thence S89˚-24'-33"E, 120.09 feet; thence N82˚-27'-42"E, 14.14 feet; thence S89˚-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87˚-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00˚-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89˚-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00˚-38'-15"W along said west line, 120.34 feet; thence S89˚-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89˚-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00˚-38'-22"W, 60.18 feet along said east line; thence S89˚-24'-19"E, 120.05 feet; thence N00˚-38'-25"E, 60.18 feet; thence S89˚-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00˚-38'-29"E, 60.20 feet along said east line; thence S89˚-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89˚-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00˚-37'-47"E, 180.26 feet; thence N89˚-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89˚-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89˚-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89˚-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00˚-38'-22"E, 60.16 feet along said east line; thence N89˚-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89˚-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89˚-20'-00"W, 29.39 feet; thence S01˚-02'-14"W, 119.03 feet; thence S88˚-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89˚-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00˚-38'-03"E, 11.00 feet; thence N89˚-25'-02"W, 160.09 feet; thence S82˚-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89˚-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00˚-37'-00"E, 17.50 feet; thence N89˚-24'-47"W, 14.00 feet; thence N00˚-37'-00"E, 72.98 feet; thence N89˚-24'-17"W, 30.00 feet; thence N00˚-37'-00"E, 10.05 feet; thence N89˚-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00˚-35'-34"W, 40.22 feet along said east line; thence N89˚-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89˚-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89˚-24'-43"W, 14.00 feet; thence N89˚-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01˚-53'-14"W, 167.51 feet; thence N00˚-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89˚-44'-05"W, 148.34 feet; thence N89˚-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63˚-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

APPENDIX C

PUBLIC HEARING NOTICE

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO THE PROJECT PLAN AND REDETERMINATION OF BASE VALUE FOR TAX INCREMENT DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 6:30 p.m. on Tuesday, September 16, 2014, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed amendment to the project plan and redetermination of base value for Tax Increment District Number 7, City of De Pere, Wisconsin.

The City anticipates that the project plan will be amended to include expenditures such as cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district. The Plan also includes infrastructure improvements that are within a half mile radius of the district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the City Director of Planning and Economic Development at 920-339-4043. A copy of the proposed project plan amendment is available for review in the De Pere Planning Office located at City Hall, 335 S. Broadway St and will be provided upon request.

Dated this 26th day of August 2014.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Defnet
Clerk

APPENDIX D
PROOF OF PUBLICATION

(Will be inserted upon receipt from the De Pere News)

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

APPENDIX E
CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE
335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: http://www.de-pere.org

September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment and Request for Base Value Redetermination

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats.§66.1105(5)(i)2, any tax incremental financing district project plan amendment and request for base value determination 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 Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

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

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

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Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

APPENDIX E
CITY ATTORNEY REVIEW LETTER

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335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: http://www.de-pere.org

September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats.§66.1105(4)(f), any tax incremental financing district project plan amendment and request for base value determination 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 Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

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

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

JSL:jld
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Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

APPENDIX F
ORIGINAL PROJECT PLAN FOR TID 7

TAX INCREMENT DISTRICT NO. 7

I. Statement of Kind, Number and Location of Proposed Projects

Tax Increment District (TID) No. 7, City of De Pere, is being created under authority of Wisconsin State Statutes 66.1105, primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment…" and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The creation of this TID will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are shown on Maps #1-3 and as legally described on page 7. The intent is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Therefore, the City has two objectives in this Tax Increment Financing (TIF) project:

1. Support and stimulate private investment, which would not have happened without TIF.
2. Strengthen the tax base and economic viability of the East Downtown area that will benefit the entire community.

The following is a list of projects the City plans to implement in future years using TIF dollars. Any costs directly or indirectly related to the public works are considered "project costs" and eligible to be paid with tax increment revenues generated within the tax incremental district.

II. Detailed List of Project Costs

The kind, number and estimated costs of projects in this Tax Increment District Plan and listed on Table 1. All costs are based on 2007 prices and actual bids or preliminary estimates. The City reserves the right to include capitalized interest as a TIF reimbursable cost at a later time if financing requirements make it necessary to do so. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the plan.

The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the plan. Estimated project costs are not meant to be a budget, nor an appropriation or commitment of funds for specific projects, but a framework with which to manage projects. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the De Pere City Council, without amending the plan.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Table 1: Kind, Number and Estimated Project Costs

No.	Potential Project Description	Estimated Costs
1.	Block 17 Redevelopment Project	$1,500,000
2.	George Street Streetscaping	$110,000
3.	Conversion of Bridge approach (George Street)	$200,000
4.	Façade Restoration Grant Program	$120,000
5.	Parking Area on unused portion of Charles Street	$30,000
6.	Development on Creviere Commons	$5,000
Total		$1,965,000

Individual project monies plan to be spent over the following years is shown in Table 2.

Table 2 identifies the timing of anticipated public expenditures by an approximate year.

Table 2: Projected Expenditures by Year

No.	2007	2008	2009	2010	Total
1.	$1,500,000				$1,500,000
2.	$110,000				$110,000
3.				$200,000	$200,000
4.	$30,000	$30,000	$30,000	$30,000	$120,000
5.		$30,000			$30,000
6.				$5,000	$5,000
Total	$1,640,000	$60,000	$30,000	$235,000	$1,965,000

Activities in each of the projects are described as follows:

1. Block 17 Redevelopment Project

The City block surrounded by Charles Street to the north, Lewis Street to the south, S. Wisconsin Street to the east and S. Broadway Street to the west is going to be impacted by the relocation of the new Claude Allouez Bridge. The remainder of the block is a prime redevelopment site, due to its excellent visibility as the prime westerly entrance to the East Downtown Business District and views of the Fox River.

This project would involve the following possible actions:
- Appraisals for each property

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

- Initial offers for acquisition of properties
- Possibility of paying for a second Appraisal
- Relocation costs
- Demolition costs

Once the project area is demolished, properties could be combined and marketed for redevelopment proposals.

2. George Street Streetscaping

In 2006, George Street, from S. Wisconsin Street to Webster Street, will be entirely rebuilt. Because this roadway is a major corridor leading to De Pere's East Downtown area, the City wants to create an aesthetically attractive entryway. The aesthetic improvements will be consistent with the N. Broadway streetscape, and would include such things as pedestrian "bump-outs", colored pavers at pedestrian crossings, decorative lighting and plant materials.

3. Conversion of bridge approach (George Street) to a Mixture of Uses

Once the existing roadway and Claude Allouez connection is replaced by the new bridge, the George Street right-of-way and state-owned land from Front to Broadway Streets will no longer be used for vehicular traffic.

The City of De Pere has the opportunity to redesign this road right-of-way for a mixed use development. Such uses could include new building(s), off-street parking, green space, and pedestrian connection from the downtown area and Broadway Street to Front Street, the Fox River Recreational Trail and riverfront. The green space along the pedestrian trail could become a landscaped plaza with benches.

4. Façade Restoration Grant Program

The City of De Pere has had a successful Façade Restoration Grant Program for many years. This program provides one dollar for every four dollars utilized for exterior renovations. Monies from Tax Increment Financing would provide incentives to the businesses that are in the boundaries of this Tax Increment District.

5. Parking Area on unused portion of Charles Street

Most of Charles Street, between S. Broadway and S. Wisconsin Streets, will not be used as a traffic carrier once the new bridge and roundabout are built. This excess right-of-way can be converted into needed public parking to replace spaces lost because of the Claude Allouez Bridge Replacement Project.

6. Development on Creviere Commons

This downtown green space is on a major traffic corridor (Broadway/George Street) through the East Downtown area, and carries traffic from one part of the city to another. Once the new bridge is constructed, traffic counts will diminish significantly, and this green space, although nice to have, will not serve as the aesthetic focal point enjoyed by passing motorists.

Creviere Commons could be replaced by other green space on remnants created by the new traffic corridor and relocated bridge. After other sites are landscaped, Creviere Commons could be occupied by a new downtown structure.

III. Economic Feasibility Study

Projected Income by Project

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

The projected timeframe for project increment is shown on Table 3. This timeframe is based on construction or renovation occurring in the previous two year period, with taxable value created the year before. The year in which the project is listed for income is the year that taxes are due.

Table 3: Projected Increase in Assessed Valuation from New or Renovated Projects

Levy Year	1. Block 17 Mixed Use Development	3. George Street Structure	4. Façade Restoration	6.Creviere Commons Structure	New 2007 Construction	Total
2008			$30,000		$414,200	$441,200
2009	6,200,000		$30,000			$6,230,000
2010			$30,000			$30,000
2011			$30,000			$30,000
2012		$1,500,000				$1,500,000
2013				$1,000,000		$1,000,000
Total	6,200,000	$1,500,000	$120,000	$1,500,000	$414,200	$9,231,200

Revenue Projections

The projected income on table 3 is the basis for the tax increment on table 4. The TID No. 7 base value is $12,824,700. The projections assume that the district will experience a slight inflationary growth of two percent per year over the life of the TIF. The tax rate (due to upcoming projects and rising school district tax rates) are assumed to increase over a five year period, followed by a steady tax rate thereafter.

A decline in the increment is the result of removing taxable structures from Block 17.

The leverage being used by TIF is to generate the construction of a 6.2 million dollar project by purchasing approximately $844,200 worth of buildings at a cost of 1.5 million. Other projects will also assist in leveraging more tax base for downtown improvements and additional tax base.

The following revenue projections support the worth of the project, not to mention how important it is to encourage continuous improvements to the Downtown areas.

The accumulated increment of $3,389,323 over a seventeen year period should be sufficient to support the $1,970,000 project costs plus debt interest and the dip in tax increment revenue.

Table 4: Revenue Projections
(2007 Base value is $12,824,700)

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Levy Year	Equalized Value	2% inflation on base Value	Additions/ Deletions	Net Increment Value	Cumulative Value	*Tax Rate	**Tax Increment Revenue	Cumulative Revenue (per Year)
2007	$12,824,700		($844,200)	($844,200)	($844,200)	$20.54		$0
2008	$13,081,194	$256,494		$256,494	($587,706)	$21.16		$0
2009	$13,342,818	$261,624	$441,200	$702,824	$115,118	$21.79	$2,509	$2,509
2010	$13,609,674	$266,856	$6,230,000	$6,496,856	$6,611,974	$22.44	$148,403	$150,912
2011	$13,881,868	$272,193	$30,000	$302,193	$6,914,168	$23.12	$159,841	$310,753
2012	$14,159,505	$277,637	$30,000	$307,637	$7,221,805	$23.12	$166,968	$477,721
2013	$14,442,695	$283,190	$1,500,000	$1,783,190	$9,004,995	$23.12	$208,195	$685,917
2014	$14,731,549	$288,854	$1,000,000	$1,288,854	$10,293,849	$23.12	$237,994	$923,911
2015	$15,026,180	$294,631		$294,631	$10,588,480	$23.12	$244,806	$1,168,716
2016	$15,326,704	$300,524		$300,524	$10,889,004	$23.12	$251,754	$1,420,470
2017	$15,633,238	$306,534		$306,534	$11,195,538	$23.12	$258,841	$1,679,311
2018	$15,945,902	$312,665		$312,665	$11,508,202	$23.12	$266,070	$1,945,380
2019	$16,264,821	$318,918		$318,918	$11,827,121	$23.12	$273,443	$2,218,823
2020	$16,590,117	$325,296		$325,296	$12,152,417	$23.12	$280,964	$2,499,787
2021	$16,921,919	$331,802		$331,802	$12,484,219	$23.12	$288,635	$2,788,422
2022	$17,260,358	$338,438		$338,438	$12,822,658	$23.12	$296,460	$3,084,882
2023	$17,605,565	$345,207		$345,207	$13,167,865	$23.12	$304,441	$3,389,323
			$8,387,000				$3,389,323	

Assumption: Conservatively, this table includes a 2% annual increase in commercial property values, and a 3% increase in the property tax rate for five years, followed by a leveling off of the tax rate over the remaining years.

*Tax rate per thousand of valuation.

**Tax Increment Revenue loss is paid back through borrowed monies.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

IV. A Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations Related Thereto are to be Incurred

The City of De Pere will cautiously proceed with any future borrowing, and any borrowed monies will be consistent with the City's debt service plan. The City realizes that investments in the district will occur over a period of years. Debt associated with listed projects is projected to be paid off by 2023.

The City of De Pere will utilize its ability to secure double exemption bonds secured by the City of De Pere Redevelopment Authority.

Table 5: Debt Service Cash Flow

	A	B*	C	D	E**	F	G***
Leavy Year	As of 1-Jan Balance	Loss of Tax Revenue	Project Costs	Mics. Income (Bond)	Debt Service	Tax Increment Dollars	As of 12/31 TIF Balance
2007		($17,340)	($1,640,000)	($1,657,340)	($74,580)		($1,731,920)
2008	($1,731,920)	($12,434)	($60,000)	($72,434)	($81,196)		($1,885,550)
2009	($1,883,847)		($30,000)	($30,000)	($86,200)	$2,509	($1,997,538)
2010	($1,997,428)		($235,000)	($235,000)	($100,464)	$148,403	($2,184,489)
2011	($2,092,764)				($98,302)	$159,841	($2,031,225)
2012	($2,035,824)				($91,405)	$166,968	($1,960,261)
2013	($1,969,386)				($88,212)	$208,195	($1,849,402)
2014	($1,860,909)				($83,223)	$237,994	($1,706,138)
2015	($1,719,254)				($76,776)	$244,806	($1,551,225)
2016	($1,559,557)				($69,805)	$251,754	($1,377,608)
2017	($1,390,863)				($61,992)	$258,841	($1,194,015)
2018	($1,207,650)				($53,731)	$266,070	($995,311)
2019	($1,009,116)				($44,789)	$273,443	($780,462)
2020	($794,431)				($35,121)	$280,964	($548,588)
2021	($562,723)				($24,686)	$288,635	($298,774)
2022	($313,080)				($13,445)	$296,460	($30,065)
2023	($44,544)				($1,353)	$304,441	$258,544
Total		($29,773)	($1,965,000)	($1,993,184)	($1,085,280)	$3,389,323	

* Lost tax revenue, due to a drop in the base year value, would be made up in borrowed monies.

**Debt Service is based on an interest rate of 4.5% times accumulated debt and project costs in the first four years. Annual debt service is then added to accumulated debt each year.

***Column G is the result of adding columns A, D and E together, and subtracting column F.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Legal Description: District No. 7

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01˚-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89˚-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00˚-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00˚-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00˚-38'-06"E. 60.00 feet to the north right of way line of Charles Street; continuing N00˚-38'-06"E, 250.27 feet; thence S89˚-24'-19"E, 134.11 feet; thence N00˚-38'-03"E, 110.20 feet; thence S89˚-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89˚-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00˚-38'-00"W, 60.11 feet along said west line; thence S89˚-24'-33"E, 120.09 feet; thence N82˚-27'-42"E, 14.14 feet; thence S89˚-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87˚-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00˚-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89˚-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00˚-38'-15"W along said west line, 120.34 feet; thence S89˚-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89˚-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00˚-38'-22"W, 60.18 feet along said east line; thence S89˚-24'-19"E, 120.05 feet; thence N00˚-38'-25"E, 60.18 feet; thence S89˚-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00˚-38'-29"E, 60.20 feet along said east line; thence S89˚-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89˚-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00˚-37'-47"E, 180.26 feet; thence N89˚-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89˚-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89˚-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89˚-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00˚-38'-22"E, 60.16 feet along said east line; thence N89˚-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89˚-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89˚-20'-00"W, 29.39 feet; thence S01˚-02'-14"W, 119.03 feet; thence S88˚-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89˚-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00˚-38'-03"E, 11.00 feet; thence N89˚-25'-02"W, 160.09 feet; thence S82˚-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89˚-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00˚-37'-00"E, 17.50 feet; thence N89˚-24'-47"W, 14.00 feet; thence N00˚-37'-00"E, 72.98 feet; thence N89˚-24'-17"W, 30.00 feet; thence N00˚-37'-00"E, 10.05 feet; thence N89˚-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00˚-35'-34"W, 40.22 feet along said east line; thence N89˚-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89˚-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89˚-24'-43"W, 14.00 feet; thence N89˚-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01˚-53'-14"W, 167.51 feet; thence N00˚-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89˚-44'-05"W, 148.34 feet; thence N89˚-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63˚-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

VI. Plan Implementation

It is anticipated that improvements will be made during the life of the TID. A reasonable and orderly sequence is outlined in this plan. Public debt and expenditures will be made at the pace of private development interest to ensure that an increment is sufficient to cover expenses.

The order in which public improvements are made should be adjusted in accordance with development and execution of development agreements. The City reserves the right to alter the implementation of this plan to accomplish this objective.

VII. Existing Land Use

The existing land uses in TID No. 7 are predominantly downtown mixed uses. At least fifty percent of the buildings and property meet the statutory definition of "blighted area" as described in Wisconsin Statutes s.s. 66.1105(2)(a), based on the following conditions:

1. Most of the structures in TID No. 7 are over fifty years old, and meet the "blighted area" criteria for "dilapidation, deterioration, age, or obsolescence."
2. Almost all of the buildings were constructed with common walls, which make them susceptible to a spreading fire in an adjacent building.
3. Being built immediately abutting each other hinders adequate ventilation, light, air and open space.
4. These structures would not pass current building code standards, but are allowed to continue under "grandfather" regulations.
5. Vacant "store fronts" qualifies as a "blighting influence" on the area.
6. Private party development of prime downtown locations due to owner/renter-occupied structures under multiple ownership is highly unlikely.
7. Vacant and underutilized land parcels have a "blighting" affect on neighboring parcels.
8. Environmentally contaminated sites exist, which discourages redevelopment.

VIII. Nonproject Costs

The City of De Pere does not anticipate incurring any nonproject costs.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

IX. Existing Land Uses: Map #1

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

X. Blighted Properties Map #2

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

XI. Proposed Boundary and Project Improvements: Map No. 3

XII. Proposed Relocation Plan for Displaced Persons or Businesses

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

The City of De Pere is anticipating relocation of businesses and residents. The City will comply with all legal requirements of State Relocation laws, including taking the following steps and actions:

1. Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA), and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA.

2. 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 all neighboring landowners to whom offers are being made.

3. The City will file a relocation plan with DOA and shall keep records as required in Wisconsin Statutes 32.27.

XIII. Proposed Changes in Zoning Ordinances

The zoning in Block 17 (between City Hall block and Charles Street) would need to be changed to a Planned Development District to permit a mixed use development.

XIV. Proposed Changes in Master Plan, Building Codes and City Ordinances

This project plan is consistent with the City's Comprehensive Plan dated October 5, 2004. There are no proposed changes to the building codes or other City ordinances for the implementation of this project plan.

XV. Orderly Development of the City

TID No. 7 will generate interest to rehabilitate and add new structures to properties in the district area, which will assist in the orderly redevelopment of the inner core of the City of De Pere.

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

XVI. Opinion of City Attorney, i.e. Compliance with Wisconsin State Statutes, Section 66.1105

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Appendix #1

City Council Resolution

A Resolution Creating, Describing and Making Certain Findings

and Approving Project Plan for the

Tax Incremental District No. 7

WHEREAS, the overall development of the City of De Pere is recognized as a major need of the City; and

WHEREAS, the City of De Pere desires to create Tax Incremental District No. 7, in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes (the "Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said district and thereby create incentives and opportunities for appropriate private development, and enhancement of the east downtown area, which will contribute to the overall development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission on _____, 2006 held a public hearing concerning the proposed creation of Tax Incremental District No. 7, and proposed project plan thereof in the City of De Pere, wherein interested parties were afforded a reasonable opportunity to express their views; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the chief executive officers of Brown County, the Northeast Wisconsin Technical College (the other entities having the power to levy taxes on property located within the proposed district) and the Board of Education of the De Pere Unified School District (the school district which includes property located within the proposed district), in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the proposed Description of Tax Incremental District No. 7, and recommended to the City Council that it create Tax Incremental District No. 7 within the area enclosed by said boundaries, as specified in the boundary description in the Project Plan entitled "Tax Incremental District No. 7", and

WHEREAS, the City of De Pere Plan Commission has prepared and adopted a project plan for Tax Incremental District No. 7, and

WHEREAS, the City of De Pere Plan Commission has submitted such plan to the City Council and recommended approval thereof, and

WHEREAS, the City Council hereby approves such project plan and finds the plan feasible and in conformity with the City of De Pere Comprehensive Plan;

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of De Pere as follows:

1. Pursuant to the Tax Increment Law, there is hereby created in the City of De Pere a tax incremental district to be known as “Tax Incremental District No. 7, City of De Pere”, the boundaries of which shall be those recommended to the City Council as described and shown in the Project Plan.

2. The City Council hereby finds and declares that:

(a) Not less than 50% by area of the real property within the said tax incremental district is a blighted area, in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes; and

(b) The improvement of such area is likely to enhance the value of all of the other real property in said tax incremental district; and

(c) The aggregate value of equalized taxable property of the said tax incremental district plus the value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City of De Pere; and

(d) The project costs are intended to eliminate blight, directly serve to rehabilitate or conserve the area, and improvements made will enhance significantly the value of substantially all of the other real property in the District.

The City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2006, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

The City Assessor is hereby authorized and directed to identify, upon the assessment roll returned and examined under Section 60.45 of the Wisconsin Statutes, those parcels of property which are within Tax Incremental District No. 7, specifying thereon the name of the said tax incremental district, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Adopted this_____day of _____, 2007

_____

Michael Walsh
Mayor

Attest:

_____
Charlene Peterson/City Clerk

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Appendix No. 2

Plan Commission
Resolution ___-2006

Recommending Approval of the Project Plan and Boundary No. 7 to Tax Increment District No. 7, City of De Pere, Wisconsin

WHEREAS, the City of De Pere is proposing Tax Increment District No. 7 for the purpose of promoting downtown redevelopment, and;

WHEREAS, the Project Plan will provide opportunities for reinvestment and economic development, and;

WHEREAS, it is desirable and in the best interest of the City to adopt the project plan, which will create additional redevelopment opportunities within and in proximity to TID No. 7, and;

WHEREAS, on _____, 2006, the De Pere Plan Commission held a duly noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed TID No. 7 Project Plan and boundary.

NOW THEREFORE, BE IT RESOLVED THAT:

Section 1. Pursuant to Section 66.1105(4)(h) of the Wisconsin Statutes the Plan Commission recommends the project plan and boundary of the proposed TID No. 7 for the purpose of promoting redevelopment within and outside the district. Implementation of the plan will require expenditures relating to redevelopment, streetscaping, open space enhancements, facade restorations,

Section 2. The project plan contemplates expenditures for a street and utilities and related improvements outside of the district that are necessitated by the project plan for the district pursuant to Wis. Stat. 66.1105(2)(i) and 66.1105(2)(j).

Section 3. Such project plan expenditures are necessary to promote the development of the proposed TID No. 7 and adjoining lands.

Section 4. The De Pere Plan Commission finds that the project plan and TID No. 7 boundary is feasible and is in conformance with the Comprehensive Plan for the city, adopted October 5, 2004.

Section 5. The De Pere Plan Commission recommends Common Council approval and adoption of the Project Plan and Boundary for Tax Increment District No. 7.

Adopted: _____

_____
Michael Walsh
Mayor

Attest _____
Charlene Peterson/City Clerk

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

Properties in TID No. 7

Base Property Value for January 1, 2007 (based on 2006 assessed values)

Tax Key Number (ED)	Address	Assessed Valuation
287	Wells Park	City Owned
588	1021 George Street	$92,900
589	1003 George Street	$98,500
596	1018 George Street	$71,100
660	1002 George Street	$158,200
716	Southwest corner of James & Front Street	City Owned
719	Wells Park	City Owned
783	100-102 S. Broadway Street	$600,000
784	106 S. Broadway Street	$210,100
785	114-116 S. Broadway Street	$648,200
788	118 S. Broadway Street	$154,300
788-1	Parking Lot	City Owned
789	126 S. Broadway Street	$56,400
790	132 S. Broadway Street	$527,400
793	Parking Lot W. of Storefronts	City Owned
794	Parking Lot W. of Storefronts	City Owned
796	Parking Lot W. of Storefronts	City Owned
798	302 George Street	$314,300
799	210 S. Broadway St.	City Owned
801	Wells Park	City Owned
805	412 Charles Street (Doctor's Office)	City Owned
806	208 S. Wisconsin Street (Parking Lot)	City Owned
807	212 S. Wisconsin Street	$32,500
808	222 S. Wisconsin Street (rental)	$77,700
809	230 S. Wisconsin Street	$99,400
810	232 S. Wisconsin Street	$110,000
811	229 S. Broadway Street	$269,700
812	221 S. Broadway Street	$254,900
814	205 S. Broadway Street	City Owned
816	416 George Street	$412,200
818	Parking lot fronting Wisconsin Street	City Owned
821	413 Charles Street -church	Tax Exempt
821-1	132 S. Wisconsin Street (Jeweler's store)	City Owned
823	135 S. Broadway Street	$489,300
824	125 S. Broadway Street	$434,300
825	129 S. Broadway Street	$185,200
826	121 S. Broadway Street	$192,100
827	123 S. Broadway Street	$183,300

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

828	113 S. Broadway Street	$169,900
829	115 S. Broadway Street	$292,700
831	107 S. Broadway Street	$280,000
833	101 S. Broadway Street	$218,900
833-1	Parking Lot fronting George Street	City Owned
844	102 N. Broadway Street	City Owned
907	522 George Street	$299,500
918	502 George Street	$398,600
949	620 George Street	$392,100
949-1	614 George Street	$413,800
960	610 George Street	$93,600
961	600 George Street	$361,200
966	623 George Street	$378,000
967	617 George Street	$160,100
968-1	611 George Street	$105,800
968-2	No address	$400
968-3	609 George Street	$142,100
969	108 N. Michigan Street	$156,700
1006	109 N. Huron Street	$76,500
1007	715 George Street	$54,200
1008	701 George Street	$279,700
1048	820 George Street	$307,500
1058	802 George Street	$397,700
1058-1	No Address	$32,400
1065	109 N. Erie Street	$47,400
1066	821 George Street	$393,700
1067	805 George Street	$373,700
1088	921 George Street (house gone, office building u/c)	$35,200
1089	905 George Street	$292,300
1094	920 George Street	$81,600
1095	914 George Street	$313,600
1103	115 S. Erie Street (new office bldg-partial assess.)	$233,700
1104	908 George Street	$181,200
1105	103 S. Erie Street	$188,900
Total		$12,824,700

Attachment: Depere Draft TID 7 Project Plan Amendment 091114 (2651 : Review of redetermination and amended project plan.)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**B. Notice of Public Hearing.**

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**C. Public Hearing.**

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Resolution PC14-01, Recommending the Adoption of the Amended Project Plan and Request for Base Value Redetermination for Tax Incremental Financing District #7.**

ATTACHMENTS:

- Resolution PC14-01 (PDF)

PLAN COMMISSION
RESOLUTION #PC14-01

RECOMMENDING THE ADOPTION OF THE AMENDED PROJECT PLAN AND REQUEST FOR BASE VALUE REDETERMINATION FOR TAX INCREMENTAL FINANCING DISTRICT #7

WHEREAS, a proposed amended project plan for Tax Incremental Financing District #7 (TID #7) was filed with the City Clerk-Treasurer's office and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and made available to any person requesting a copy thereof; and

WHEREAS, a copy of the public notice regarding such amendment has been sent by first class mail to the chief executive officers or administrators of any local governmental entities having the power to levy taxes on property within the district and to the school board of any school district which includes property located within the district, and by Class II publication in the Green Bay Press Gazette, the official newspaper of the City of De Pere; and

WHEREAS, at the above referenced hearing scheduled at the City Hall Council Chambers on September 16, 2014 at 6:30 p.m., the Plan Commission heard all interested parties, their agents and attorneys regarding the plan amendment and request for base value redetermination for said District and determined that the proposed amendment to the project plan and request for base value redetermination is in conformity with the City's Comprehensive Plan and is in the best interests of the City in order to foster logical and economical development in that part of the City;

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

Attachment: Resolution PC14-01 (2614 : Resolution PC14-01)

The Plan Commission of the City of De Pere hereby adopts and recommends to the Common Council adoption of the project plan amendment and request for base value redetermination for TID #7, City of De Pere, a copy of which is annexed hereto and incorporated herein as if fully set forth, subject to such technical changes to said plan amendment as deemed necessary by the City Attorney.

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 16th day of September, 2014.

APPROVED:

_____

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

Attachment: Resolution PC14-01 (2614 : Resolution PC14-01)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Resolution PC14-02, Recommending the Adoption of the Amended Project Plan for Tax Incremental Financing District #7.**

ATTACHMENTS:

- Resolution PC14-02 (PDF)

PLAN COMMISSION
RESOLUTION #PC14-02

RECOMMENDING THE ADOPTION OF THE AMENDED PROJECT PLAN
FOR TAX INCREMENTAL FINANCING DISTRICT #7

WHEREAS, a proposed amended project plan for Tax Incremental Financing District #7 (TID #7) was filed with the City Clerk-Treasurer's office and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and made available to any person requesting a copy thereof; and

WHEREAS, a copy of the public notice regarding such amendment has been sent by first class mail to the chief executive officers or administrators of any local governmental entities having the power to levy taxes on property within the district and to the school board of any school district which includes property located within the district, and by Class II publication in the Green Bay Press Gazette, the official newspaper of the City of De Pere; and

WHEREAS, at the above referenced hearing scheduled at the City Hall Council Chambers on September 16, 2014 at 6:30 p.m., the Plan Commission heard all interested parties, their agents and attorneys regarding the plan amendment for said District and determined that the proposed amendment to the project plan is in conformity with the City's Comprehensive Plan and is in the best interests of the City in order to foster logical and economical development 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 of the City of De Pere hereby adopts and recommends to the Common Council adoption of the project plan amendment for TID #7, City of De Pere, a copy of which is annexed hereto and incorporated herein as if fully set forth, subject to such technical changes to said plan amendment as deemed necessary by the City Attorney.

Attachment: Resolution PC14-02 (2615 : Resolution PC14-02)

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 16th day of September, 2014.

APPROVED:

_____
Michael J. Walsh, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

Attachment: Resolution PC14-02 (2615 : Resolution PC14-02)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Future agenda items.**