Joint Review Board

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

Regular Untelevised

Agenda

Tuesday, September 15, 2015	**9:00 AM**	**De Pere City Hall Riverview Room**

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Joint Review Board** of the City of De Pere will be held on **September 15, 2015** at **9:00 AM** in the **De Pere City Hall Riverview Room, 335 S. Broadway, De Pere, WI 54115.**

Call to Order

1. Roll Call.
2. Approval of the minutes of the August 18, 2015 Joint Review Board meeting.
3. Review City Resolution #15-95, Approving and Establishing the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8.
4. Review City Resolution #15-96, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #11.
5. Review City Resolution #15-97, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #12.
6. Resolution #JRB 15-01, Approving the Amended Boundaries and Project Plan (#2) for Tax Incremental Financing District No. 8.
7. Resolution #JRB 15-02, Approving and Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 11.
8. Resolution #JRB 15-03, Approving Establishing the Boundaries and Approving the Project Plan for Tax Incremental Financing District No. 12.

Adjournment

Notice is hereby given that a majority of the members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject(s) over which they have decision-making responsibility.

Any person wishing to attend this meeting who, because of disability, requires special accommodation should contact the City Attorney at 339-4042.

AGENDA SENT TO:
Joint Review Board Members
De Pere Kress Family Library
Alderpersons
Bulletin Boards
News Media

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**September 15, 2015**
DEPARTMENT:	**Joint Review Board**
FROM:	**Judith Schmidt-Lehman**
SUBJECT:	**Approval of the minutes of the August 18, 2015 Joint Review Board meeting.**

ATTACHMENTS:

- JRB_Aug2015_Minutes_Draft (PDF)

Joint Review Board

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

Regular Untelevised

Draft Minutes

Tuesday, August 18, 2015 | 9:00 AM | De Pere City Hall Riverview Room

Call to Order

The meeting was called to order at 9:00 AM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
William Patzke	Board Member	Present	
Chuck Lamine	Board Member	Present	
Kevin Hanson	Board Member	Present	
Bob Mathews	Board Member	Excused	

Also present: City Attorney Judith Schmidt-Lehman, City Planner Sarah Wallace, City Administrator Larry Delo, and NWTC representative Clark Wagner in place of Bob Mathews.

2. Introductions.

3. Role of Joint Review Board.

City Attorney Judy Schmidt-Lehman explained that the role of the board members is to review on behalf of their respective jurisdictions the City's plan to create and/or expand the TIDs. After the resolutions are presented to the Plan Commission and City Council, and contingent upon passage by those bodies, the Joint Review Board must then act to approve the resolutions.

4. Election of Chairperson and Appointment of Citizen Member District #8.

Mike Walsh motioned, seconded by Clark Wagner, to appoint Bill Patzke as citizen member for TID District #8. Upon vote, motion carried unanimously.
Bill Patzke motioned, seconded by Chuck Lamine, to elect Mike Walsh as chairperson for TID District #8. Upon vote, motion carried unanimously.

5. Election of Chairperson and Appointment of Citizen Member District #11.

Mike Walsh motioned, seconded by Clark Wagner, to appoint Bill Patzke as citizen member for TID District #11. Upon vote, motion carried unanimously.
Bill Patzke motioned, seconded by Chuck Lamine, to elect Mike Walsh as chairperson for TID District #11. Upon vote, motion carried unanimously.

6. Election of Chairperson and Appointment of Citizen Member District #12.

Mike Walsh motioned, seconded by Clark Wagner, to appoint Bill Patzke as citizen member for TID District #12. Upon vote, motion carried unanimously.
Bill Patzke motioned, seconded by Chuck Lamine, to elect Mike Walsh as chairperson for TID District #12. Upon vote, motion carried unanimously.

7. Overview of proposed boundary and project plan amendment for District #8.

The City is proposing to amend the boundary of TID #8; the project plan amendment with maps were distributed to members at the meeting. The blue lines designate the proposed additions, which include two new parcels on the north and northeast side as well as a section on the southwest side of the district. Discussion followed regarding the location of the proposed additions in relation to the railroad tracks. Mike Walsh motioned, seconded by Bill Patzke, to approve the amendment as presented. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	William Patzke, Board Member
AYES:	Michael J. Walsh, William Patzke, Chuck Lamine, Kevin Hanson
EXCUSED:	Bob Mathews

8. Overview of proposed District #11.

The city is proposing to create a new TID district on the west side. The project plan, which was distributed at the meeting, includes maps outlining the proposed boundary and improvement areas; existing zoning; and existing and future land uses. The project plan proposes a mixed-use TID, which will be the first of that type for the City. Two areas within the TID would be designated for residential development: Map 4 of the packet indicates areas north of Red Maple Rd and adjacent to Southbridge Rd that are zoned multi- or single-family. Staff noted that residential development would not exceed 35% of the land included in TID #11. The project plan calls for 36 residential lots and two multi-family housing developments. Discussion followed regarding school district growth in the area. City Administrator Larry Delo stated that TID #11 is picking up some property that was in TID #6, which is scheduled to close in 2020. Expenditures for that TID will end next spring. Bill Patzke motioned, seconded by Kevin Hanson, to approve the plan as presented. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	William Patzke, Board Member
SECONDER:	Kevin Hanson, Board Member
AYES:	Michael J. Walsh, William Patzke, Chuck Lamine, Kevin Hanson
EXCUSED:	Bob Mathews

9. Overview of proposed District #12.

The city is proposing to create a new TID district on the southwest side of De Pere; the proposed project plan, including maps, was distributed at the meeting. This mixed-use TID would include 216 residential lots and 4 multi-family housing developments. TID #12 would also take over some property from TID #6. Kevin Hanson motioned, seconded by Bill Patzke, to approve the plan as presented. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Kevin Hanson, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Michael J. Walsh, William Patzke, Chuck Lamine, Kevin Hanson
EXCUSED:	Bob Mathews

10. Future agenda items.

None.

11. Next meeting date/time.

The public hearings for the TIDs are scheduled for the Plan Commission meeting on Monday, August 24th. Assuming passage of the resolutions by the Plan Commission, the City Council will take up the items at its September 1st meeting. Contingent upon Council approval, the Joint Review Board would then meet again around September 15th. City Attorney Judith Schmidt-Lehman requested that board members determine their availability and communicate with staff to verify the meeting date.

Adjournment

Mike Walsh motioned, seconded by Bill Patzke, to adjourn the meeting at 9:15 AM. Upon vote, motion carried unanimously.

Respectfully submitted,

Carey Danen

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**September 15, 2015**
DEPARTMENT:	**City Attorney**
FROM:	**Judith Schmidt-Lehman**
SUBJECT:	**Review City Resolution #15-95, Approving and Establishing the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8.**

ATTACHMENTS:

- Reso15-95 (PDF)
- PC15-01 (PDF)
- TID 8 Boundary and Project Plan Amendment (PDF)

RESOLUTION #15-95

APPROVING AND ESTABLISHING THE BOUNDARY AND PROJECT PLAN AMENDMENT (#2) FOR TAX INCREMENTAL FINANCING DISTRICT #8

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wis. Stats. §66.1105(4)(h), for the amendment of the boundary and project plan for Tax Incremental Financing District #8 (TID #8) as provided in Resolution #PC15-01 of the Plan Commission Recommending Adoption of the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with the recitations and findings in the above referenced Resolution of the Plan Commission, and the Common Council being aware of all proceedings of the Plan Commission in regard to the second amendment of TID #8, including the public hearing held thereon on August 24, 2015 at 7:00 p.m., the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

> The Common Council, pursuant to Wis. Stats. §§66.1105(4)(h), hereby adopts and approves the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8, which includes only whole units of property, a copy of which is attached to Resolution #PC15-01 and is incorporated herein as if fully set forth. The Common Council specifically finds that the amended plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).

BE IT FURTHER RESOLVED THAT:

> The project costs as contained in the Amended Project Plan (#2) directly serve to promote mixed-use development in the amended boundary area described TID #8 and the equalized value of all taxable property of TID #8 plus all existing Tax Incremental Financing Districts does not exceed 12% of the total equalized value of taxable property within the City.

BE IT FURTHER RESOLVED THAT:

Not less than 50% of the area of the real property within the District is suitable for mixed-use development; improvements in the plan are likely to significantly enhance the value of all other real property in the District; and the project costs to the plan amendment are consistent with the purposes for which TID #8 was created.

BE IT FURTHER RESOLVED THAT:

The City Attorney is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate haste.

BE IT FURTHER RESOLVED THAT:

The City Attorney is authorized and directed to schedule a meeting of the Joint Review Board not less than 10 days nor more than 30 days after their receipt of this Resolution for the purpose of considering the approval of this Resolution and the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 1st day of September, 2015.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana L. Defnet, Clerk-Treasurer

Ayes: 8

Nays: 0

PLAN COMMISSION
RESOLUTION #PC15-01

RECOMMENDING ADOPTION OF THE BOUNDARY AND PROJECT PLAN AMENDMENT (#2) FOR TAX INCREMENTAL FINANCING DISTRICT #8

WHEREAS, a proposed Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8 (TID #8) was filed with the City Clerk-Treasurer's office on August 12, 2015 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and made available to any person requesting a copy thereof; and

WHEREAS, after Class 2 publication in the City's official newspaper, a public hearing was held pursuant to Wis. Stats. §66.1105(4)(e) on August 24, 2015 at 7:00 p.m., affording interested parties, their agents and attorneys, a reasonable opportunity to express their views on the Boundary and Project Plan Amendment (#2) as provided at Wis. Stats. §66.1105(4)(h); and

WHEREAS, the Plan Commission has determined that the Boundary and Project Plan Amendment (#2) for TID #8 are in conformity with the City's Comprehensive Plan and are in the interest of the City in order to foster logical development and that such development would not occur without such Amendment.

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 recommends the designation of the amended district boundaries for Tax Incremental Financing District #8, City of De Pere, as those boundaries which are set forth in the project plan for such District, a copy of which is annexed hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission of the City of De Pere hereby adopts the amended project plan for Tax Incremental Financing District #8, City of De Pere, as prepared and presented by Springsted, Inc. and City staff; further, that such project plan is hereby

submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 24th day of August, 2015.

APPROVED:

Michael J. Walsh

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: 5

Nays: ϕ

City of De Pere, Wisconsin

Boundary and Project Plan Amendment

for

Tax Incremental Financing District No. 8

Recommended by the City Plan Commission (Anticipated)
August 24, 2015
Adopted by the Common Council (Anticipated)
September 1, 2015
Adopted by Joint Review Board (Anticipated)
September 15, 2015

Prepared by:

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

The Boundary and Project Plan Amendment for Tax Incremental Financing District No. 8, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 8 is defined by the boundary shown on Map 1 found on Page 12. Pursuant to s. 66.1105(4)(f), the Boundary and Project Plan Amendment 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 city 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 the Tax Incremental Financing District No. 8 are listed on Table I found on page 3, 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. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

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

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, surveyors, appraisers, and other contracted services related to the District. This shall also include the District economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

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 EIGHT - TABLE I
Proposed Project Costs, Public Works and Improvements
Boundary and Project Plan Amendment Only

	Total	2015	2016	2017	2018-2028
Capital Costs					
Public Improvements	1,500,000				1,500,000
½ Mile Road Improvements	1,000,000				1,000,000
Subtotal	2,500,000				2,500,000
Developer Cash Grant	2,500,000	0	0	208,333	2,291,667
Administrative Costs					
City staff/consulting	80,000	15,000	5,000	5,000	55,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	794,192				794,192
Total	5,874,293	15,000	5,000	213,333	5,640,859

Section C Local Action

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

The Public Hearing for the Boundary and Project Plan Amendment has been scheduled for the Plan Commission on August 24, 2015. Notice of the Public Hearing has been scheduled for publication in the De Pere News on August 12, 2015 and August 16, 2015 and has been sent to all taxing entities. The resolution approving the District modification will be introduced to the Common Council for approval on September 1, 2015.

State Statutes require the City seeking to amend a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held prior to the public hearing. 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 regarding the Boundary and Project Plan amendment will be August 18, 2015, with the final meeting to act on the Common Council's resolution anticipated for Tuesday, September 15, 2015.

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 2015 total equalized value is 1,898,625,300. 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 $227,835,036.

The City has 6 outstanding Tax Incremental Districts, including the original TID 8, with $131,721,400 of total TID increment. The Boundary and Project Plan Amendment is expected to be $25M of 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.

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 8

The original purpose of Tax Incremental Financing District Number 8 was to be the primary public financing tool for development of the Hwy 41 area and expansion of the Humana business site in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for industrial, business/office development and existing business expansion. The Boundary and Project Plan Amendment will include 6 additional lots to the boundaries of the original District. The project boundaries are described in the next section.

The proposed projects within the District shall include the installation of streets, utilities and stormwater system within the proposed Hwy 41 area. The City also reserves the right to provide future cash grants for reimbursement of utility extension, road extension, storm sewer grading work and other eligible costs for individual building constructions. Should any cash grants be provided, a full review of the request will be performed to verify need for assistance.

Future phases of the District pertaining to the Boundary and Project Plan Amendment include the development of 6 lots to be included within the amended boundaries. The proposed projects within the territory amendment may include road improvements, within the district and within a ½ mile area, and public improvements located within and near the Tax Incremental District. Potential future cash grants for reimbursement to developers for eligible construction costs are also anticipated. Should any cash grants be provided, a full review of the request will be performed to verify need for assistance.

With the adoption of the Boundary and Project Plan Amendment, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The Project Plan provides the City with the authority to utilize tax increment to finance the public improvements, but does not require the City to provide financial assistance to any business/developer.

Section E District Boundary

The boundaries of the amended Tax Incremental Financing District Number 8 are shown on Map 1 on Page 13 and are further described in Appendix A. The District includes the properties with the following identification numbers and legal descriptions:

Original Project Plan

WD-D0033	NE1/4 SW1/4 SEC 31 T23N R20E EX HWY & EX 10 CSM 329 & PART OF SE1/4 NW1/4 LYG SE OF USH 41 & LYG SW OF 10 CSM 329
WD-D0035-1	Part of LOT 1 OF 10 CSM 329 BNG PRT OF SE1/4 NW1/4, SW1/4 NE1/4 NW1/4 SE1/4, NE1/4 SW1/4 & GOVT LOT 2 ALL IN SEC 31 T23N R20E EX RD IN 1803016
WD-D0036	GOV'T LOT 1 SEC 31 T23N R20E LYG SELY OF U.S. HIGHWAY 41 EX 1777349
WD-D0037	GOV'T LOT 2 S31 T23N R20E EX 10 CSM 329 & EX 1777349
WD-D0035	NW1/4 SE1/4 SEC 31 T23N R20E EX 10 CSM 329
WD-D0034	NE1/4 SE1/4 SEC 31 T23N R20E EX PRT SELY OF HWY & PRT OF NW1/4 SW1/4 SEC 32 T23N R20E NWLY OF LAWRENCE DR EX 10 CSM 317 & EX 1775115
WD-D0038	LOT 1 OF 10 CSM 317 BNG PRT OF SE1/4 NE1/4 SEC 31 & BNG PRT OF SW1/4 NW1/4 & BNG PRT OF NW1/4 SW1/4 SEC 32 T23N R20E
WD-364-D-502-3	LOT 3 OF 41 CSM 72 BNG PART OF LOT 2 DEPERE BUSINESS PARK
WD-364-D-502-2	LOT 2 OF 41 CSM 72 BNG PART OF LOT 2 DEPERE BUSINESS PARK & LOT 2 OF 9 CSM 331 BNG PRT OF SW1/4 NW1/4 SEC 32 T23N R20E
WD-364-D-502	DEPERE BUSINESS PARK LOT 2 EX PRT DEDICATED TO THE PUBLIC & EX 41 CSM 72
WD-D0031	LOT 1 OF 10 CSM 321 BNG PRT OF NE1/4 SEC 31 T23N R20E
WD-364-D-534	DEPERE BUSINESS PARK OUTLOT 2 & PRT OF LOT 1 EXCEPTED & RETAINED IN J12912-35
WD-364-D-533	DEPERE BUSINESS PARK OUTLOT 1
WD-364-D-501-1	LOT 4 OF 51 CSM 219 BNG PRT OF LOT 1 OF DEPERE BUSINESS PARK
WD-364-D-501-2	LOT 1 OF 51 CSM 219 BNG PRT OF LOT 1 OF DEPERE BUSINESS PARK

In addition to the parcels listed above, the boundaries of the proposed District shall include Southbridge from Lawrence Drive to French Road.

Boundary and Project Plan Amendment

WD-L436-2	LOT 1 OF 43 CSM 271 BNG PRT OF SUBD OF WILLIAMS GRANT LOT 59
WD-L438-8	SUBD OF WILLIAMS GRANT PART OF LOT 61 DESC IN J01169-15
WD-L437-11	SUBD OF WILLIAMS GRANT PART OF LOT 60 DESC IN 730 R 520 EX HWY & EX 1788748 FOR HWY
WD-L438-9	LOT 2 OF 47 CSM 173 BNG PRT OF WILLIAMS GRANT LOT 61
WD-364-D-504	DEPERE BUSINESS PARK LOT 4 EX 19 CSM 183 & EX 25 CSM 62 & EX 22526-34 & EX 33 CSM 248 & EX 39 CSM 72
WD-364-D-501-2	LOT 1 OF 51 CSM 219 BNG PART OF LOT 1 OF DEPERE BUSINESS PARK

Section F Economic Feasibility Study

Purpose

The purpose of the economic feasibility study is to determine if the projected revenues generated from the District as a result of the proposed development 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. Any change in the type or size of buildings in the proposed site plan would result in expected increases and/or decreases in projected revenues. The current projected development of the tax incremental district is summarized in Table II below.

TID NUMBER 8 – TABLE II

Projected Development

Boundary and Project Plan Amendment Only

PROJECT	Incremental Value	Expected Date of Construction
Lot 1	$9,000,000	2015
Lot 2	$5,000,000	2017
Lot 3	$4,000,000	2017
Lot 4	$3,000,000	2017
Lot 5	$1,000,000	2018
Lot 6	$3,000,000	2016
Total	$25,000,000	

The City has estimated that the first lot within the proposed Boundary Amendment will create incremental new value of approximately $9.0 million, and the City may consider entering into an assessment agreement to guarantee this value. Projected development of the remaining lots of the amended territory is still in preliminary stages with build out estimates outlined in the table above. Future projections are based on a site plan and anticipated buildout of the District which includes highway business/office, office and light industrial development. The site plan includes 6 total developable lots within the amended territory. Our estimates of incremental new value are based on the provided square footages and business types. Using that information, we estimate that the incremental new value of the amended territory will be approximately $25 million. The incremental value estimates will be refined as additional information on projected future build outs becomes available.

The objective of the District is to facilitate the development of new industrial sites, expansion of existing businesses, installation of public improvements and meet the needs of several business prospects. We anticipate that prospective businesses may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan to maximize the potential of Tax Incremental Financing District Number 8 to accomplish the proposed public improvements identified in Table I found on Page 3.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type for Phases 2 and 3 and expanded project area that have been proposed in preliminary site plans. 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 cost estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

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

The economic feasibility analysis for the Boundary and Project Plan Amendment for Tax Incremental District Number 8 is presented in Tables III, IV and V included below. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be approximately $25 million in 2019.

TID NUMBER 8 – TABLE III
Projected Tax Increments
Boundary and Project Plan Amendment Only

Year (1)	Annual Increased Value of New Buildings (2)	Cumulative Value of New Buildings & Improvements (3)	Total Estimated Taxable Value (4)	Base Value (5)	TID Value Increment (6)	2014 Net Total Tax Rate (7)	Annual Increment Revenue /1000 (8)	Total Projected Revenues (9)
12/31/2015	-	-	-	$567,400	$0	21.820	-	
12/31/2016	10,750,000	10,750,000	10,750,000	567,400	10,182,600	21.820	-	-
12/31/2017	6,250,000	17,000,000	17,000,000	567,400	16,432,600	21.820	222,184	222,184
12/31/2018	6,500,000	23,500,000	23,500,000	567,400	22,932,600	21.820	358,559	358,559
12/31/2019	2,000,000	25,500,000	25,500,000	567,400	24,932,600	21.820	500,389	500,389
12/31/2020	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2021	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2022	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2023	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2024	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2025	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2026	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2027	-	25,500,000	25,500,000	567,400	24,932,600	21.820	544,029	544,029
12/31/2028	-	25,500,000	25,500,000	25,500,000	-	21.820	544,029	544,029
Totals:	$ 25,500,000						$ 5,977,389	$ 5,977,388

Table IV shows the preliminary cash flow analysis for financing of the proposed public costs for the amendment. The City anticipates financing the proposed project costs through cash grants. Table IV indicates on a preliminary basis 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 to be held on August 24, 2015.

The future development assumptions have been based on a review of market conditions that existed in 2015 and beyond related to potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 8. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 8 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district.

TID NO. 8 TABLE IV
Projected Cash Flow
Boundary and Project Plan Amendment Only

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative Increment Av After Debt S
6	2014										
7	2015				$ (15,000)	$ (15,000)	$ (15,000)			$ (15,000)	$ (1
8	2016	$10,182,600	$ 10,182,600	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (2
9	2017	$ 6,250,000	$ 16,432,600	$ 222,184	$ (5,000)	$ 217,184	$ 197,184		$ (208,333)	$ 8,851	$ (1
10	2018	$ 6,500,000	$ 22,932,600	$ 358,559	$ (5,000)	$ 353,559	$ 550,744		$ (208,333)	$ 145,226	$ 13
11	2019	$ 2,000,000	$ 24,932,600	$ 500,389	$ (5,000)	$ 495,389	$ 1,046,133	($329,419)	$ (208,333)	$ (42,363)	$ 9
12	2020		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 1,585,162	($329,419)	$ (208,333)	$ 1,277	$ 9
13	2021		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 2,124,192	($329,419)	$ (208,333)	$ 1,277	$ 9
14	2022		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 2,663,221	($329,419)	$ (208,333)	$ 1,277	$ 9
15	2023		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 3,202,250	($329,419)	$ (208,333)	$ 1,277	$ 9
16	2024		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 3,741,280	($329,419)	$ (208,333)	$ 1,277	$ 9
17	2025		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 4,280,309	($329,419)	$ (208,333)	$ 1,277	$ 9
18	2026		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 4,819,338	($329,419)	$ (208,333)	$ 1,277	$ 10
19	2027		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 5,358,368	($329,419)	$ (208,333)	$ 1,277	$ 10
20	2028		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 5,897,397	($329,419)	$ (208,333)	$ 1,277	$ 10
Total		$ 24,932,600		$ 5,977,397	$ (80,000)	$ 5,897,397		$ (3,294,191.52)	$ (2,500,000.00)	$ 103,205.46	

Section G Financing

Financing for the proposed projects will be done primarily on a pay-as-you-go basis through developer incentives. 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.

Tables II, III, and IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow projections, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The Boundary and Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development 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.

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 2.

1. Private Equity

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.

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

Section J Proposed Land Use

The land use proposed in Tax Incremental District Number 8 is primarily light industrial and business/office. 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 amended TID 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

No acquisition is anticipated within this district, however if acquisition would occur within Tax Incremental District Number 8 which causes displacements, the City will conform to the requirements as set forth by the Department of Administration and 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 Statement Indicating How Creation of the TID Promotes the Orderly Development of the City of De Pere

The purpose of TID No. 8 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.

Section O Findings

A. A minimum of 50% of the area occupied by real property within TID No. 8, as amended, is suitable for industrial development.
B. The improvement of TID No. 8 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 promoting mixed use development, consistent with the purpose for which the district is created.

D. The equalized value of taxable property of TID No. 8, 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

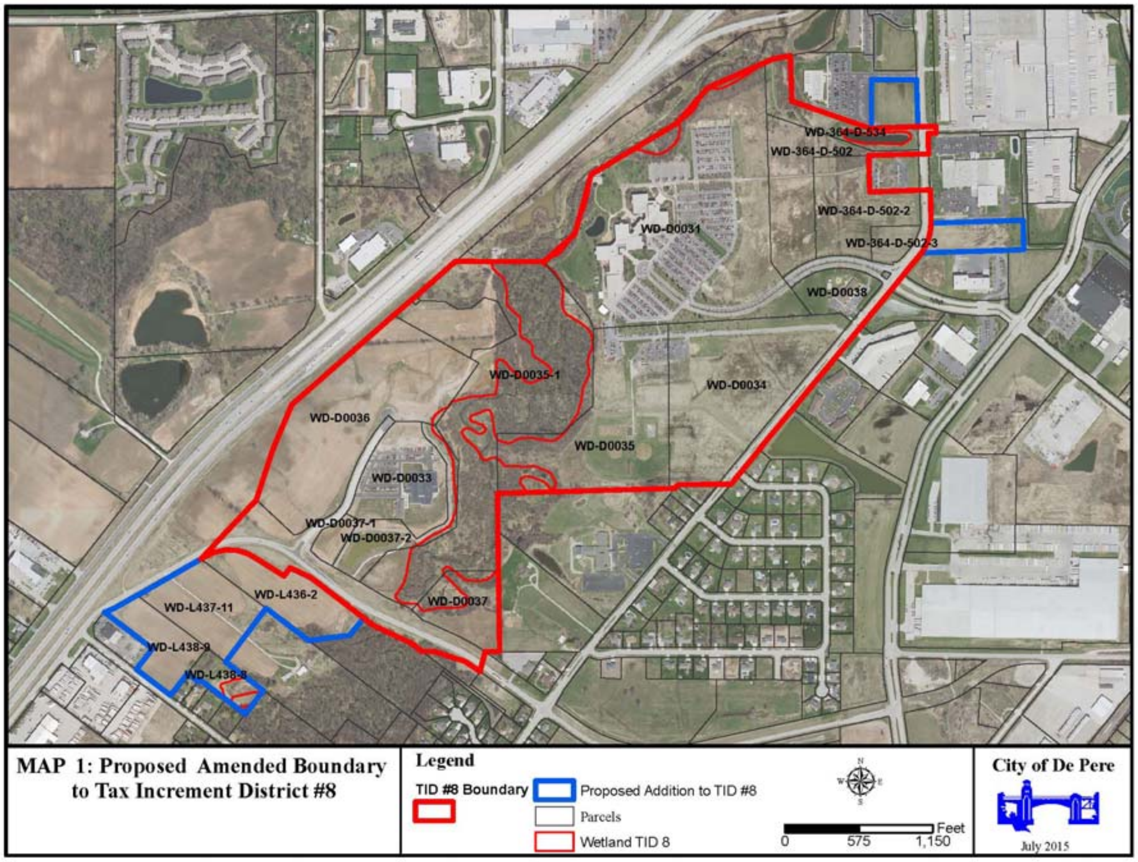
I, , City Attorney for the City of De Pere, Wisconsin, do hereby state that I have reviewed the Boundary and Project Plan Amendment for Tax Incremental Finance District Number 8, City of De Pere, Wisconsin, dated, and in my opinion, it is complete and complies with Section 66.1105, Wisconsin Statutes.

Judith Schmidt Lehman

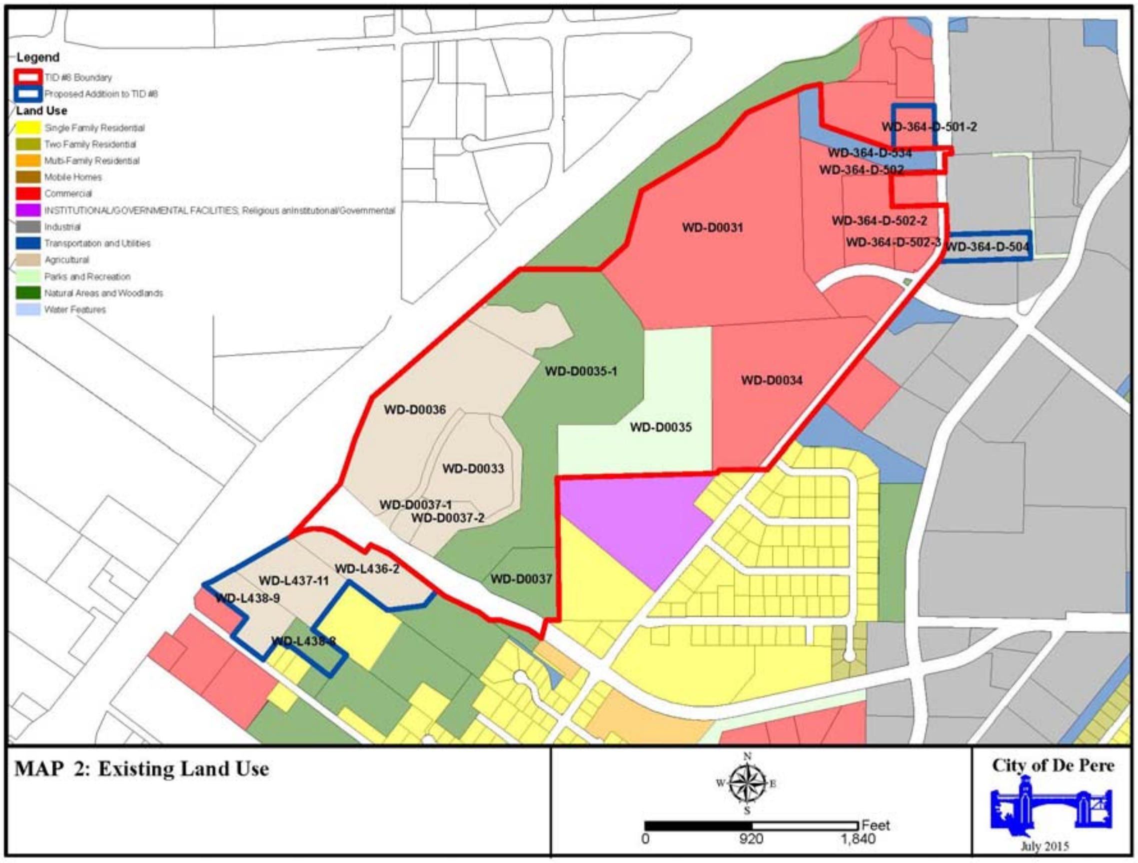
City Attorney 8/28/15

MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 8 BOUNDARY

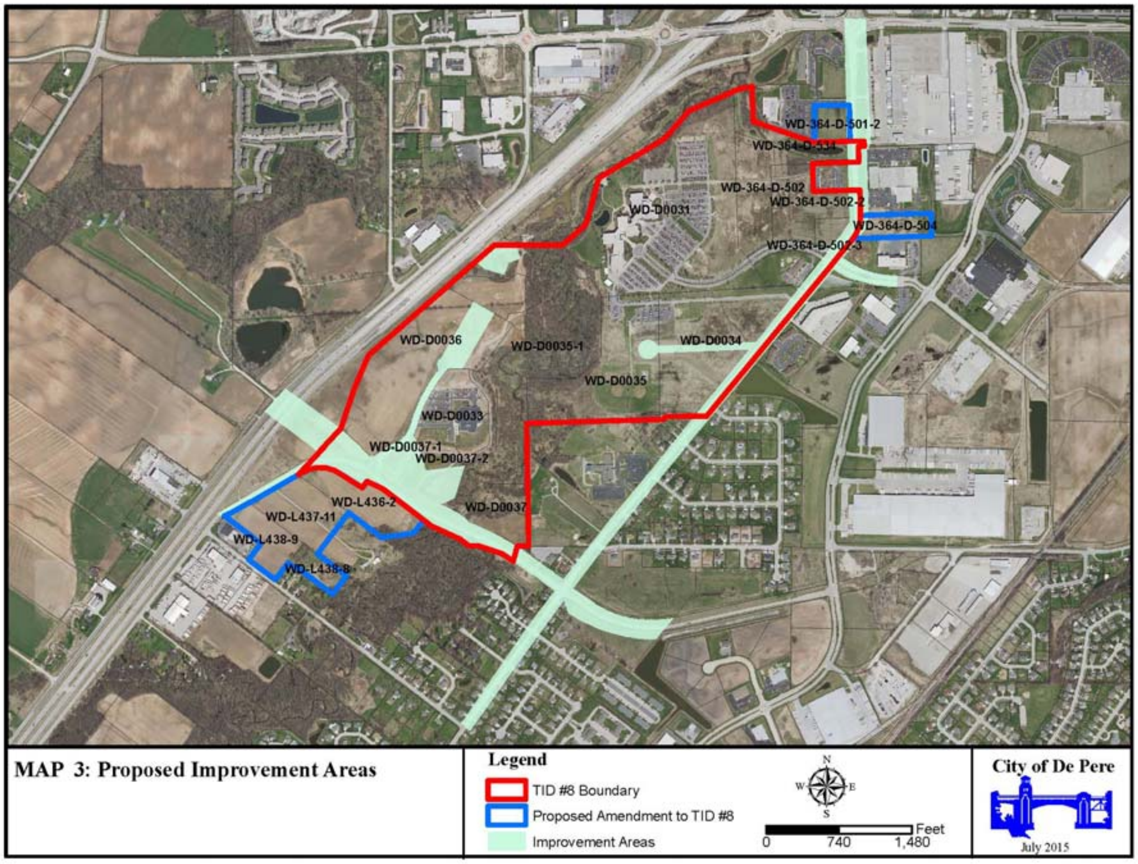
BOUNDARY AND PROJECT PLAN AMENDMENT 2015



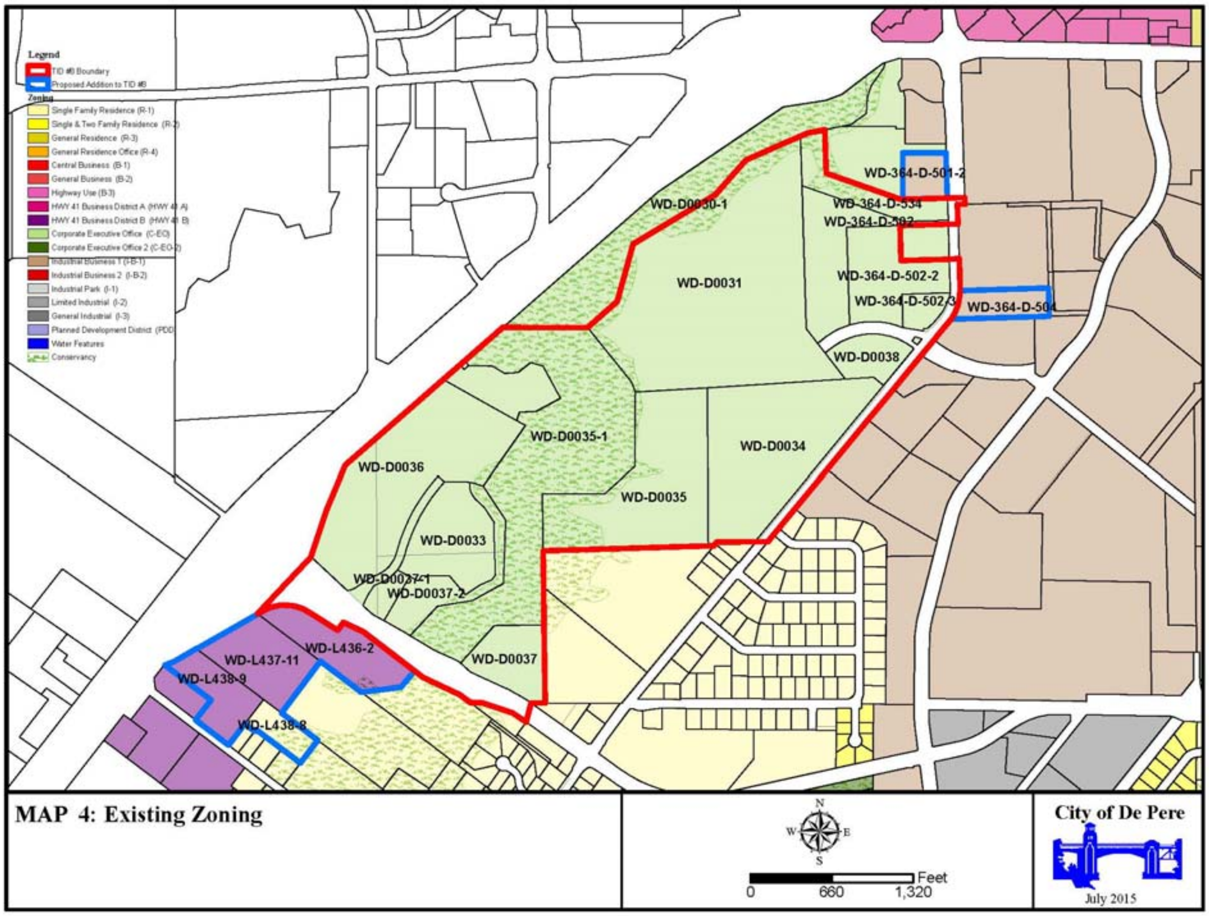
MAP 2 – EXISTING LAND USE & CONDITIONS
BOUNDARY AND PROJECT PLAN AMENDMENT 2015



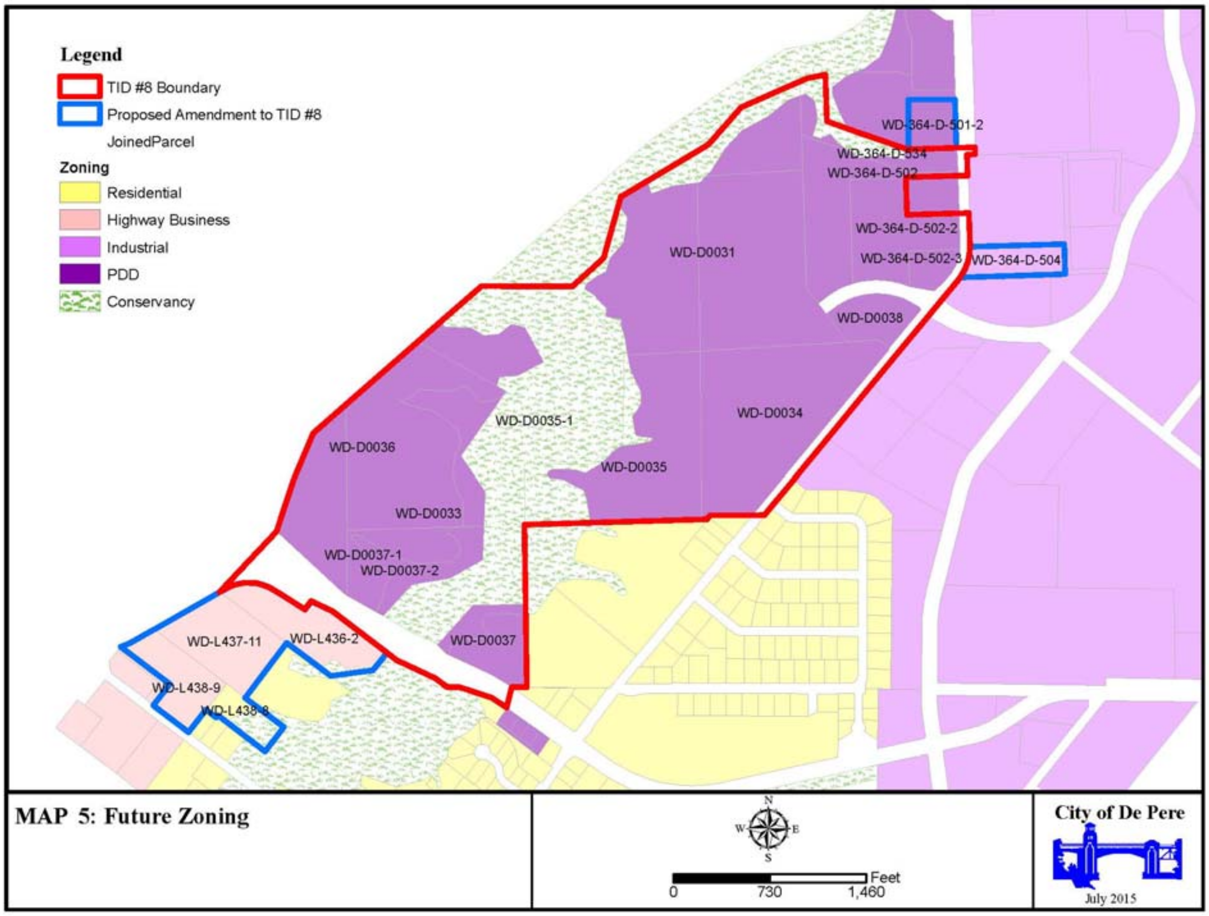
MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS
BOUNDARY AND PROJECT PLAN AMENDMENT 2015



MAP 4 – EXISTING ZONING
BOUNDARY AND PROJECT PLAN AMENDMENT 2015



MAP 5 – PROPOSED LAND USE & ZONING
BOUNDARY AND PROJECT PLAN AMENDMENT 2015



APPENDIX A

LEGAL DESCRIPTION

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

All of Lot 1, Volume 43 of Certified Survey Maps, Page 271, Map Number 6530, all of Lot 2, Volume 47 of Certified Survey Maps, Page173, Map Number 7003, part of Lots 59, 60 and 61, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the North ¼ corner of Section 6, Township 22 North, Range 20 East; thence N89°46’03”W, 606.32 feet to the southerly right of way of Southbridge Road; thence N52°44’09”W, 113.48 feet on said southerly right of way; thence N65°06’48”W, 322.37 feet on said southerly right of way; thence N52°26’38”W, 92.05 feet on said southerly right of way to the northeast corner of said Lot 1, Volume 43 of Certified Survey Maps, Page 271, Map Number 6530, the POINT OF BEGINNING; thence S39°21’05”W, 173.06 feet on the easterly line of said Lot 1; thence S82°39’16”W, 321.66 feet on said easterly line to the southerly line of said Lot 1; thence N52°52’04”W, 416.36 feet on said southerly line to the easterly line of lands described in Volume 730 of Records, Page 520; thence S37°07’03”W, 524.54 feet on said east line to the northerly line of Lot 61, Williams Grant Subdivision; thence S52°54’59”E, 368.62 feet on said northerly line to the easterly line of lands described in J01189-15; thence S37°20’20”W, 233.26 feet on said easterly line to the southerly line of said lands; thence N52°39’40”W, 450.65 feet on said southerly line; thence S37°20’20”W, 20.00 feet; thence N52°39’40”W, 100.00 feet to the easterly line of said Lot 2, Volume 47 of Certified Survey Maps, Page 173, Map Number 7003; thence S37°20’20”W, 217.25 feet on said easterly line to the northerly right of way of Creamery Road; thence N52°39’40”W, 336.85 feet on said northerly right of way; thence N37°46’46”E, 204.74 feet on the westerly line of said Lot 2; thence N52°54’59”W, 468.00 feet more or less to the easterly right of way of French Road; thence N67°38’05”E, 78.31 feet on said easterly right of way; thence N60°19’18”E, 832.55 feet on said easterly right of way; thence continuing on said easterly right of way 382.71 feet on the arc of a 353.65 foot radius curve to the right, having a long chord that bears N88°40’35”E, 364.31 feet to the southerly right of way of French Road; thence S57°40’27”E, 281.21 feet more or less on said southerly right of way; thence N37°11’06”E, 80.00 feet on said southerly right of way; thence S84°37’04”E, 177.04 feet on said southerly right of way; thence S52°41’25”E, 271.48 feet on said southerly right of way; thence S52°26’38”E, 248.88 feet on said southerly right of way to the POINT OF BEGINNING.
AND ALSO:
Lot 1, Volume 51 of Certified Survey Maps, Page 219, Map Number 7513, being a part of Lot 1, Volume 34 of Certified Survey Maps, Page112, Map Number 5225, being a part of Lot 1, De Pere Business Park, recorded in Volume 18 of Plats, Page 45, being located in part of the Northwest ¼ of the Northwest ¼ of Section 32, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin.
Said parcel contains 3.05 acres of land more or less.
AND ALSO:
Part of Lot 4, De Pere Business Park, recorded in Volume 18 of Plats, Page 45, being located in part of the Northwest ¼ of the Northwest ¼ of Section 32, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the West ¼ corner of said Section 32; thence S88°59’30”E, 1307.43 feet on the south line of the Northwest ¼ of said Section 32; thence N00°21’14”W, 515.41 feet to the northwest corner of Lot 2, Volume 39 of Certified Survey Maps, Page 72, Map Number 5920, the POINT OF BEGINNING; thence N88°16’26”E, 120.59 feet to the southwest corner of Outlot 1, said Certified Survey Map; thence N01°43’30”W, 230.00 feet on the west line of said Outlot 1 to the south line of lands described in Jacket 22562 Image 34; thence S88°16’26”W, 717.46 feet on the south line of said lands to the easterly right of way of Lawrence Drive; thence 247.56 feet continuing on said easterly right of way on the arc of a 405.72 foot radius curve to the right, having a long chord that bears S17°36’42”W, 243.74 feet to the north line of Outlot 5, De Pere Business Park; thence N88°16’26”E, 667.58 feet on the easterly extension of said north line to the POINT OF BEGINNING.
Said parcel contains 3.93 acres of land more or less.
Total area of additional lands to TID #8 contains 33.77 acres of land more or less.

Attachment: TID 8 Boundary and Project Plan Amendment (3961 : Review City Resolution #15-95)

APPENDIX B

PUBLIC HEARING NOTICE

Publication Dates: August 12, 2015 and August 16, 2015 (Class 2 Notice)

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO THE BOUNDARY AND PROJECT PLAN FOR TAX INCREMENT DISTRICT NUMBER 8, CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. on Monday, August 24, 2015, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed amendment to the boundary and project plan for Tax Increment District Number 8, 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 boundary amendment will include the following new territory:

All of Lot 1, Volume 43 of Certified Survey Maps, Page 271, Map Number 6530, all of Lot 2, Volume 47 of Certified Survey Maps, Page173, Map Number 7003, part of Lots 59, 60 and 61, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the North ¼ corner of Section 6, Township 22 North, Range 20 East; thence N89°46’03”W, 606.32 feet to the southerly right of way of Southbridge Road; thence N52°44’09”W, 113.48 feet on said southerly right of way; thence N65°06’48”W, 322.37 feet on said southerly right of way; thence N52°26’38”W, 92.05 feet on said southerly right of way to the northeast corner of said Lot 1, Volume 43 of Certified Survey Maps, Page 271, Map Number 6530, the POINT OF BEGINNING; thence S39°21’05”W, 173.06 feet on the easterly line of said Lot 1; thence S82°39’16”W, 321.66 feet on said easterly line to the southerly line of said Lot 1; thence N52°52’04”W, 416.36 feet on said southerly line to the easterly line of lands described in Volume 730 of Records, Page 520; thence S37°07’03”W, 524.54 feet on said east line to the northerly line of Lot 61, Williams Grant Subdivision; thence S52°54’59”E, 368.62 feet on said northerly line to the easterly line of lands described in J01189-15; thence S37°20’20”W, 233.26 feet on said easterly line to the southerly line of said lands; thence N52°39’40”W, 450.65 feet on said southerly line; thence S37°20’20”W, 20.00 feet; thence N52°39’40”W, 100.00 feet to the easterly line of said Lot 2, Volume 47 of Certified Survey Maps, Page 173, Map Number 7003; thence S37°20’20”W, 217.25 feet on said easterly line to the northerly right of way of Creamery Road; thence N52°39’40”W, 336.85 feet on said northerly right of way; thence N37°46’46”E, 204.74 feet on the westerly line of said Lot 2; thence N52°54’59”W, 468.00 feet more or less to the easterly right of way of French Road; thence N67°38’05”E, 78.31 feet on said easterly right of way; thence N60°19’18”E, 832.55 feet on said easterly right of way; thence continuing on said easterly right of way 382.71 feet on the arc of a 353.65 foot radius curve to the right, having a long chord that bears N88°40’35”E, 364.31 feet to the southerly right of way of French Road; thence S57°40’27”E, 281.21 feet more or less on said southerly right of way; thence N37°11’06”E, 80.00 feet on said southerly right of way; thence S84°37’04”E, 177.04 feet on said southerly right of way; thence S52°41’25”E, 271.48 feet on said southerly right of way; thence S52°26’38”E, 248.88 feet on said southerly right of way to the POINT OF BEGINNING.

AND ALSO:
Lot 1, Volume 51 of Certified Survey Maps, Page 219, Map Number 7513, being a part of Lot 1, Volume 34 of Certified Survey Maps, Page112, Map Number 5225, being a part of Lot 1, De Pere Business Park, recorded in Volume 18 of Plats, Page 45, being located in part of the Northwest ¼ of the Northwest ¼ of Section 32, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin.

Said parcel contains 3.05 acres of land more or less.

AND ALSO:
Part of Lot 4, De Pere Business Park, recorded in Volume 18 of Plats, Page 45, being located in part of the Northwest ¼ of the Northwest ¼ of Section 32, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the West ¼ corner of said Section 32; thence S88°59’30”E, 1307.43 feet on the south line of the Northwest ¼ of said Section 32; thence N00°21’14”W, 515.41 feet to the northwest corner of Lot 2, Volume 39 of Certified Survey Maps, Page 72, Map Number 5920, the POINT OF BEGINNING; thence N88°16’26”E, 120.59 feet to the southwest corner of Outlot 1, said Certified Survey Map; thence N01°43’30”W, 230.00 feet on the west line of said Outlot 1 to the south line of lands described in Jacket 22562 Image 34; thence S88°16’26”W, 717.46 feet on the south line of said lands to the easterly right of way of Lawrence Drive; thence 247.56 feet continuing on said easterly right of way on the arc of a 405.72 foot radius curve to the right, having a long chord that bears S17°36’42”W, 243.74 feet to the north line of Outlot 5, De Pere Business Park; thence N88°16’26”E, 667.58 feet on the easterly extension of said north line to the POINT OF BEGINNING.

Said parcel contains 3.93 acres of land more or less.

Total area of additional lands to TID #8 contains 33.77 acres of land more or less.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the boundary and project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the City Attorney at 920-339-4042. A copy of the proposed boundary and project plan amendment is available for review in the City Clerk-Treasurer office and will be provided upon request.

Dated this 12th day of August 2015.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Defnet
Clerk

APPENDIX C
PROOF OF PUBLICATION

PRESS-GAZETTE media
A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

CITY OF DE PERE

335 S BROADWAY
DE PERE WI 541152526

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

Account Number:	GWM-286422
Order Number:	0000646921
No. of Affidavits:	1
Total Ad Cost:	$150.16
Published Dates:	08/12/15, 08/16/15

(Signed) Nicolette Heim **(Date)** 8/17/15
Legal Clerk

Signed and sworn before me
Alexandra Zakowski

ALEXANDRA ZAKOWSKI NOTARY PUBLIC STATE OF WISCONSIN

My commission expires 3/3/19

NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO
THE BOUNDARY AND PROJECT PLAN
FOR TAX INCREMENT DISTRICT
NUMBER 8,
CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. on Monday, August 24, 2015, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed amendment to the boundary and project plan for Tax Increment District Number 8, 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 boundary amendment will include the following new territory:

All of Lot 1, Volume 43 of Certified Survey Maps, Page 271, Map Number 6530, all of Lot 2, Volume 47 of Certified Survey Maps, Page173, Map Number 7003, part of Lots 59, 60 and 61, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the North ¼ corner of Section 6, Township 22 North, Range 20 East; thence N89°46'03"W, 606.32 feet to the southerly right of way of Southbridge Road; thence N52°44'09"W, 113.48 feet on said southerly right of way; thence N65°06'48"W, 322.37 feet on said southerly right of way; thence N52°26'38"W, 92.05 feet on said southerly right of way to the northeast corner of said Lot 1, Volume 43 of Certified Survey Maps, Page 271, Map Number 6530, the POINT OF BEGINNING; thence S39°21'05"W, 173.06 feet on the easterly line of said Lot 1; thence S82°39'16"W, 321.66 feet on said easterly line to the southerly line of said Lot 1; thence N52°52'04"W, 416.36 feet on said southerly line to the easterly line of lands described in Volume 730 of Records, Page 520; thence S37°07'03"W, 524.54 feet on said east line to the northerly line of Lot 61, Williams Grant Subdivision; thence S52°54'59"E, 368.62 feet on said northerly line to the easterly line of lands described in J01189-15; thence S37°20'20"W, 233.26 feet on said easterly line to the southerly line of said lands; thence N52°39'40"W, 450.65 feet on said southerly line; thence S37°20'20"W, 20.00 feet; thence N52°39'40"W, 100.00 feet to the easterly line of said Lot 2, Volume 47 of Certified Survey Maps, Page 173, Map Number 7003; thence S37°20'20"W, 217.25 feet on said easterly line to the northerly right of way of Creamery Road; thence N52°39'40"W, 336.85 feet on said northerly right of way; thence N37°46'46"E, 204.74 feet on the westerly line of said Lot 2; thence N52°54'59"W, 468.00 feet more or less to the easterly right of way of French Road; thence N67°38'05"E, 78.31 feet on said easterly right of way; thence N60°19'18"E, 832.55 feet on said easterly right of way; thence continuing on said easterly right of way 382.71 feet on the arc of a 353.65 foot radius curve to the right, having a long chord that bears N88°40'35"E, 364.31 feet to the southerly right of way of French Road; thence S57°40'27"E, 281.21 feet more or less on said southerly right of way; thence N37°11'06"E, 80.00 feet on said southerly right of way; thence S84°37'04"E, 177.04 feet on said southerly right of way; thence S52°41'25"E, 271.48 feet on said southerly right of way; thence S52°26'38"E, 248.88 feet on said southerly right of way to the POINT OF BEGINNING.

Said legal description contains 26.79 acres of land more or less.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the boundary and project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the City Attorney at 920-339-4042. A copy of the proposed boundary and project plan amendment is available for review in the City Clerk-Treasurer office and will be provided upon request.

Dated this 12th day of August 2015.
BY ORDER OF THE COMMON COUNCIL
Michael J. Walsh, Mayor
Shana Defnet, Clerk
RUN: Aug 12, 16, 2015 WNAXLP

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City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE: September 15, 2015

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: Review City Resolution #15-96, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #11.

ATTACHMENTS:

- Reso15-96 (PDF)
- PC15-02 (PDF)
- TID 11 Project Plan (PDF)

RESOLUTION #15-96

ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT #11

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wis. Stats. §66.1105 for the creation of a Tax Incremental Financing District as provided in Resolution #PC15-02 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District #11 and the Adoption of the Tax Incremental Financing District #11 Project Plan, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with all the recitations and findings in the above referenced Resolution of the Plan Commission and the Common Council being aware of all proceedings of the Plan Commission in regard to the creation of Tax Incremental Financing District #11 (TID #11);

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

> The Common Council, pursuant to Wis. Stats. §66.1105(4)(gm), hereby adopts and approves the Project Plan for TID #11, a copy of which is attached to Resolution #PC15-02 and is incorporated herein as is fully set forth and the Common Council specifically finds that the plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).

BE IT FURTHER RESOLVED THAT:

> The boundaries of the proposed TID #11 as set forth in the attached Project Plan, are hereby adopted and approved, the Common Council recognizing that the parcels within TID #11 include only whole units of property as are assessed for general tax purposes.

BE IT FURTHER RESOLVED THAT:

The District created hereby shall be known as TID #11, City of De Pere, for identification purposes, pursuant to Wis. Stats. §66.1105(4)(gm)3.

BE IT FURTHER RESOLVED THAT:

No less than 50% of the area of the real property within the boundaries of TID #11, City of De Pere, is suitable for mixed-use development within the meaning of Wis. Stats. §66.1101(2)(cm) and property within the district found suitable for industrial sites and zoned for that purpose will remain under that zoning for the life of TID #11.

BE IT FURTHER RESOLVED THAT:

Improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District and the private development activities projected would not occur without tax incremental financing.

BE IT FURTHER RESOLVED THAT:

The project costs as contained in the Project Plan directly serve to promote mixed-use development in the area described in TID #11 and the equalized value of taxable property of TID #11 plus all existing Tax Incremental Financing Districts does not exceed 12% of the total equalized value of taxable property within the City.

BE IT FURTHER RESOLVED THAT:

The City Attorney is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this resolution with all deliberate haste.

BE IT FURTHER RESOLVED THAT:

The City Attorney is authorized and directed to schedule a meeting of the Joint Review Board not less than 10 days nor more than 30 days after their receipts of this resolution for the purpose of considering the approval of this Resolution and the creation of TID #11, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of TID #11, City of De Pere and pursuant to Wis. Stats. §§66.1105(4)(k), the City Assessor is authorized and directed to calculate the value of the properties within TID #11, City of De Pere, as of the date of creation of such Tax Incremental Financing District of all relevant tax exempt city owned property within such District; further, that the City Clerk-Treasurer is authorized and directed pursuant to Wis. Stats. §66.1105(5)(b), to send an application to the Wisconsin Department of Revenue for certification of the Tax Incremental Financing District base.

BE IT FURTHER RESOLVED THAT:

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

Adopted by the Common Council of the City of De Pere, Wisconsin, this 1st day of September, 2015.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana L. Defnet, Clerk-Treasurer

Ayes: 8

Nays: 0

PLAN COMMISSION
RESOLUTION #PC 15-02

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX INCREMENTAL FINANCING DISTRICT #11 AND THE ADOPTION OF THE TAX INCREMENTAL FINANCING DISTRICT #11 PROJECT PLAN

WHEREAS, the proposed project plan for Tax Incremental Financing District #11 (TID #11) was filed with the City Clerk-Treasurer on August 12, 2015 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing was scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on August 24, 2015, affording interested parties a reasonable opportunity to express their views on the boundaries of the District and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on August 12, 2015 and August 16, 2015; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of a Joint Review Board within fourteen (14) days after the publication of the first notice of the above referenced public hearing was held on August 18, 2015; and

WHEREAS, at the above referenced public hearing scheduled at the City Hall Council Chambers on August 24, 2015 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the plan for said District and the boundaries thereof and determined that the proposed Tax Incremental Financing District as proposed in the project plan and the boundaries of such District are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

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

> The Plan Commission of the City of De Pere hereby recommends the designation of the District boundaries for Tax Incremental Financing District #11, City of De Pere, as those boundaries which are set forth in the project plan for such District, a copy of which is annexed hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

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

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 24th day of August, 2015.

APPROVED:

Michael J. Walsh

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: 5

Nays: Ø

City of De Pere, Wisconsin

Tax Increment Financing Plan

for

Tax Incremental Financing District No. 11

Recommended by the City Plan Commission
Expected August 24, 2015

Adopted by the Common Council
Expected September 1, 2015

Adopted by Joint Review Board
Expected September 15, 2015

Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

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

The Project Plan for Tax Incremental Financing District No. 11, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 11 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 City 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. 11 are listed on Table I found on page 3, 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. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

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

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

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, surveyors, appraisers, and other contracted services related to the District. This shall also include the District economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

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

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	305,000		305,000		
Southbridge American-Rail	950,000		950,000		
½ Mile Road Improvements	1,000,000		1,000,000		
Rail Maintenance					
Subtotal	2,255,000		2,255,000		
Developer Cash Grant	4,478,000	0	0	298,533	4,179,467
Administrative Costs					
City staff/consulting	110,000	15,000	5,000	5,000	85,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	1,187,083	0	0	92,485	1,094,598
Total	8,030,083	15,000	2,260,000	396,018	5,359,065

**** Subject to change based on final financing plan***

Section C Local Action

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the District has been scheduled for the Plan Commission on August 24, 2015. Notice of the Public Hearing shall be published in the De Pere News on August 12, 2015 and August 16, 2015 and have also been sent to all other taxing entities. The resolution approving the District shall be introduced to the Common Council for approval on September 1, 2015.

State Statutes require the City seeking to create a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is tentatively scheduled for August 18, 2015 with the final meeting to act on the Common Council's resolution anticipated for Tuesday, September 15, 2015.

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 2015 total equalized value is 1,898,625,300. 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 $227,835,036.

The City has 6 outstanding Tax Incremental Districts with $131,721,400 of total TID increment. This district is expected to be $47.32M of 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.

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 11

The purpose of Tax Incremental Financing District Number 11 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 36 residential lots, 2 multi-family housing projects, 7 office buildings and 14 industrial buildings and related infrastructure improvements in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for residential, industrial and business/office development. The area is approximately 265 acres in size. The project boundaries are described in the next section.

The proposed project shall include the developments described in the previous paragraph, and are subject to market and actual construction. Proposed project costs within the district are also anticipated to include future cash grants for the individual developments based on City policy. Public improvements shall also include the Southbridge Lawrence-American, Southbridge American-Lost Dauphin, rail maintenance and road improvements/maintenance with ½ mile of the district.

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

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 11 are shown on Map 1 on Page 12 and are further described in Appendix A. The District includes the properties with the following identification numbers and legal descriptions:

Parcel ID Legal Description

WD-L183-5	PART OF GOV'T LOTS 1 & 2 SEC 6 T22N R20E & PART OF LOT 110 WILLIAMS GRANT DESC IN 1787776 EX SOUTHBRIDGE ESTATES & EX RD
WD-L183-4	THAT PRT OF LOT 2 OF 58 CSM 266 OUTSIDE OF TIF BNDRY & BNG PRT OF GOVT LOTS 1 & 2 SEC 6 T22N R20E
WD-L183-4-1	THAT PRT OF LOT 2 OF 58 CSM 266 WITHIN TIF BNDRY & BNG PRT OF GOVT LOT 1 SEC 6 T22N R20E EX 59 CSM 285
WD-L179-1	LOT 1 OF 47 CSM 64 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-2	THAT PRT OF LOT 1 OF 26 CSM 26 LYG SW OF 1747918 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-3	LOT 1 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E & VAC RD IN 1907186 & PRT OF LOT 1 OF 26 CSM 26 E OF 1747918 & EX RD IN 1941155
WD-L179-4	LOT 2 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E & EX RD IN 1941155
WD-L179-5	LOT 1 OF 40 CSM 332 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE/4 NW1/4 SEC 5 T22N R20E
WD-L179	NW1/4 NW1/4 SEC 5 T22N R20E EX W 330 FT OF N 510 FT & EX PART IN 1006 R 523 & EX J03046-01 & EX 26 CSM 26 & EX RD & EX 1765485 FOR RD & EX 43 CSM 42 & EX 2091661 & EX 50 CSM 241 & THAT PRT OF GOVT LOT 4 LYG NWLY OF 50 CSM 241
WD-L178-1	LOT 1 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E
WD-L178-1-1	LOT 2 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L178-2	PRT OF NE1/4 NW1/4 & PRT OF NW1/4 NW1/4 & PART OF GOV'T LOTS 3 & 4 ALL LYG NW OF RR IN SEC 5 T22N R20E AS DESC IN J03046-01
WD-L179-7	LOT 1 OF 50 CSM 241 BNG PRT OF GOVT LOTS 3 & 4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E EX 2325387
WD-1620	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 17
WD-1621	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 18
WD-1622	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 19
WD-1623	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 20
WD-1624	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 21
WD-1625	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 22
WD-1626	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 23
WD-1379	SOUTHBRIDGE BUSINESS PARK 1ST ADDN LOT 14 EX 2132734
WD-1139	SOUTHBRIDGE BUSINESS PARK OUTLOT 1
WD-1045	DE PERE BUSINESS PARK SOUTH ADDN ALL OF LOT 6 & PART OF

	LOT 5 DESC IN 1756176
WD-1043	LOT 3 OF 41 CSM 100 BNG ALL LOT 4 & BNG PRT OF LOT 3 DE PERE BUSINESS PARK SOUTH & PRT OF LOT 1 OF 41 CSM 100 DESC IN 2580619
WD-1041	LOT 1 OF 52 CSM 114 BNG PRT OF LOTS 1 & 2 OF DE PERE BUSINESS PARK SOUTH ADDN & PRT OF NE1/4 SW1/4 & SE1/4 SW1/4 & NW1/4 SW1/4 SEC 32 T23N R20E
WD-D0076	PART OF NW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR EX RR SPUR IN 1635973
WD-D0078	THAT PRT OF GOV'T LOT 1 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0075-1	NW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT NWLY OF RR
WD-D0079-11	PRT GOV'T LOT 1 SEC 32 T23N R20E COM SW COR N TO NW COR E TO RR SWLY ALG RR TO MUD CREEK S ALG CREEK TO FOX RIVER ALG RIVER TO S/L W TO BEG EX RR & 186 D 339 & 206 D 36 EX 233 D 440 & EX & EX 298 D 96 & EX 812 R 123 & EX PART NWLY OF RR
WD-D0077	SW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0074-1	PART OF SE1/4 SW1/4 SEC 32 T23N R20E DESC AS LOT 1 IN 23 CSM 196
WD-D0075-2	SW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT S & W OF ROAD & EX 298 D 96 & EX 812 R 123 & EX PRT NWLY OF RR & EX RD
WD-1049	DE PERE BUSINESS PARK SOUTH ADDN OUTLOT 1
WD-1041-1	OUTLOT 1 OF 52 CSM 114 BNG PRT OF LOT 1 OF DE PERE BUSINESS PARK SOUTH ADDN
WD-L179-5-1	OUTLOT 1 OF 40 CSM 332 BNG PART OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-D0079-A	RR SPUR TRACK R-O-W DEDICATED TO THE PUBLIC IN DE PERE BUSINESS PARK SOUTH ,21 CSM 21, 36 CSM 217 & 1635973 LOCATED IN SEC 32 T23N R20E

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.

TID NUMBER 11 – TABLE II

Projected Development

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

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

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

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

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

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

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

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

TID Number 11 Table III
Projected Tax Increments

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

Table IV shows the preliminary debt service schedule for financing of the proposed public improvement costs. The City anticipates financing the proposed project costs through a combination of bonds and cash grants. Table IV indicates that projected tax increments are expected to be sufficient to support the debt service through the maximum term of the district.

TID No. 11 Table IV
Projected Cash Flow

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative Increment Av After Debt S
0	2014										
1	2015				$ (15,000)	$ (15,000)	$ (15,000)			$ (15,000)	$ (1
2	2016	$804,900	$ 804,900	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (2
3	2017	$ 3,020,000	$ 3,824,900	$ 17,563	$ (5,000)	$ 12,563	$ (7,437)	($191,227)	$ (298,533)	$ (477,197)	$ (49
4	2018	$ 2,820,000	$ 6,644,900	$ 83,459	$ (5,000)	$ 78,459	$ 71,022	($191,227)	$ (298,533)	$ (411,301)	$ (90
5	2019	$ 3,020,000	$ 9,664,900	$ 144,992	$ (5,000)	$ 139,992	$ 211,014	($191,227)	$ (298,533)	$ (349,768)	$ (1,25
6	2020	$ 3,520,000	$ 13,184,900	$ 210,888	$ (5,000)	$ 205,888	$ 416,902	($191,227)	$ (298,533)	$ (283,872)	$ (1,54
7	2021	$ 3,520,000	$ 16,704,900	$ 287,695	$ (5,000)	$ 282,695	$ 699,597	($191,227)	$ (298,533)	$ (207,066)	$ (1,74
8	2022	$ 320,000	$ 17,024,900	$ 364,501	$ (5,000)	$ 359,501	$ 1,059,098	($191,227)	$ (298,533)	$ (130,259)	$ (1,87
9	2023	$ 3,520,000	$ 20,544,900	$ 371,483	$ (5,000)	$ 366,483	$ 1,425,581	($191,227)	$ (298,533)	$ (123,277)	$ (2,00
10	2024	$ 2,820,000	$ 23,364,900	$ 448,290	$ (5,000)	$ 443,290	$ 1,868,871	($191,227)	$ (298,533)	$ (46,470)	$ (2,04
11	2025	$ 3,520,000	$ 26,884,900	$ 509,822	$ (5,000)	$ 504,822	$ 2,373,693	($191,227)	$ (298,533)	$ 15,062	$ (2,03
12	2026	$ 3,520,000	$ 30,404,900	$ 586,629	$ (5,000)	$ 581,629	$ 2,955,321	($191,227)	$ (298,533)	$ 91,868	$ (1,94
13	2027	$ 320,000	$ 30,724,900	$ 663,435	$ (5,000)	$ 658,435	$ 3,613,756	($191,227)	$ (298,533)	$ 168,675	$ (1,77
14	2028	$ 2,820,000	$ 33,544,900	$ 670,417	$ (5,000)	$ 665,417	$ 4,279,173	($191,227)	$ (298,533)	$ 175,657	$ (1,59
15	2029	$ 2,820,000	$ 36,364,900	$ 731,950	$ (5,000)	$ 726,950	$ 5,006,123	($191,227)	$ (298,533)	$ 237,190	$ (1,36
16	2030	$ 2,820,000	$ 39,184,900	$ 793,482	$ (5,000)	$ 788,482	$ 5,794,605	($191,227)	$ (298,533)	$ 298,722	$ (1,06
17	2031	$ 2,820,000	$ 42,004,900	$ 855,015	$ (5,000)	$ 850,015	$ 6,644,620	($191,227)	$ (298,533)	$ 360,254	$ (70
18	2032	$ 2,820,000	$ 44,824,900	$ 916,547	$ (5,000)	$ 911,547	$ 7,556,167	($191,227)		$ 720,320	$ 1
19	2033	$ -	$ 44,824,900	$ 978,079	$ (5,000)	$ 973,079	$ 8,529,246	($191,227)		$ 781,853	$ 80
20	2034	$ 2,500,000	$ 47,324,900	$ 978,079	$ (5,000)	$ 973,079	$ 9,502,325	($191,227)		$ 781,853	$ 1,58
Total		$ 47,324,900		$ 9,612,325	$ (110,000)	$ 9,502,325		$ (3,442,082.53)	$ (4,478,000.00)	$ 1,582,242.79	

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

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

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

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

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

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 2.

1. Private Equity

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.

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

Section J Proposed Land Use

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

No acquisition is anticipated within this district, however if acquisition would occur within Tax Incremental District Number 11 which causes displacements, the City will conform to the requirements as set forth by the Department of Administration and 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 Statement Indicating How Creation of the TID Promotes the Orderly Development of the City of De Pere

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

Section O Findings

A. A minimum of 50% of the area occupied by real property within TID No. 11 is suitable for mixed-use development.

B. Lands proposed for newly platted residential use does not exceed 35% by area of the real property within the district.

C. The improvement of TID No. 11 is likely to significantly enhance the value of substantially all of the other real property in the district.

D. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.

E. The equalized value of taxable property of TID No. 11, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

Section P City Attorney Opinion

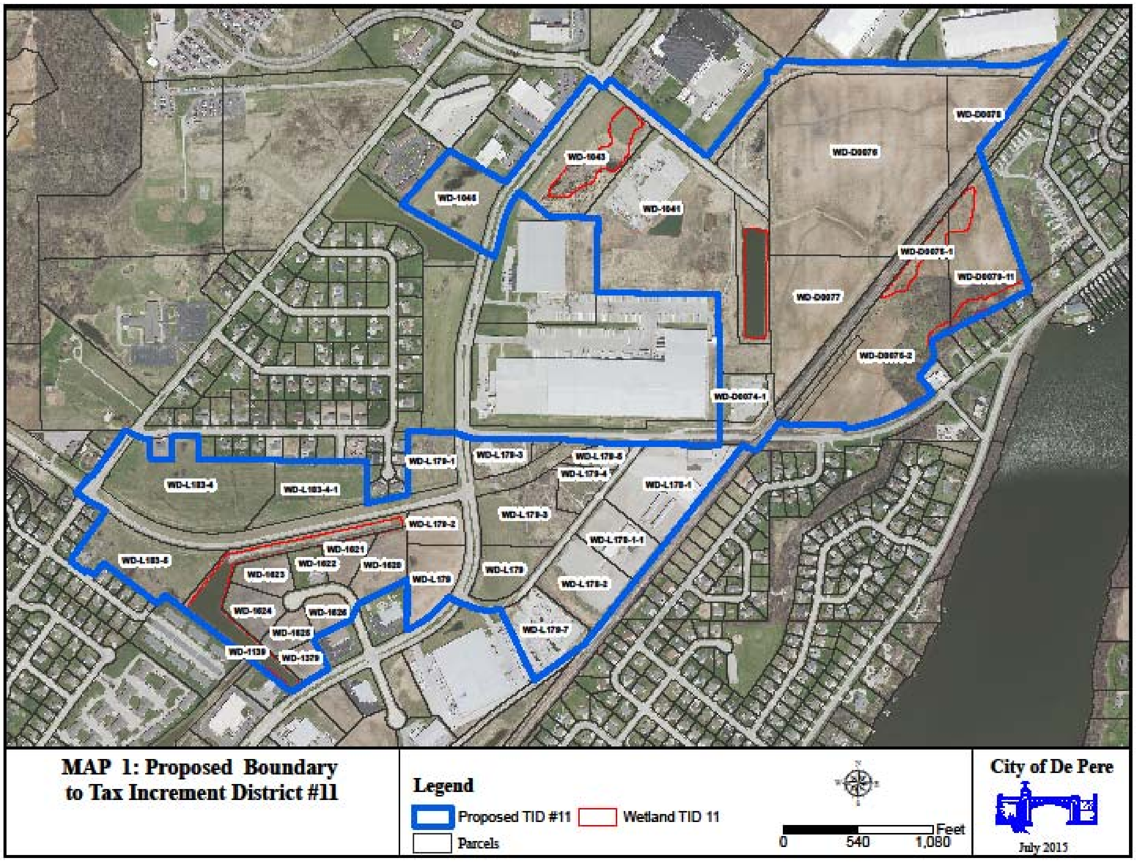
I, , City Attorney for the City of De Pere, Wisconsin, do hereby state that I have reviewed the Project Plan for Tax Incremental Finance District Number 11, City of De Pere, Wisconsin, dated, and in my opinion, it is complete and complies with Section 66.1105, Wisconsin Statutes.

Judith Schmidt-Lehman

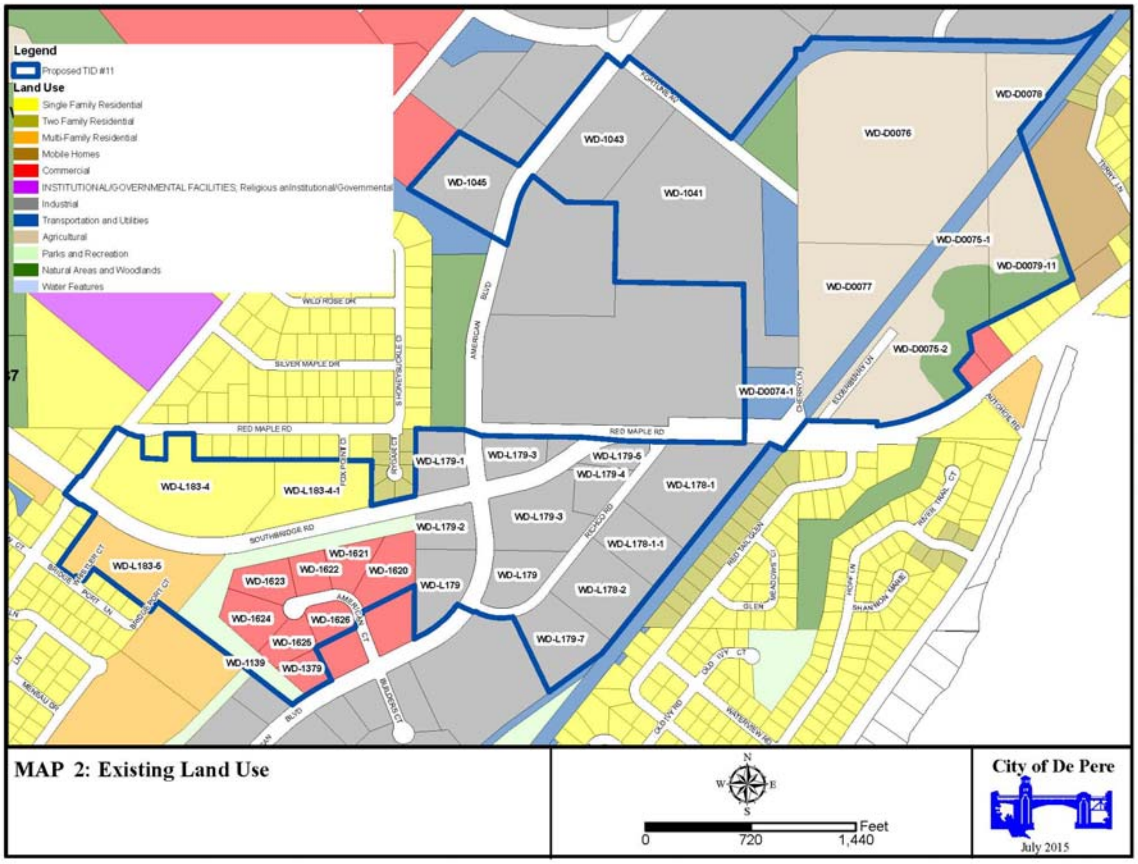
City Attorney

8/28/15

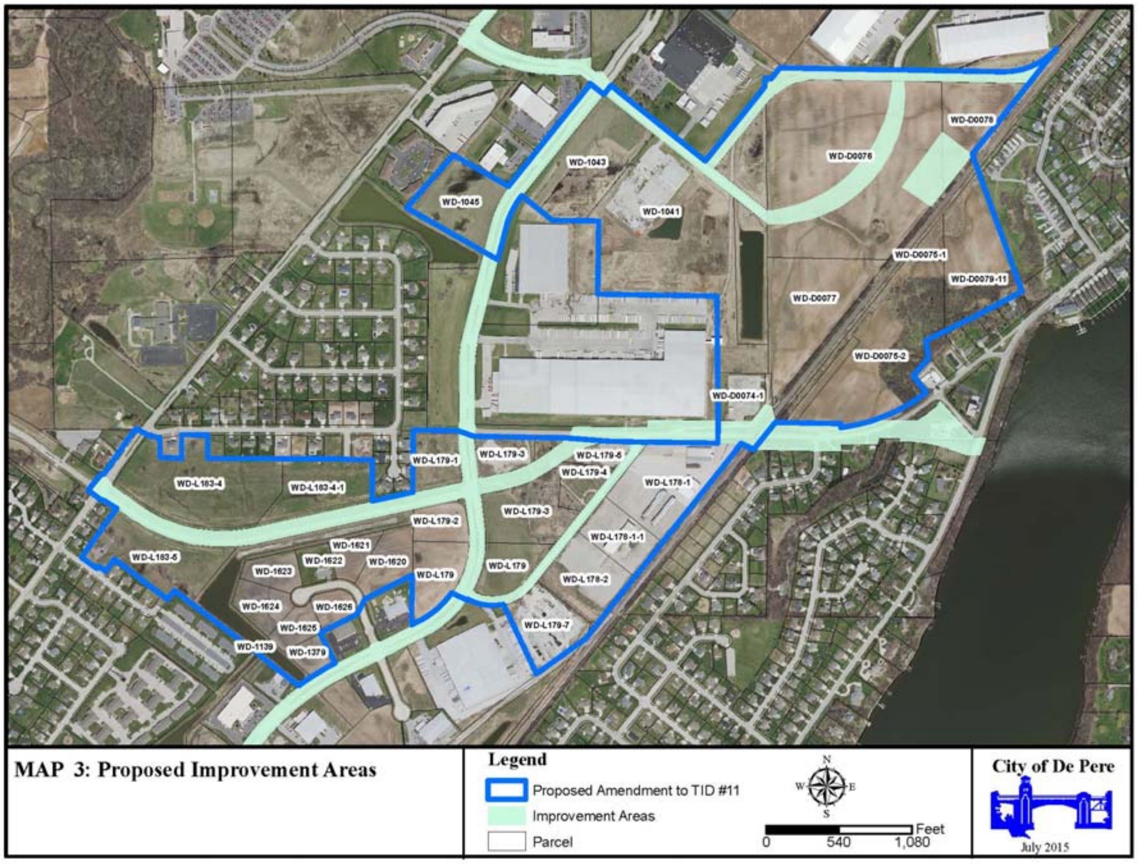
MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 11 BOUNDARY



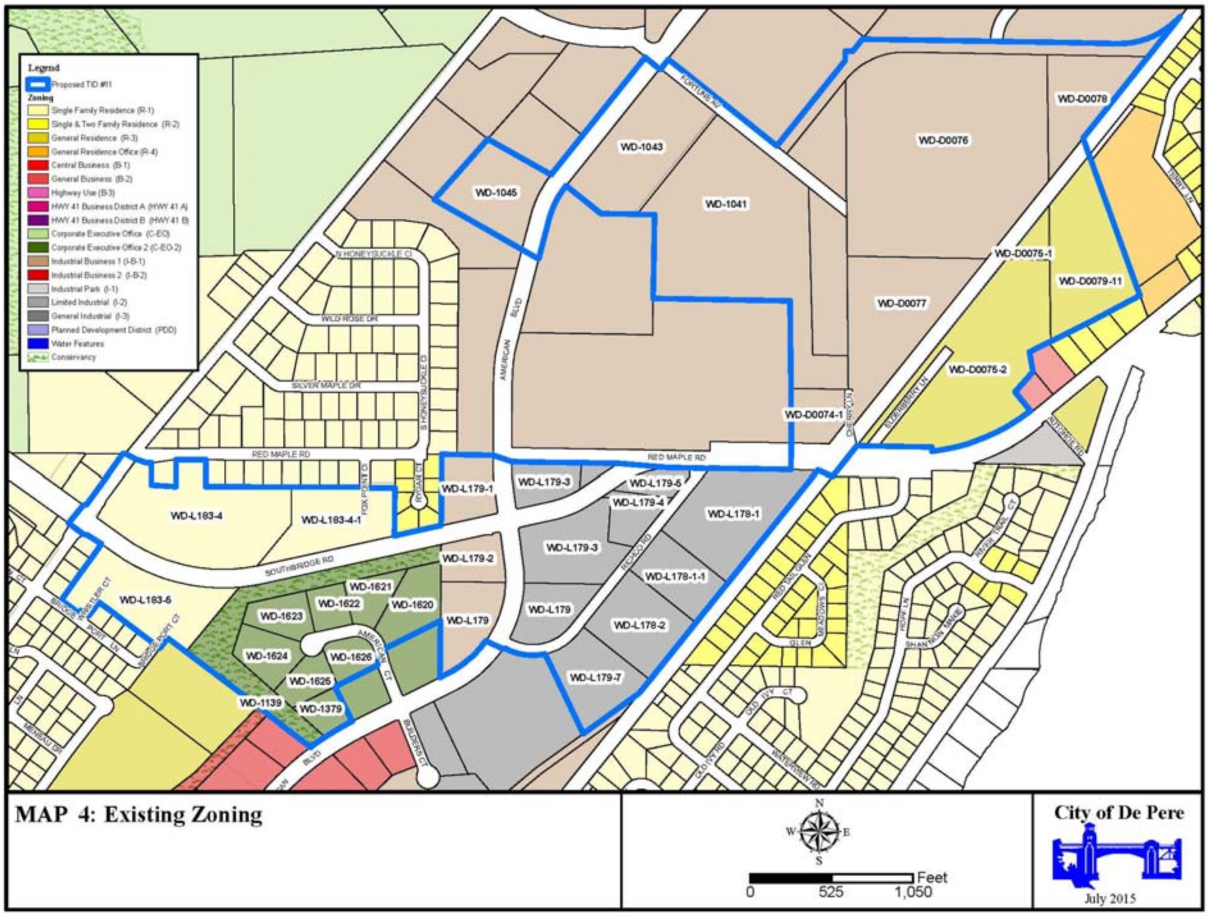
MAP 2 – EXISTING LAND USE & CONDITIONS



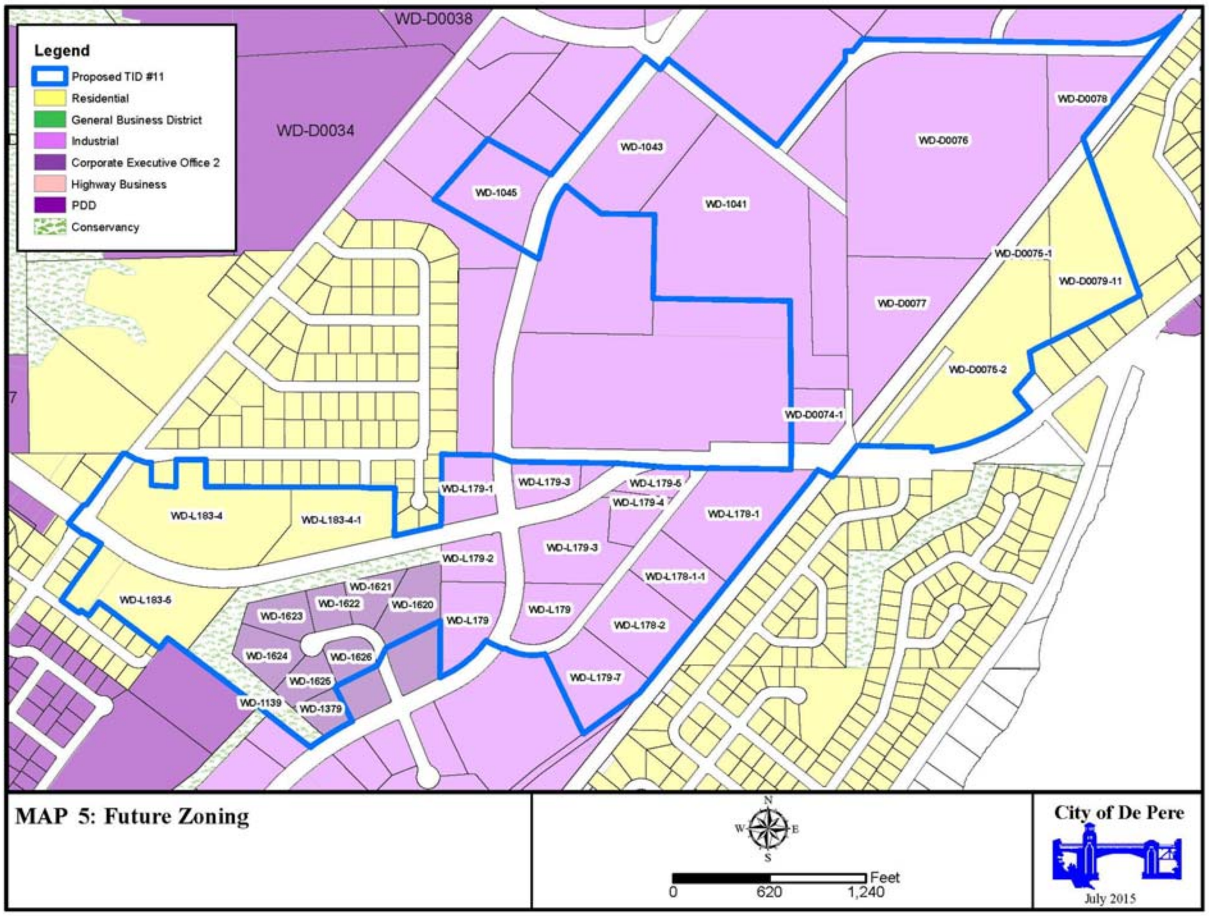
MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



MAP 4 – EXISTING ZONING



MAP 5 – PROPOSED LAND USE & ZONING



APPENDIX A

LEGAL DESCRIPTION

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

Part of Lot 2, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344; all of Lots 1 and 2, Volume 58 of Certified Survey Maps, Page 29, Map Number 8276; all of Lot 1 and Outlot 1, Volume 52 of Certified Survey Maps, Page 114, Map Number 7598; part of Lot 1, Volume 50 of Certified Survey Maps, Page 241, Map Number 7396; all of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967; all of Lot 1 and Outlot 1 of Volume 40 of Certified Survey Maps, Page 322, Map Number 6146; part of Lots 1 and 2 of Volume 31 of Certified Survey Maps, Page 77, Map Number 4822; part of Lot 1, Volume 26 of Certified Survey Maps, Page 26, Map Number 4189; all of Lot 1, Volume 23 of Certified Survey Maps, Page 196, Map Number 3987; part of Lots 3 and 5, all of Lots 4 and 6, De Pere Business Park South Addition; all of Lots 17, 18, 19, 20, 21, 22 and 23, Southbridge Business Park Second Addition; all of Lot 14, Southbridge Business Park First Addition; part of Outlot 1, Southbridge Business Park; part of Lot 110, Williams Grant; part of Lots 3 and 4, part of the Northwest ¼ of the Northwest ¼, part of the Northeast ¼ of the Northwest ¼, Section 5; part of Government Lot 1 and Lot 2, Section 6; being a part of Township 22 North, Range 20 East; part of the Northeast ¼ of the Southeast ¼ of Section 31, part of the Southeast ¼ of the Southwest ¼, part of the Southwest ¼ of the Southwest ¼, part of the Northwest ¼ of the Southwest ¼ and part of the Northeast ¼ of the Southwest ¼, part of the Southwest ¼ of the Northeast ¼, part of the Southeast ¼ of the Northeast ¼, part of the Northwest ¼ of the Southeast ¼ part of the Southwest ¼ of the Southeast ¼, part of Lot 1, Section 32, being a part of Township 23 North, Range 20 East, all being in the City of De Pere, Brown County, Wisconsin described as follows:

Beginning at the northwest corner of said Section 5; thence S89° 03' 19"E, 330.06 feet on the north line of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967 to the west right of way of American Boulevard; thence S70° 38' 54"E, 126.79 feet to the intersection of the east right of way of American Boulevard and the south right of way of Red Maple Road; thence S89° 03' 19"E, 688.55 feet on said south right of way to the northerly right of way of Southbridge Road; thence S85° 54' 57"E, 365.19 feet crossing Southbridge Road to a point on the south right of way of Southbridge Road; thence S89° 03' 19"E, 752.37 feet on said south right of way; thence N00° 32' 09"W, 170.05 feet to the north right of way of Southbridge Road, being the southeast corner of Lot 2, Volume 39 of Certified Survey Maps, Page 340, Map Number 6018; thence N00° 32' 09"W, 916.56 feet on the east line of said Lot 2 to the northeast corner of land described in Document Number 2580618; thence N88° 57' 26"W, 882.54 feet on the north line of said Document Number 2580618 to the east line of Lot 2, Volume 41 of Certified Survey Maps, Page 100, Map Number 6194; thence N01° 02' 34"E, 540.48 feet to the northeast corner of said Lot 2; thence N88° 57' 26"W, 345.35 feet on the north line of said Lot 2; thence N51° 20' 53"W, 289.01 feet on the north line of said Lot 2 to the easterly right of way of American Boulevard; thence continuing on said easterly right of way 254.82 feet on the arc of a 603.41 foot radius curve to the left, having a long chord that bears S26°34’22”W, 252.93 feet; thence S14° 28' 30"W, 254.77 feet on said easterly right of way; thence N60° 20' 43"W, 124.34 feet to the southeast corner of Lot 6, De Pere Business Park South Addition; thence N60° 20' 43"W, 649.58 feet to the southwest corner of said Lot 6; thence N41° 24' 00"E, 522.57 feet on the westerly line of Lot 6 and Lot 5, De Pere Business Park South Addition to the northerly line of lands described in Document Number 1756176; thence S60° 20' 43"E, 467.82 feet on said northerly line to the westerly right of way of American Boulevard; thence continuing on said westerly right of way 5.68 feet on the arc of a 723.41 foot radius to the right, having a long chord that bears N38°43’05”E, 5.68 feet; thence N38° 40' 16"E, 956.15 feet on said westerly right of way; thence S51° 19' 44"E, 120.00 feet to the easterly right of way of American Boulevard; thence continuing on said easterly right of way 18.55 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N83° 40' 16"E, 16.97 feet to the southerly right of way of Fortune Avenue; thence N39° 22' 01"E, 80.00 feet to the northerly right of way of Fortune Avenue; thence S51° 19' 33"E, 888.00 feet on said northerly right of way to the easterly line of Lot 1, Volume 20 of Certified Survey Maps, Page 173, Map Number 3602; thence N38° 35' 43"E, 705.93 feet on said easterly line; thence N00° 32' 25"W, 60.75 feet on said easterly line to the Center ¼ corner of said Section 32; thence S88° 59' 30"E, 48.50

feet on said easterly line; thence N38° 35' 43"E, 101.05 feet to the southwest corner of Lot 1, Volume 37 of Certified Survey Maps, Page 163, Map Number 5651; thence S88° 59' 30"E, 1644.28 feet on the south line of said Lot 1 and the south line of Lot 1, Volume 36 of Certified Survey Maps, Page 217, Map Number 5535; thence continuing on said south line 472.48 feet on the arc of a 531.01 foot radius curve to the left, having a long chord that bears N65°31’04”E, 457.04 feet to the northerly line of said Lot 1; thence S51°20’52”E, 0.16 feet on said northerly line to the westerly right of way of the Wisconsin Central Ltd. Railroad; thence S38°39’08”W, 349.15 feet on said westerly right of way to the south line of the Southeast ¼ of the Northeast ¼ of said Section 32; thence S38° 39' 08"W, 674.39 feet on said westerly right of way to the intersection with the westerly line of Volume 3 of Certified Survey Maps, Page 339, Map Number 854 extended northerly; thence S19° 52' 42"E, 1078.85 feet on said westerly line to the easterly extension of the northerly line of Volume 26 of Certified Survey Maps, Page 156, Map Number 4235; thence S62° 02' 12"W, 232.89 feet on said northerly line to the northeast corner of said Certified Survey Map; thence S62°02’12”W, 101.32 feet on said northerly line; thence S63°28’56”W, 464.78 feet on said northerly line to the westerly line of said Certified Survey Map; thence S09° 18' 42"E, 131.00 feet on said westerly line extended to the northerly line of lands described in Jacket 18028 Image 54; thence S41° 41' 18"W, 173.20 feet to the northwest corner of said lands; thence S39° 18' 42"E, 157.59 feet on the westerly line of said lands to the northerly right of way of Red Maple Road; thence 694.28 feet along said northerly right of way on the arc of a 1288.14 foot radius curve to the right, having a long chord that bears S67°38’47”W, 685.91 feet; thence N00° 53' 25"E, 27.49 feet on said northerly right of way; thence N88° 53' 39"W, 483.68 feet on said northerly right of way to the easterly right of way of the Wisconsin Central Ltd. railroad; thence S38° 39' 08"W, 252.76 feet on said easterly right of way to the southerly right of way of Red Maple Road; thence N66° 31' 00"W, 103.56 feet to the northeast corner of Lot 1, Volume 58 of Certified Survey Maps, Page 29, Map Number 8276; thence S38° 38' 40"W, 1840.72 feet on the westerly right of way of the Wisconsin Central Ltd. railroad to the northerly line of Outlot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence S54° 13' 00"W, 446.57 feet on said northerly line to the westerly line of Lot 1, Volume 50 of Certified Survey Maps, Page 241, Map Number 7396; thence N25° 30' 05"W, 570.11 feet on said westerly line to the southerly right of way of Richco Road; thence continuing on said southerly right of way 265.12 feet on the arc of a 375.00 foot radius curve to the right, having a long chord that bears N82°03’51”W, 259.63 feet; thence continuing on said southerly right of way 17.61 feet on the arc of a 12.00 foot radius curve to the left, having a long chord that bears S76°09’21”W, 16.07 feet; thence N55° 53' 49"W, 120.00 feet to the westerly right of way of American Boulevard; thence continuing on said westerly right of way 346.74 feet on the arc of a 679.30 foot radius curve to the right, having a long chord that bears S48°43’34”W, 342.99 feet; thence S63° 20' 58"W, 52.97 feet on said westerly right of way to the east line of Southbridge Business Park First Addition; thence N00° 27' 44"E, 365.13 feet on said east line to the southeast corner of Lot 17, Southbridge Business Park Second Addition; thence S63° 20' 58"W, 391.71 feet to the southwest corner of said Lot 17; thence S26° 34' 09"W, 125.24 feet to the southeast corner of Lot 23, Southbridge Business Park Second Addition; thence S63° 20' 58"W, 307.25 feet on the south line of said Southbridge Business Park Second Addition to the west line of Document Number 2132758; thence S26° 39' 02"E, 250.16 feet on said west line to the northerly right of way of American Boulevard; thence continuing on said northerly right of way 315.84 feet on the arc of a 1970.00 foot radius curve to the left, having a long chord that bears S58°10’42”W, 315.50 feet to the southerly line of Outlot 1, Southbridge Business Park; thence N52° 31’ 15”W, 154.37 feet on said southerly line; thence N51° 56' 37"W, 193.44 feet on said southerly line; thence N50° 54' 34"W, 80.31 feet to the northeast corner of Lot 9, Southbridge Estates; thence N52° 59' 36"W, 731.31 feet to the northwest corner of said Lot 9; thence S37° 11' 10"W, 157.17 feet on the westerly line of said Lot 9 to Bridge Port Court; thence N52° 59' 36"W, 60.00 feet on the northerly line of said Bridge Port Court to the easterly line of Lot 8, Southbridge Estates; thence N37° 11' 10"E, 75.00 feet on the easterly line to the northeast corner of said Lot 8; thence N52° 48' 50"W, 431.46 feet to the northwest corner of Lot 5, Southbridge Estates; thence southerly 15.64 feet on the west line of said Lot 5 on the arc of a 65.00 foot radius curve to the left, having a long chord that bears S42°32’53”W, 15.60 feet; thence S35° 39' 21"W, 95.58 feet on said westerly line to Whistler Court; thence N54° 20' 39"W, 60.00 feet on the northerly right of way of said Whistler Court; thence S35° 39’ 21”W, 10.00 feet on the westerly right of way of Whistler Court; thence continuing on said westerly right of way 19.17 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears S81° 25’ 15.5”W, 17.20 feet to the northerly right of way of Bridge Port Lane; thence N52° 48’50”W, 49.86 feet on said northerly right of way; thence N54° 20’39”W, 82.34 feet on said northerly right of way to the southeast corner of Lot 4, Southbridge Estates; thence N35° 39' 21"E, 445.68 feet to the northeast corner of Lot 1, Southbridge Estates; thence N57°

57' 39"W, 104.27 feet on the southerly right of way of Southbridge Road; thence continuing on said southerly right of way 41.22 feet on the arc of a 34.00 foot radius curve to the left, having a long chord that bears S87° 21’12”W, 38.75 feet; thence N46° 27' 58"W, 116.41 feet to the intersection of the southerly right of way of Southbridge Road and the westerly right of way of Lawrence Drive; thence N39° 07' 10"E, 150.27 feet to the intersection of the northerly right of way of Southbridge Road and the westerly right of way of Lawrence Drive; thence N80° 37' 37"E, 21.21 feet on said westerly right of way of Lawrence Drive; thence N35° 38' 16"E, 401.88 feet on said westerly right of way; thence S67° 21' 44"E, 117.19 feet to the southerly right of way of Red Maple Road; thence continuing on said southerly right of way 77.21 feet on the arc of a 140.00 foot radius curve to the left, having a long chord that bears S78° 07’ 10”E, 76.24 feet to the west line of Lot 1, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344; thence S00° 09' 52"W, 141.80 feet on said west line; thence S87° 00' 00"E, 160.20 feet on the south line of said Lot 1; thence N00° 09' 52"E, 170.00 feet on the east line of said Lot 1 to the south right of way of Red Maple Road; thence S89° 50' 08"E, 192.00 feet on said south right of way to the west line of Lot 64, Honeysuckle Acres 3rd Addition; thence S00° 09' 52"W, 170.00 feet on said west line to the south line of said Honeysuckle Acres 3rd Addition; thence S89° 50' 08"E, 989.00 feet on said south line to Fox Point Circle; thence S85°45’ 07”E, 70.18 feet on said south line to the southwest corner of Lot 1, Volume 59 of Certified Survey Maps, Page 285, Map Number 8459; thence S89° 50' 08"E, 159.09 feet to the southeast corner of said Lot 1; thence S00° 27' 44"W, 307.05 feet to the southwest corner of Lot 3, RyGar Heights; thence N77° 38' 48"E, 307.66 feet to the southeast corner of Lot 4, RyGar Heights; thence N00° 28' 00"E, 455.38 feet on the east line of RyGar Heights to the POINT OF BEGINNING.

Said description contains 279.06 acres of land more or less.

APPENDIX B

PUBLIC HEARING NOTICE

Publication Dates: August 12, 2015 and August 16, 2015 (Class 2 Notice)

NOTICE OF PUBLIC HEARING

PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 11, CITY OF DEPERE, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF, AND ON THE PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. or as soon thereafter as can be heard on Monday, August 24, 2015 at City Hall, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed creation of Tax Incremental District Number 11, City of De Pere, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such District.

The description of the proposed boundaries of the Tax Incremental District, which is being considered, is located in the City of De Pere, Brown County, Wisconsin, with the following legal description:

Part of Lot 2, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344; all of Lots 1 and 2, Volume 58 of Certified Survey Maps, Page 29, Map Number 8276; all of Lot 1 and Outlot 1, Volume 52 of Certified Survey Maps, Page 114, Map Number 7598; part of Lot 1, Volume 50 of Certified Survey Maps, Page 241, Map Number 7396; all of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967; all of Lot 1 and Outlot 1 of Volume 40 of Certified Survey Maps, Page 322, Map Number 6146; part of Lots 1 and 2 of Volume 31 of Certified Survey Maps, Page 77, Map Number 4822; part of Lot 1, Volume 26 of Certified Survey Maps, Page 26, Map Number 4189; all of Lot 1, Volume 23 of Certified Survey Maps, Page 196, Map Number 3987; part of Lots 3 and 5, all of Lots 4 and 6, De Pere Business Park South Addition; all of Lots 17, 18, 19, 20, 21, 22 and 23, Southbridge Business Park Second Addition; all of Lot 14, Southbridge Business Park First Addition; part of Outlot 1, Southbridge Business Park; part of Lot 110, Williams Grant; part of Lots 3 and 4, part of the Northwest ¼ of the Northwest ¼, part of the Northeast ¼ of the Northwest ¼, Section 5; part of Government Lot 1 and Lot 2, Section 6; being a part of Township 22 North, Range 20 East; part of the Northeast ¼ of the Southeast ¼ of Section 31, part of the Southeast ¼ of the Southwest ¼, part of the Southwest ¼ of the Southwest ¼, part of the Northwest ¼ of the Southwest ¼ and part of the Northeast ¼ of the Southwest ¼, part of the Southwest ¼ of the Northeast ¼, part of the Southeast ¼ of the Northeast ¼, part of the Northwest ¼ of the Southeast ¼ part of the Southwest ¼ of the Southeast ¼, part of Lot 1, Section 32, being a part of Township 23 North, Range 20 East, all being in the City of De Pere, Brown County, Wisconsin described as follows:

Beginning at the northwest corner of said Section 5; thence S89° 03' 19"E, 330.06 feet on the north line of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967 to the west right of way of American Boulevard; thence S70° 38' 54"E, 126.79 feet to the intersection of the east right of way of American Boulevard and the south right of way of Red Maple Road; thence S89° 03' 19"E, 688.55 feet on said south right of way to the northerly right of way of Southbridge Road; thence S85° 54' 57"E, 365.19 feet crossing Southbridge Road to a point on the south right of way of Southbridge Road; thence S89° 03' 19"E, 752.37 feet on said south right of way; thence N00° 32' 09"W, 170.05 feet to the north right of way of Southbridge Road, being the southeast corner of Lot 2, Volume 39 of Certified Survey Maps, Page 340, Map Number 6018; thence N00° 32' 09"W, 916.56 feet on the east line of said Lot 2 to the northeast corner of land described in Document Number 2580618; thence N88° 57' 26"W, 882.54 feet on the north line of said Document Number 2580618 to the east line of Lot 2, Volume 41 of Certified Survey Maps, Page 100, Map Number 6194; thence N01° 02' 34"E, 540.48 feet to the northeast corner of said Lot 2; thence N88° 57' 26"W, 345.35 feet on the north line of said Lot 2; thence N51° 20' 53"W, 289.01 feet on the north line of said Lot 2 to the easterly right of way of American Boulevard; thence continuing on said easterly right of way 254.82 feet on the arc of a 603.41 foot radius curve to the left, having a long chord that bears S26°34'22"W, 252.93 feet; thence S14° 28' 30"W, 254.77 feet on said easterly right of way; thence N60° 20' 43"W, 124.34 feet to the southeast corner of Lot 6, De Pere Business Park South Addition; thence N60° 20' 43"W, 649.58 feet to the southwest corner of said Lot 6; thence N41° 24' 00"E, 522.57 feet on the westerly line of Lot 6 and Lot 5, De Pere Business Park South Addition to the northerly line of lands described in Document Number 1756176; thence S60° 20' 43"E, 467.82 feet on said northerly line to the westerly right of way of American Boulevard; thence continuing on said westerly right of way 5.68 feet on the arc of a 723.41 foot radius to the right, having a long chord that bears N38°43'05"E, 5.68 feet; thence N38° 40' 16"E, 956.15 feet on said westerly right of way; thence S51° 19' 44"E, 120.00

feet to the easterly right of way of American Boulevard; thence continuing on said easterly right of way 18.55 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N83° 40' 16"E, 16.97 feet to the southerly right of way of Fortune Avenue; thence N39° 22' 01"E, 80.00 feet to the northerly right of way of Fortune Avenue; thence S51° 19' 33"E, 888.00 feet on said northerly right of way to the easterly line of Lot 1, Volume 20 of Certified Survey Maps, Page 173, Map Number 3602; thence N38° 35' 43"E, 705.93 feet on said easterly line; thence N00° 32' 25"W, 60.75 feet on said easterly line to the Center ¼ corner of said Section 32; thence S88° 59' 30"E, 48.50 feet on said easterly line; thence N38° 35' 43"E, 101.05 feet to the southwest corner of Lot 1, Volume 37 of Certified Survey Maps, Page 163, Map Number 5651; thence S88° 59' 30"E, 1644.28 feet on the south line of said Lot 1 and the south line of Lot 1, Volume 36 of Certified Survey Maps, Page 217, Map Number 5535; thence continuing on said south line 472.48 feet on the arc of a 531.01 foot radius curve to the left, having a long chord that bears N65°31'04"E, 457.04 feet to the northerly line of said Lot 1; thence S51°20'52"E, 0.16 feet on said northerly line to the westerly right of way of the Wisconsin Central Ltd. Railroad; thence S38°39'08"W, 349.15 feet on said westerly right of way to the south line of the Southeast ¼ of the Northeast ¼ of said Section 32; thence S38° 39' 08"W, 674.39 feet on said westerly right of way to the intersection with the westerly line of Volume 3 of Certified Survey Maps, Page 339, Map Number 854 extended northerly; thence S19° 52' 42"E, 1078.85 feet on said westerly line to the easterly extension of the northerly line of Volume 26 of Certified Survey Maps, Page 156, Map Number 4235; thence S62° 02' 12"W, 232.89 feet on said northerly line to the northeast corner of said Certified Survey Map; thence S62°02'12"W, 101.32 feet on said northerly line; thence S63°28'56"W, 464.78 feet on said northerly line to the westerly line of said Certified Survey Map; thence S09° 18' 42"E, 131.00 feet on said westerly line extended to the northerly line of lands described in Jacket 18028 Image 54; thence S41° 41' 18"W, 173.20 feet to the northwest corner of said lands; thence S39° 18' 42"E, 157.59 feet on the westerly line of said lands to the northerly right of way of Red Maple Road; thence 694.28 feet along said northerly right of way on the arc of a 1288.14 foot radius curve to the right, having a long chord that bears S67°38'47"W, 685.91 feet; thence N00° 53' 25"E, 27.49 feet on said northerly right of way; thence N88° 53' 39"W, 483.68 feet on said northerly right of way to the easterly right of way of the Wisconsin Central Ltd. railroad; thence S38° 39' 08"W, 252.76 feet on said easterly right of way to the southerly right of way of Red Maple Road; thence N66° 31' 00"W, 103.56 feet to the northeast corner of Lot 1, Volume 58 of Certified Survey Maps, Page 29, Map Number 8276; thence S38° 38' 40"W, 1840.72 feet on the westerly right of way of the Wisconsin Central Ltd. railroad to the northerly line of Outlot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence S54° 13' 00"W, 446.57 feet on said northerly line to the westerly line of Lot 1, Volume 50 of Certified Survey Maps, Page 241, Map Number 7396; thence N25° 30' 05"W, 570.11 feet on said westerly line to the southerly right of way of Richco Road; thence continuing on said southerly right of way 265.12 feet on the arc of a 375.00 foot radius curve to the right, having a long chord that bears N82°03'51"W, 259.63 feet; thence continuing on said southerly right of way 17.61 feet on the arc of a 12.00 foot radius curve to the left, having a long chord that bears S76°09'21"W, 16.07 feet; thence N55° 53' 49"W, 120.00 feet to the westerly right of way of American Boulevard; thence continuing on said westerly right of way 346.74 feet on the arc of a 679.30 foot radius curve to the right, having a long chord that bears S48°43'34"W, 342.99 feet; thence S63° 20' 58"W, 52.97 feet on said westerly right of way to the east line of Southbridge Business Park First Addition; thence N00° 27' 44"E, 365.13 feet on said east line to the southeast corner of Lot 17, Southbridge Business Park Second Addition; thence S63° 20' 58"W, 391.71 feet to the southwest corner of said Lot 17; thence S26° 34' 09"W, 125.24 feet to the southeast corner of Lot 23, Southbridge Business Park Second Addition; thence S63° 20' 58"W, 307.25 feet on the south line of said Southbridge Business Park Second Addition to the west line of Document Number 2132758; thence S26° 39' 02"E, 250.16 feet on said west line to the northerly right of way of American Boulevard; thence continuing on said northerly right of way 315.84 feet on the arc of a 1970.00 foot radius curve to the left, having a long chord that bears S58°10'42"W, 315.50 feet to the southerly line of Outlot 1, Southbridge Business Park; thence N52° 31' 15"W, 154.37 feet on said southerly line; thence N51° 56' 37"W, 193.44 feet on said southerly line; thence N50° 54' 34"W, 80.31 feet to the northeast corner of Lot 9, Southbridge Estates; thence N52° 59' 36"W, 731.31 feet to the northwest corner of said Lot 9; thence S37° 11' 10"W, 157.17 feet on the westerly line of said Lot 9 to Bridge Port Court; thence N52° 59' 36"W, 60.00 feet on the northerly line of said Bridge Port Court to the easterly line of Lot 8, Southbridge Estates; thence N37° 11' 10"E, 75.00 feet on the easterly line to the northeast corner of said Lot 8; thence N52° 48' 50"W, 431.46 feet to the northwest corner of Lot 5, Southbridge Estates; thence southerly 15.64 feet on the west line of said Lot 5 on the arc of a 65.00 foot radius curve to the left, having a long chord that bears S42°32'53"W, 15.60 feet; thence S35° 39' 21"W, 95.58 feet on said westerly line to Whistler Court; thence N54° 20' 39"W, 60.00 feet on the northerly right of way of said Whistler Court; thence S35° 39' 21"W, 10.00 feet on the westerly right of way of Whistler Court; thence continuing on said westerly right of way 19.17 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears S81° 25' 15.5"W, 17.20 feet to the northerly right of way of Bridge Port Lane; thence N52° 48'50"W, 49.86 feet on said northerly right of way; thence N54° 20'39"W, 82.34 feet on said northerly right of way to the southeast corner of Lot 4, Southbridge Estates; thence N35° 39' 21"E, 445.68 feet to the northeast corner of Lot 1, Southbridge Estates; thence N57° 57' 39"W, 104.27 feet on the southerly right of way of Southbridge Road; thence continuing on said southerly right of way 41.22 feet on the arc of a 34.00 foot radius curve to the left, having a long chord that bears S87° 21'12"W, 38.75 feet; thence N46° 27' 58"W, 116.41 feet to the intersection of the southerly right of way of Southbridge Road and the westerly right of way of Lawrence Drive; thence N39° 07' 10"E, 150.27 feet to the intersection of the northerly right of way of Southbridge Road and the westerly right of way of Lawrence Drive; thence N80° 37' 37"E, 21.21 feet on said westerly right of way of Lawrence Drive; thence N35° 38' 16"E, 401.88 feet on said westerly right of way; thence S67° 21' 44"E, 117.19 feet to the southerly right of way of Red Maple Road; thence continuing on said southerly right of way 77.21 feet on the arc of a 140.00 foot radius curve to the left, having a long chord that bears S78° 07' 10"E, 76.24 feet to the west line of Lot 1, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344; thence S00° 09' 52"W, 141.80 feet on said west line; thence S87° 00' 00"E, 160.20 feet on the south line of said Lot 1; thence N00° 09' 52"E, 170.00 feet on the east line of said Lot 1 to the south right of way of Red Maple Road; thence S89° 50' 08"E, 192.00 feet on said south right of way to the west line of Lot 64, Honeysuckle Acres 3rd Addition; thence S00° 09' 52"W, 170.00 feet on said west line to the south line of said Honeysuckle Acres 3rd Addition; thence S89° 50' 08"E, 989.00 feet on said south line to Fox Point Circle; thence S85°45' 07"E, 70.18 feet on said south line to the southwest corner of Lot 1, Volume 59 of Certified Survey Maps, Page 285, Map Number 8459; thence S89° 50' 08"E, 159.09 feet to the southeast corner of said Lot 1; thence S00° 27' 44"W, 307.05 feet to the southwest corner of Lot 3, RyGar Heights; thence N77° 38' 48"E, 307.66 feet to the southeast corner of Lot 4, RyGar Heights; thence N00° 28' 00"E, 455.38 feet on the east line of RyGar Heights to the POINT OF BEGINNING.

Said description contains 279.06 acres of land more or less.

The City anticipates that the proposed project plan's project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed creation of the tax incremental district and the proposed boundaries thereof, and on the proposed project plan for such district. Persons desiring information on the proposed tax incremental district and/or the proposed project plan may contact the City Attorney at 920-339-4042. A copy of the proposed district boundary and project plan is available for review in the City Clerk-

Treasurer office and will be provided upon request.

Dated this 12th day of August, 2015.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Defnet
Clerk

APPENDIX C
PROOF OF PUBLICATION

PRESS-GAZETTE media
A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

CITY OF DE PERE
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DE PERE WI 541152526

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

Account Number:	GWM-286422
Order Number:	0000646932
No. of Affidavits:	1
Total Ad Cost:	$511.84
Published Dates:	08/12/15, 08/16/15

(Signed) Nicolette Klein (Date) 8/17/15
Legal Clerk

Signed and sworn before me
Alexandra Zakowski

My commission expires 3/3/19

ALEXANDRA ZAKOWSKI NOTARY PUBLIC STATE OF WISCONSIN

NOTICE OF PUBLIC HEARING
PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 11, CITY OF DEPERE, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF, AND ON THE PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. or as soon thereafter as can be heard on Monday, August 24, 2015 at City Hall, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed creation of Tax Incremental District Number 11, City of De Pere, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such District.

The description of the proposed boundaries of the Tax Incremental District, which is being considered, is located in the City of De Pere, Brown County, Wisconsin, with the following legal description:

Part of Lot 2, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344; all of Lots 1 and 2, Volume 58 of Certified Survey Maps, Page 29, Map Number 8276; all of Lot 1 and Outlot 1, Volume 52 of Certified Survey Maps, Page 114, Map Number 7598; part of Lot 1, Volume 50 of Certified Survey Maps, Page 241, Map Number 7396; all of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967; all of Lot 1 and Outlot 1 of Volume 40 of Certified Survey Maps, Page 322, Map Number 6146; part of Lots 1 and 2 of Volume 31 of Certified Survey Maps, Page 77, Map Number 4822; part of Lot 1, Volume 26 of Certified Survey Maps, Page 26, Map Number 4189; all of Lot 1, Volume 23 of Certified Survey Maps, Page 196, Map Number 3987; part of Lots 3 and 5, all of Lots 4 and 6, De Pere Business Park South Addition; all of Lots 17, 18, 19, 20, 21, 22 and 23, Southbridge Business Park Second Addition; all of Lot 14, Southbridge Business Park First Addition; part of Outlot 1, Southbridge Business Park; part of Lot 110, Williams Grant; part of Lots 3 and 4, part of the Northwest ¼ of the Northwest ¼, part of the Northeast ¼ of the Northwest ¼, Section 5; part of Government Lot 1 and Lot 2, Section 6; being a part of Township 22 North, Range 20 East; part of the Northeast ¼ of the Southeast ¼ of Section 31, part of the Southeast ¼ of the Southwest ¼, part of the Southwest ¼ of the Southwest ¼, part of the Northwest ¼ of the Southwest ¼ and part of the Northeast ¼ of the Southwest ¼, part of the Southwest ¼ of the Northeast ¼, part of the Southeast ¼ of the Northeast ¼, part of the Northwest ¼ of the Southeast ¼ part of the Southwest ¼ of the Southeast ¼, part of Lot 1, Section 32, being a part of Township 23 North, Range 20 East, all being in the City of De Pere, Brown County, Wisconsin described as follows:

Beginning at the northwest corner of said Section 5; thence S89° 03' 19"E, 330.06 feet on the north line of Lot 1, Volume 47 of Certified Survey Maps, Page 64, Map Number 6967 to the west right of way of American Boulevard; thence S70° 38' 54"E, 126.79 feet to the intersection of the east right of way of American Boulevard and the south right of way of Red Maple Road; thence S89° 03' 19"E, 688.55 feet on said south right of way to the northerly right of way of Southbridge Road; thence S85° 54' 57"E, 365.19 feet crossing Southbridge Road to a point on the south right of way of Southbridge Road; thence S89° 03' 19"E, 752.37 feet on said south right of way; thence N00° 32' 09"W, 170.05 feet to the north right of way of Southbridge Road, being the southeast corner of Lot 2, Volume 39 of Certified Survey Maps, Page 340, Map Number 6018; thence N00° 32' 09"W,

Re: PH-TID 11

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Attachment: TID 11 Project Plan (3962 : Review City Resolution #15-96)

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**September 15, 2015**
DEPARTMENT:	**City Attorney**
FROM:	**Judith Schmidt-Lehman**
SUBJECT:	**Review City Resolution #15-97, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #12.**

ATTACHMENTS:

- Reso15-97 (PDF)
- PC15-03 (PDF)
- TID 12 Project Plan (PDF)

RESOLUTION #15-97

ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT #12

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wis. Stats. §66.1105 for the creation of a Tax Incremental Financing District as provided in Resolution #PC15-03 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District #12 and the Adoption of the Tax Incremental Financing District #12 Project Plan, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with all the recitations and findings in the above referenced Resolution of the Plan Commission and the Common Council being aware of all proceedings of the Plan Commission in regard to the creation of Tax Incremental Financing District #12 (TID #12);

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

> The Common Council, pursuant to Wis. Stats. §66.1105(4)(gm), hereby adopts and approves the Project Plan for TID #12, a copy of which is attached to Resolution #PC15-03 and incorporated herein as if fully set forth and the Common Council specifically finds that the plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).

BE IT FURTHER RESOLVED THAT:

> The boundaries of the proposed TID #12 as set forth in the attached Project Plan, are hereby adopted and approved, the Common Council recognizing that the parcels within TID #12 include only whole units of property as are assessed for general tax purposes.

BE IT FURTHER RESOLVED THAT:

The District created hereby shall be known as TID #12, City of De Pere, for identification purposes, pursuant to Wis. Stats. §66.1105(4)(gm)3.

BE IT FURTHER RESOLVED THAT:

No less than 50% of the area of the real property within the boundaries of TID #12, City of De Pere, is suitable for mixed-use development within the meaning of Wis. Stats. §66.1101(2)(cm) and property within the district found suitable for industrial sites and zoned for that purpose will remain under that zoning for the life of TID #12.

BE IT FURTHER RESOLVED THAT:

Improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District and the private development activities projected would not occur without tax incremental financing.

BE IT FURTHER RESOLVED THAT:

The project costs as contained in the Project Plan directly serve to promote mixed-use development in the area described in TID #12 and the equalized value of taxable property of TID #12 plus all existing Tax Incremental Financing Districts does not exceed 12% of the total equalized value of taxable property within the City.

BE IT FURTHER RESOLVED THAT:

The City Attorney is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this resolution with all deliberate haste.

BE IT FURTHER RESOLVED THAT:

The City Attorney is authorized and directed to schedule a meeting of the Joint Review Board not less than 10 days nor more than 30 days after their receipts of this resolution for the purpose of considering the approval of this Resolution and the creation of TID #12, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of TID #12, City of De Pere and pursuant to Wis. Stats. §§66.1105(4)(k), the City Assessor is authorized and directed to calculate the value of the properties within TID #12, City of De Pere, as of the date of creation of such Tax Incremental Financing District of all relevant tax exempt city owned property within such District; further, that the City Clerk-Treasurer is authorized and directed pursuant to Wis. Stats. §66.1105(5)(b), to send an application to the Wisconsin Department of Revenue for certification of the Tax Incremental Financing District base.

BE IT FURTHER RESOLVED THAT:

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

Adopted by the Common Council of the City of De Pere, Wisconsin, this 1st day of September, 2015.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana L. Defnet, Clerk-Treasurer

Ayes: 8

Nays: 0

PLAN COMMISSION
RESOLUTION #PC 15-03

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX INCREMENTAL FINANCING DISTRICT #12 AND THE ADOPTION OF THE TAX INCREMENTAL FINANCING DISTRICT #12 PROJECT PLAN

WHEREAS, the proposed project plan for Tax Incremental Financing District #12 was filed with the City Clerk-Treasurer's office on August 12, 2015 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing was scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on August 24, 2015, affording interested parties a reasonable opportunity to express their views on the boundaries of the District and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on August 12, 2015 and August 16, 2015; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of a Joint Review Board within fourteen (14) days after the publication of the first notice of the above referenced public hearing was held on August 18, 2015; and

WHEREAS, at the above referenced public hearing scheduled at the City Hall Council Chambers on August 24, 2015 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the plan for said District and the boundaries thereof and determined that the proposed Tax Incremental Financing District as proposed in the project plan and the boundaries of such District are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

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

> The Plan Commission of the City of De Pere hereby recommends the designation of the District boundaries for Tax Incremental Financing District #12, City of De Pere, as those boundaries which are set forth in the project plan for such District, a copy of which is annexed hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission of the City of De Pere hereby adopts the project plan of Tax Incremental Financing District #12, City of De Pere, as prepared and presented by Springsted, Inc. and City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 24th day of August, 2015.

APPROVED:

Michael J. Walsh

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: 5
Nays: Ø

City of De Pere, Wisconsin

Tax Increment Financing Plan

for

Tax Incremental Financing District No. 12

Recommended by the City Plan Commission
Expected August 24, 2015

Adopted by the Common Council
Expected September 1, 2015

Adopted by Joint Review Board
Expected September 15, 2015

Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

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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 years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City 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.

The Project Plan for Tax Incremental Financing District No. 12, “the District,” in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 12 is defined by the boundary shown on Map 1 found on Page 11. 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 City 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. 12 are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 13, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

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

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

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.

<u>C. Organization Costs:</u>

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

<u>D. Financing Costs:</u>

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 12 - TABLE I
Proposed Project Costs, Public Works and Improvements

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	505,000		505,000		
Southbridge American-Rail	1,950,000		1,950,000		
½ Mile Road Repair	8,000,000		8,000,000		
Rail Maintenance	800,000		800,000		
Subtotal	11,255,000		11,255,000		
Developer Cash Grant	10,090,000	0	0	672,667	9,417,333
Administrative Costs					
City staff/consulting	110,000	15,000	5,000	5,000	85,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	5,924,884	0	0	461,455	5,463,429
Total	27,379,884	15,000	11,260,000	1,139,122	14,965,762

**** Subject to change based on final financing plan***

Section C Local Action

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the District has been scheduled for the Plan Commission on August 24, 2015. Notice of the Public Hearing shall be published in the De Pere News on August 12, 2015 and August 16, 2015 and have also been sent to all other taxing entities. The resolution approving the District shall be introduced to the Common Council for approval on September 1, 2015.

State Statutes require the City seeking to create a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is tentatively scheduled for August 18, 2015, with the final meeting to act on the Common Council's resolution anticipated for Tuesday, September 15, 2015.

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 2015 total equalized value is 1,898,625,300. 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 $227,835,036.

The City has 6 outstanding Tax Incremental Districts with $131,721,400 of total TID increment. This district is expected to be $123,800,000 of 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.

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 12

The purpose of Tax Incremental Financing District Number 12 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, and 18 industrial buildings and related infrastructure improvements in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for residential, industrial and business/office development. The area is approximately 357 acres in size. The project boundaries are described in the next section.

The proposed project shall include the developments described in the previous paragraph, and are subject to market and actual construction. Proposed project costs within the district are also anticipated to include future cash grants for the individual developments based on City policy. Public improvements shall also include the Southbridge Lawrence-American, Southbridge American rail, rail maintenance and road improvements/maintenance with ½ mile of the district.

With the adoption of this Project Plan, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The infrastructure improvements will provide services to approximately 357 acres of new developable land.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 12 are shown on Map 1 on Page 11 and are further described in Appendix A. The District includes the properties with the following identification numbers and legal descriptions:

Parcel ID	Legal Description
WD-L482	SUBD OF WILLIAMS GRANT LOT 99 EX 39 CSM 3 AS COR BY 1694267 & EX 2272288 & EX RD
WD-L483	SUBD OF WILLIAMS GRANT LOT 100 EX 2272288 & EX HWY
WD-L484	SUBD OF WILLIAMS GRANT LOT 101 EX HWY & EX 2161114 & EX 2272288
WD-L485	SUBD OF WILLIAMS GRANT LOT 102 EX HWY & EX 2161114
WD-L486	SUBD OF WILLIAMS GRANT LOT 103 EX HWY & EX 1843041 FOR RD & EX 2161114
WD-L482-2	E 12 ACRES OF LOT 99 SUBD OF WILLIAMS GRANT
WD-L483-1	E 12 ACRES OF LOT 100 SUBD OF WILLIAMS GRANT
WD-L484-1	E 12 ACRES OF LOT 101 SUBD OF WILLIAMS GRANT
WD-L510	SUBD OF WILLIAMS GRANT PART OF LOT 122 LYG W OF RR
WD-L511	SUBD OF WILLIAMS GRANT PART OF LOT 123 LYG W OF RR
WD-L514	SUBD OF WILLIAMS GRANT PART OF LOT 124 LYG W OF RR
WD-L515	SUBD OF WILLIAMS GRANT PART OF LOT 125 LYG W OF RR
WD-1759	GARRITY'S GLEN OUTLOT 7
WD-L492-B-4	LOT 1 OF 52 CSM 324 BNG PRT OF WILLIAMS GRANT LOT 104
WD-L492-B	LOT 2 OF 40 CSM 167 AS COR BY 1745870 BNG PRT OF LOTS 104 THRU 110 & BNG PRT OF LOTS 115 THRU 121 SUBD OF WILLIAMS GRANT EX SOUTH- BRIDGE BUSINESS PARK & EX 50 CSM 224 (RD R/W) & EX 52 CSM 9 & EX 52 CSM 42 & EX 52 CSM 324 & EX 57 CSM
WD-1137-2	LOT 2 OF 57 CSM 249 BNG PRT OF WILLIAMS GRANT LOT 107
WD-1138-2	LOT 2 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT OF GOVT LOT 4 SEC 5 T22N R20E
WD-1138-1	LOT 1 OF 50 CSM 224 BNG PRT OF LOT 4 OF SOUTHRIDGE BUSINESS PARK
WD-1138	LOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4
WD-1138-3	OUTLOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT OF GOVT LOT 4 SEC 5 T22N R20E
WD-D0104	WILLIAMS GRANT THAT PART OF LOTS 115 & 116 LYG SE OF RR & NW OF HWY D EX WPS R/W & EX SLY 385 FT OF LOT 116 & THAT PRT OF GOVT LOT 4 SEC 5 T22N R20E LYG S OF WATERVIEW HEIGHTS 4TH ADDN & LYG E OF WPS R/W
WD-L505-1	SUBD OF WILLIAMS GRANT PART OF LOT 119 LYG ELY OF RR R/W & WLY OF HWY D
WD-L500-1	SUBD OF WILLIAMS GRANT PART OF LOT 118 LYG ELY OF RR & LYG WLY OF HWY D
WD-L496	PART OF SLY 385 FT OF LOT 116 & ALL THAT PART OF LOT 117 SUBD OF WILLIAMS GRANT LYG E OF RR & LYG WLY OF HWY D EX WPS R/W
WD-L545	R-O-W OVER WILLIAMS GRANT SUBD LOTS 115 THRU 119
WD-L546	SUBD OF WILLIAMS GRANT PART OF WPS R/W OVER LOTS 115 THRU 119 LYG ELY & ADJN RR & EX 1970221 & EX 1970223

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.

TID NUMBER 12 – TABLE II

Projected Development

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

The City has estimated that the project will create incremental new value of approximately $123,800,000 based on the above project components. It is anticipated that individual developers will be required to enter into an assessment agreement to guarantee these values. Our estimates of incremental new value of the project are based on estimated square footage, number of units and project type.

The objective of the District creation is to facilitate the construction of a mixed-use development, which is estimated to create a total of $123.8 million in incremental value. We anticipate that prospective businesses and/or developers may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan to maximize the potential of Tax Incremental Financing District Number 12 to accomplish the proposed public improvements identified in Table I found on Page 3.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff.

The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

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

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

The economic feasibility analysis for Tax Incremental District Number 12 is presented in Tables III and IV included below. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be $123.8 million in 2034.

TID No. 12 Table III
Projected Tax Increments

Table IV shows the preliminary cash flow schedule for financing of the proposed public improvement costs. The City

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

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

Attachment: TID 12 Project Plan (3963 : Review City Resolution #15-97)

TID No. 12 Table IV
Projected Cash Flow

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative T Increment Avai After Debt Ser
0	2014										
1	2015				$ (15,000)	$ (15,000)	$ (15,000)			$ (15,000)	$ (15
2	2016	$ 5,815,643	$ 5,815,643	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (20
3	2017	$ 7,250,000	$ 13,065,643	$ 126,897	$ (5,000)	$ 121,897	$ 101,897	($954,438)	$ (672,667)	$ (1,505,207)	$ (1,525
4	2018	$ 12,107,143	$ 25,172,786	$ 285,092	$ (5,000)	$ 280,092	$ 381,990	($954,438)	$ (672,667)	$ (1,347,012)	$ (2,872
5	2019	$ 7,250,000	$ 32,422,786	$ 549,270	$ (5,000)	$ 544,270	$ 926,260	($954,438)	$ (672,667)	$ (1,082,834)	$ (3,955
6	2020	$ 12,107,143	$ 44,529,929	$ 707,465	$ (5,000)	$ 702,465	$ 1,628,725	($954,438)	$ (672,667)	$ (924,639)	$ (4,879
7	2021	$ 10,107,143	$ 54,637,071	$ 971,643	$ (5,000)	$ 966,643	$ 2,595,368	($954,438)	$ (672,667)	$ (660,462)	$ (5,540
8	2022	$ 15,250,000	$ 69,887,071	$ 1,192,181	$ (5,000)	$ 1,187,181	$ 3,782,549	($954,438)	$ (672,667)	$ (439,924)	$ (5,980
9	2023	$ 10,107,143	$ 79,994,214	$ 1,524,936	$ (5,000)	$ 1,519,936	$ 5,302,485	($954,438)	$ (672,667)	$ (107,169)	$ (6,087
10	2024	$ 4,857,143	$ 84,851,357	$ 1,745,474	$ (5,000)	$ 1,740,474	$ 7,042,959	($954,438)	$ (672,667)	$ 113,369	$ (5,973
11	2025	$ 4,857,143	$ 89,708,500	$ 1,851,457	$ (5,000)	$ 1,846,457	$ 8,889,415	($954,438)	$ (672,667)	$ 219,352	$ (5,754
12	2026	$ 4,857,143	$ 94,565,643	$ 1,957,439	$ (5,000)	$ 1,952,439	$ 10,841,855	($954,438)	$ (672,667)	$ 325,335	$ (5,429
13	2027	$ -	$ 94,565,643	$ 2,063,422	$ (5,000)	$ 2,058,422	$ 12,900,277	($954,438)	$ (672,667)	$ 431,318	$ (4,997
14	2028	$ 4,857,143	$ 99,422,786	$ 2,063,422	$ (5,000)	$ 2,058,422	$ 14,958,699	($954,438)	$ (672,667)	$ 431,318	$ (4,566
15	2029	$ 4,857,143	$ 104,279,929	$ 2,169,405	$ (5,000)	$ 2,164,405	$ 17,123,105	($954,438)	$ (672,667)	$ 537,301	$ (4,029
16	2030	$ 4,857,143	$ 109,137,071	$ 2,275,388	$ (5,000)	$ 2,270,388	$ 19,393,493	($954,438)	$ (672,667)	$ 643,283	$ (3,385
17	2031	$ 4,857,143	$ 113,994,214	$ 2,381,371	$ (5,000)	$ 2,376,371	$ 21,769,863	($954,438)	$ (672,667)	$ 749,266	$ (2,636
18	2032	$ 4,857,143	$ 118,851,357	$ 2,487,354	$ (5,000)	$ 2,482,354	$ 24,252,217	($954,438)		$ 1,527,916	$ (1,108
19	2033	$ -	$ 118,851,357	$ 2,593,337	$ (5,000)	$ 2,588,337	$ 26,840,554	($954,438)		$ 1,633,899	$ 525
20	2034	$ 4,857,143	$ 123,708,500	$ 2,593,337	$ (5,000)	$ 2,588,337	$ 29,428,890	($954,438)		$ 1,633,899	$ 2,159
Total		$ 123,708,500		$ 29,538,890	$ (110,000)	$ 29,428,890		$ (17,179,884.21)	$ (10,090,000.00)	$ 2,159,006.25	

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

The future development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 12. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 12 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district.

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

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

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

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 Table I on page 3.

1. Private Equity

Section I Existing Land Uses and Conditions

Map 2, found on Page 12, has been provided to give a general description of the conditions within the area. Map 4, found on page 14, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

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

Section J Proposed Land Use

The land use proposed in Tax Incremental District Number 12 is primarily light industrial and business/office and some residential. The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 15 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 14, 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

No acquisition is anticipated within this district, however if acquisition would occur within Tax Incremental District Number 12 which causes displacements, the City will conform to the requirements as set forth by the Department of Administration and 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 Statement Indicating How Creation of the TID Promotes the Orderly Development of the City of De Pere

The purpose of TID No. 12 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

Section O Findings

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

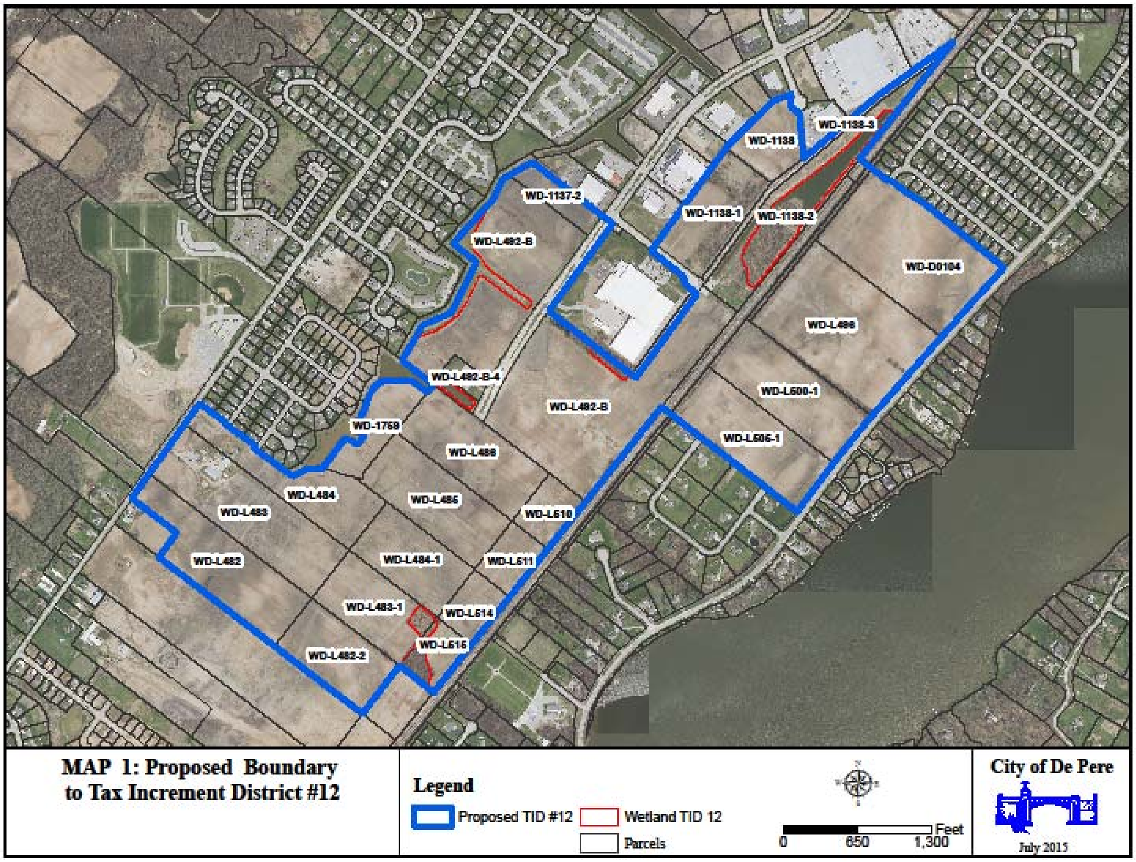
Section P City Attorney Opinion

I, , City Attorney for the City of De Pere, Wisconsin, do hereby state that I have reviewed the Project Plan for Tax Incremental Finance District Number 12, City of De Pere, Wisconsin, dated, and in my opinion, it is complete and complies with Section 66.1105, Wisconsin Statutes.

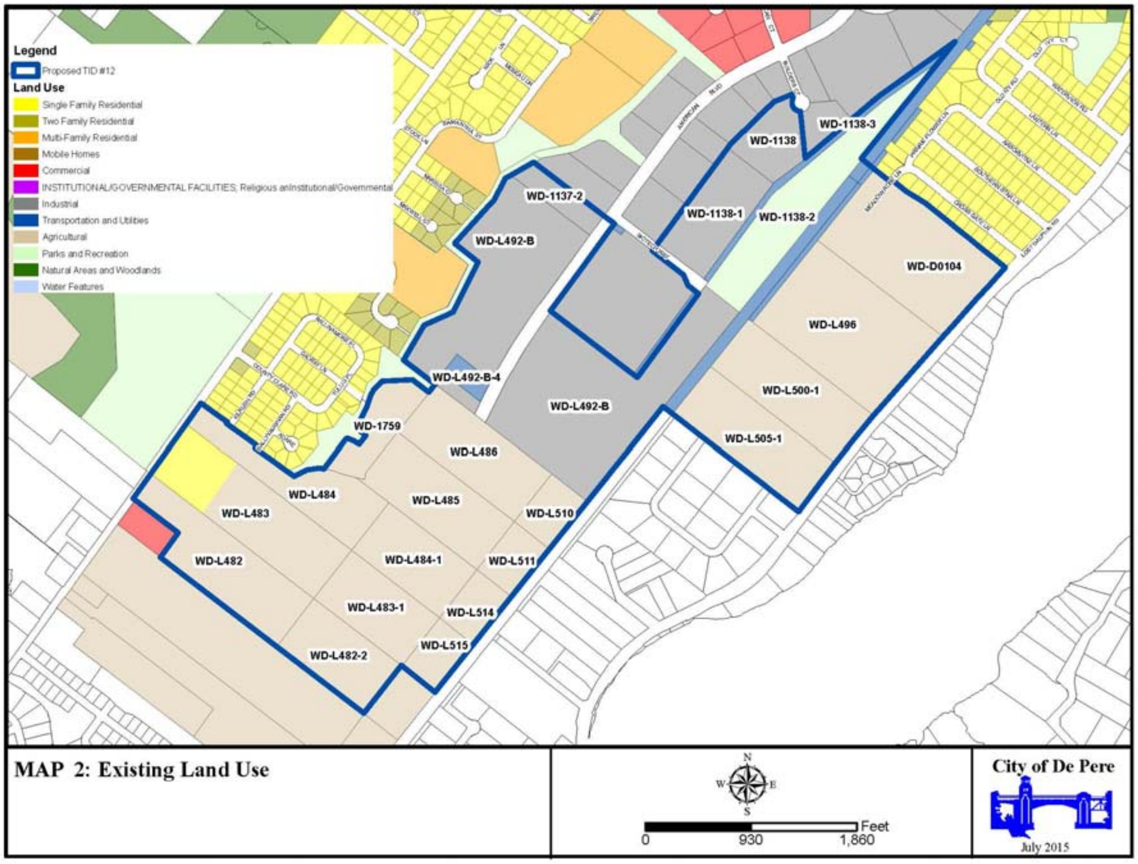
Judith Schmidt-Lehman

City Attorney 8/28/15

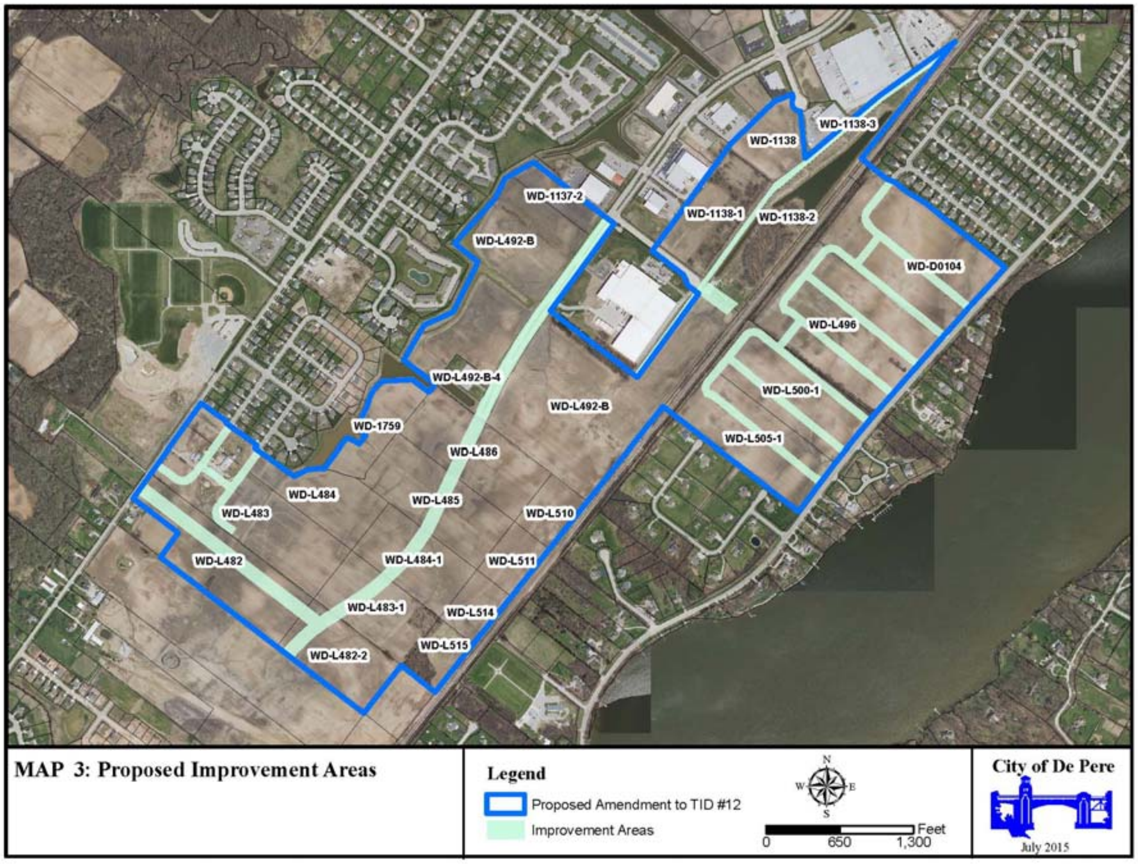
MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 12 BOUNDARY



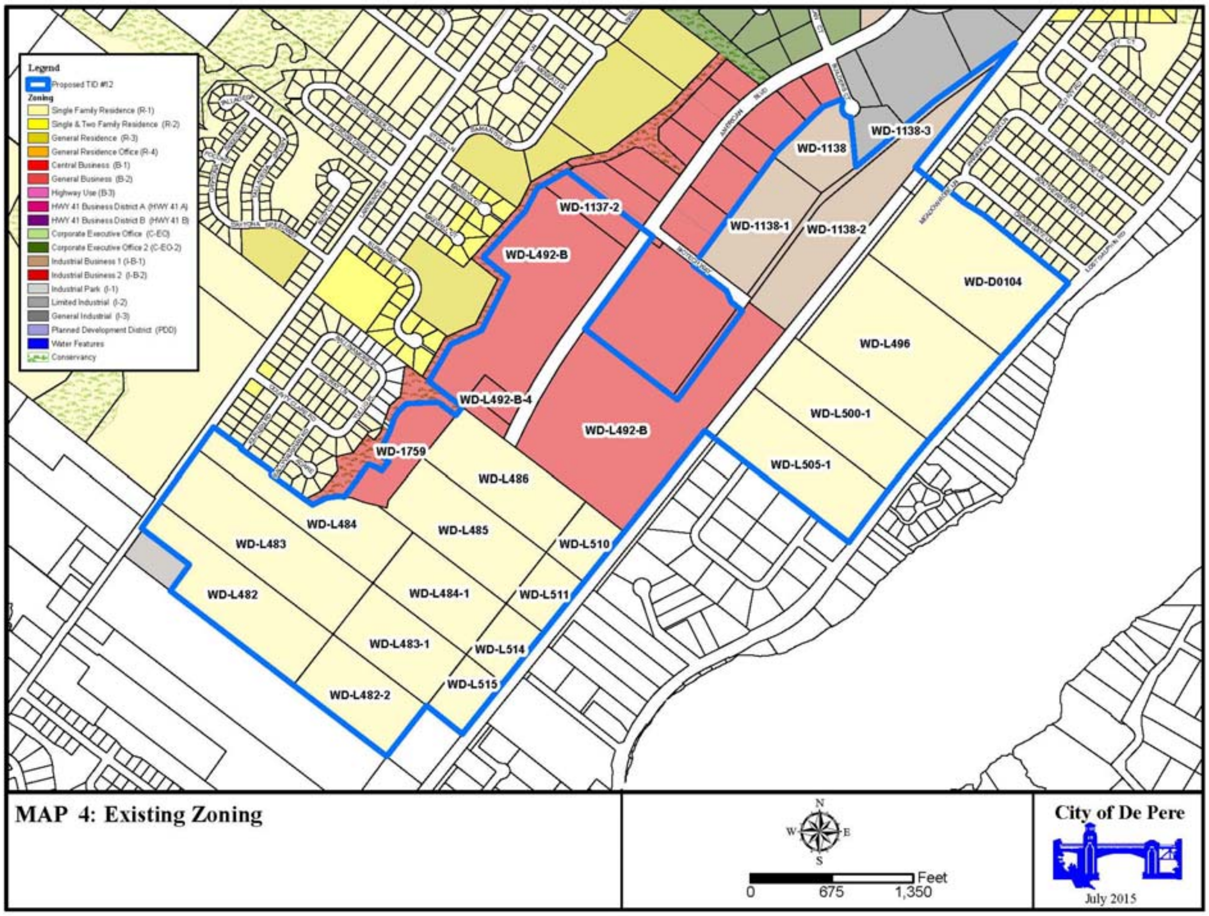
MAP 2 – EXISTING LAND USE & CONDITIONS



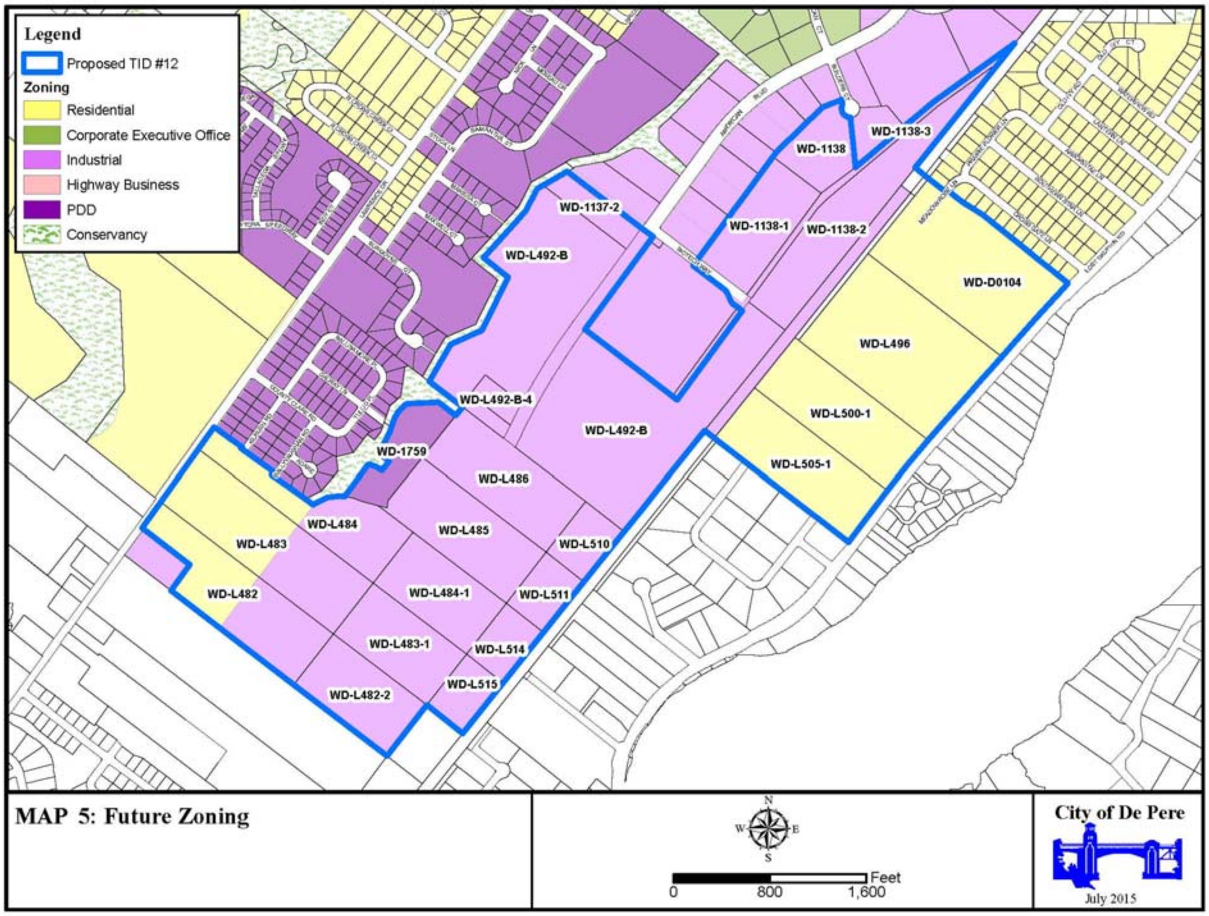
MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



MAP 4 – EXISTING ZONING



MAP 5 – PROPOSED LAND USE & ZONING



APPENDIX A

LEGAL DESCRIPTION

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

All of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; all of Lot 1, Volume 52 of Certified Survey Maps, Page 324, Map Number 7670; all of Lot 1, Volume 50 of Certified Survey Maps, Page 224, Map Number 7391; all of Lot 1, 2 and Outlot 1 of Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; all of Outlot 7, Garrity's Glen recorded in Volume 22 of Plats, Page 241, Document Number 2193288; Part of Lot 2, Volume 40 of Certified Survey Maps, Page 167, Map Number 6087 and corrected by affidavit recorded in Document Number 1745870; part of Lots 99 – 125, Williams Grant; part of Government Lot 4, Section 25; part of Government Lot 1, Section 6; being a part of Township 22 North, Range 20 East; all being in the City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northwest corner of Lot 103, Williams Grant Subdivision; thence S52°36'02"E, 1256.15 feet on the northerly line of said Lot 103 to the southeast corner of Outlot 1 of Volume 40 of Certified Survey Maps, Page 167, Map Number 6087, the POINT OF BEGINNING; thence N30° 13' 22"E, 359.57 feet on the easterly line of said Outlot 1; thence N65° 54' 06"E, 280.39 feet on the easterly line of said Outlot 1; thence N26° 24' 56"E, 491.34 feet on the easterly line of said Outlot 1; thence N51° 08' 02"W, 262.03 feet on the easterly line of said Outlot 1; thence N42° 04' 27"E, 522.29 feet on the easterly line of said Outlot 1; thence N27° 08' 05"E, 209.82 feet on the easterly line of said Outlot 1; thence N60° 31' 43"E, 286.02 feet on the easterly line of said Outlot 1 to the northerly line of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; thence S52° 35' 25"E, 892.78 feet on said northerly line extended easterly to the easterly right of way of American Boulevard; thence S36° 10' 58"W, 952.51 feet on said easterly right of way to the southerly line of Volume 52 of Certified Survey Maps, Page 42, Map Number 7575; thence S52° 35' 25"E, 963.58 feet on said southerly line to the easterly line of said Volume 52 of Certified Survey Maps, Page 42, Map Number 7575; thence N36° 10' 58"E, 915.55 feet on said easterly line to the southerly right of way of Biotech Way; thence N52° 35' 25"W, 115.13 feet on said southerly right of way; thence N23° 30' 04"W, 103.58 feet on said southerly right of way; thence N52° 35' 25"W, 346.95 feet on said southerly right of way; thence N36°10'58"E, 80.02 feet to the northerly right of way of Biotech Way being on the easterly line of Southbridge Business Park First Addition; thence N36° 10' 58"E, 1085.25 feet on said easterly line; thence N45° 40' 26"E, 540.00 feet on said easterly line; thence N68° 20' 58"E, 171.27 feet on said easterly line to the southerly right of way of Builder's Court; thence 52.29 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the right, having a long chord that bears S01°40'41"E, 51.23 feet; thence 140.10 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the left, having a long chord that bears S35°13'08"E, 120.60 feet to the east line of Lot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence S05° 54' 55"E, 415.46 feet on said east line to the northerly line of Outlot 1, said Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence N49° 59' 16"E, 851.54 feet on said northerly line; thence N54° 13' 00"E, 823.82 feet on said northerly line to the west right of way of the Wisconsin Central Ltd. railroad right of way; thence S38° 38' 38"W, 1322.93 feet on said west right of way; thence S51°21'20"E, 141.00 feet to the southwest corner Lot 174, Waterview Heights Fourth Addition; thence S51° 21' 20"E, 150.00 feet on the southerly line of said Waterview Height Fourth Addition; thence S69° 02' 10"E, 73.48 feet on the southerly line of said Waterview Height Fourth Addition; thence S51° 21' 20"E, 131.41 feet on the southerly line of said Waterview Height Fourth Addition; thence S58° 13' 23"E, 197.52 feet on the southerly line of said Waterview Height Fourth Addition; thence S51° 06' 50"E, 902.10 feet on the southerly line of said Waterview Height Fourth Addition to the westerly right of way of Lost Dauphin Road, C.T.H. "D"; thence southwesterly 2818 feet more or less on the westerly right of way of said Lost Dauphin Road to the southerly line of Lot 119, Williams Grant; thence N52° 13' 45"W, 1509 feet more or less on said southerly line of Lot 119 to the westerly right of way of the Wisconsin Central Ltd. railroad right of way; thence S38° 38' 38"W, 3215.43 feet on said westerly right of way to the southerly line of Lot 125, Williams Grant; thence N51° 27' 06"W, 380.15 feet on said southerly line to the southwest corner of said Lot 125; thence S37° 55' 47"W, 537.53 feet on the easterly line of Lot 99, Williams Grant to the southerly line of Lot 99, Williams Grant; thence N52° 29' 37"W, 2257.90 feet on said southerly line to the easterly line of Lot 1, Volume 39 of Certified Survey Maps, Page 03, Map Number 5894 and corrected in Document Number 1694267; thence N35° 43' 24"E, 266.34 feet on the easterly line of said Document Number; thence N52° 33' 27"W, 499.64 feet on the northerly line of said Document Number to the easterly right of way of Lawrence Drive; thence northeasterly 1025 feet on said easterly right of way to the southerly line of Garrity's Glen; thence S54° 23' 48"E, 285.25 feet on said southerly line; thence S35° 36' 12"W, 13.22 feet on said southerly line; thence S54° 23' 48"E, 330.00 feet on said southerly line; thence S35° 36' 12"W, 28.71 feet on said southerly line; thence S54° 23' 48"E, 424.98 feet on said southerly line; thence N63° 08' 53"E, 129.29 feet on said southerly line; thence N83° 05' 52"E, 108.20 feet on said southerly line; thence S82° 15' 13"E, 39.93 feet on said southerly line to the easterly line of Outlot 1, Garrity's Glen; thence N36° 26' 44"E, 322.32 feet on said easterly line; thence N65° 16' 50"E, 16.54 feet on said easterly line; thence S68° 40' 00"E, 65.77 feet on said easterly line; thence S55° 33' 18"E, 49.42 feet on said easterly line; thence N38° 39' 00"E, 96.11 feet on said easterly line; thence N51° 21' 02"W, 103.92 feet on said easterly line; thence N25° 20' 57"E, 206.23 feet on said easterly line; thence N18° 57' 48"E, 107.70 feet on said easterly line; thence N28° 44' 16"E, 61.52 feet on said easterly line; thence N45° 49' 01"E, 104.38 feet on said easterly line; thence N87° 41' 18"E, 264.13 feet on said easterly line; thence S52° 36' 03"E, 180.80 feet on said easterly line; thence N38° 38' 59"E, 90.02 feet on said easterly line to the northerly line of Lot 103, Williams Grant; thence N52° 36' 03"W, 349.36 feet on said northerly line to the POINT OF BEGINNING.

Said legal description contains 373.9 acres of land more or less.

APPENDIX B

PUBLIC HEARING NOTICE

Publication Dates: August 12, 2015 and August 16, 2015 (Class 2 Notice)

NOTICE OF PUBLIC HEARING

PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 12, CITY OF DEPERE, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF, AND ON THE PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. or as soon thereafter as can be heard on Monday, August 24, 2015 at City Hall, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed creation of Tax Incremental District Number 12, City of De Pere, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such District.

The description of the proposed boundaries of the Tax Incremental District, which is being considered, is located in the City of De Pere, Brown County, Wisconsin, with the following legal description:

All of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; all of Lot 1, Volume 52 of Certified Survey Maps, Page 324, Map Number 7670; all of Lot 1, Volume 50 of Certified Survey Maps, Page 224, Map Number 7391; all of Lot 1, 2 and Outlot 1 of Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; all of Outlot 7, Garrity's Glen recorded in Volume 22 of Plats, Page 241, Document Number 2193288; Part of Lot 2, Volume 40 of Certified Survey Maps, Page 167, Map Number 6087 and corrected by affidavit recorded in Document Number 1745870; part of Lots 99 – 125, Williams Grant; part of Government Lot 4, Section 25; part of Government Lot 1, Section 6; being a part of Township 22 North, Range 20 East; all being in the City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northwest corner of Lot 103, Williams Grant Subdivision; thence S52°36'02"E, 1256.15 feet on the northerly line of said Lot 103 to the southeast corner of Outlot 1 of Volume 40 of Certified Survey Maps, Page 167, Map Number 6087, the POINT OF BEGINNING; thence N30° 13' 22"E, 359.57 feet on the easterly line of said Outlot 1; thence N65° 54' 06"E, 280.39 feet on the easterly line of said Outlot 1; thence N26° 24' 56"E, 491.34 feet on the easterly line of said Outlot 1; thence N51° 08' 02"W, 262.03 feet on the easterly line of said Outlot 1; thence N42° 04' 27"E, 522.29 feet on the easterly line of said Outlot 1; thence N27° 08' 05"E, 209.82 feet on the easterly line of said Outlot 1; thence N60° 31' 43"E, 286.02 feet on the easterly line of said Outlot 1 to the northerly line of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; thence S52° 35' 25"E, 892.78 feet on said northerly line extended easterly to the easterly right of way of American Boulevard; thence S36° 10' 58"W, 952.51 feet on said easterly right of way to the southerly line of Volume 52 of Certified Survey Maps, Page 42, Map Number 7575; thence S52° 35' 25"E, 963.58 feet on said southerly line to the easterly line of said Volume 52 of Certified Survey Maps, Page 42, Map Number 7575; thence N36° 10' 58"E, 915.55 feet on said easterly line to the southerly right of way of Biotech Way; thence N52° 35' 25"W, 115.13 feet on said southerly right of way; thence N23° 30' 04"W, 103.58 feet on said southerly right of way; thence N52° 35' 25"W, 346.95 feet on said southerly right of way; thence N36°10'58"E, 80.02 feet to the northerly right of way of Biotech Way being on the easterly line of Southbridge Business Park First Addition; thence N36° 10' 58"E, 1085.25 feet on said easterly line; thence N45° 40' 26"E, 540.00 feet on said easterly line; thence N68° 20' 58"E, 171.27 feet on said easterly line to the southerly right of way of Builder's Court; thence 52.29 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the right, having a long chord that bears S01°40'41"E, 51.23 feet; thence 140.10 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the left, having a long chord that bears S35°13'08"E, 120.60 feet to the east line of Lot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence S05° 54' 55"E, 415.46 feet on said east line to the northerly line of Outlot 1, said Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence N49° 59' 16"E, 851.54 feet on said northerly line; thence N54° 13' 00"E, 823.82 feet on said northerly line to the west right of way of the Wisconsin Central Ltd. railroad right of way; thence S38° 38' 38"W, 1322.93 feet on said west right of way; thence S51°21'20"E, 141.00 feet to the southwest corner Lot 174, Waterview Heights Fourth Addition; thence S51° 21' 20"E, 150.00 feet on the southerly line of said Waterview Height Fourth Addition; thence S69° 02' 10"E, 73.48 feet on the southerly line of said Waterview Height Fourth Addition; thence S51° 21' 20"E, 131.41 feet on the southerly line of said Waterview Height Fourth Addition; thence S58° 13' 23"E, 197.52 feet on the southerly line of said Waterview Height Fourth Addition; thence S51° 06' 50"E, 902.10 feet on the southerly line of said Waterview Height Fourth

Addition to the westerly right of way of Lost Dauphin Road, C.T.H. “D”; thence southwesterly 2818 feet more or less on the westerly right of way of said Lost Dauphin Road to the southerly line of Lot 119, Williams Grant; thence N52° 13' 45"W, 1509 feet more or less on said southerly line of Lot 119 to the westerly right of way of the Wisconsin Central Ltd. railroad right of way; thence S38° 38' 38"W, 3215.43 feet on said westerly right of way to the southerly line of Lot 125, Williams Grant; thence N51° 27' 06"W, 380.15 feet on said southerly line to the southwest corner of said Lot 125; thence S37° 55' 47"W, 537.53 feet on the easterly line of Lot 99, Williams Grant to the southerly line of Lot 99, Williams Grant; thence N52° 29' 37"W, 2257.90 feet on said southerly line to the easterly line of Lot 1, Volume 39 of Certified Survey Maps, Page 03, Map Number 5894 and corrected in Document Number 1694267; thence N35° 43' 24"E, 266.34 feet on the easterly line of said Document Number; thence N52° 33' 27"W, 499.64 feet on the northerly line of said Document Number to the easterly right of way of Lawrence Drive; thence northeasterly 1025 feet on said easterly right of way to the southerly line of Garrity’s Glen; thence S54° 23' 48"E, 285.25 feet on said southerly line; thence S35° 36' 12"W, 13.22 feet on said southerly line; thence S54° 23' 48"E, 330.00 feet on said southerly line; thence S35° 36' 12"W, 28.71 feet on said southerly line; thence S54° 23' 48"E, 424.98 feet on said southerly line; thence N63° 08' 53"E, 129.29 feet on said southerly line; thence N83° 05' 52"E, 108.20 feet on said southerly line; thence S82° 15' 13"E, 39.93 feet on said southerly line to the easterly line of Outlot 1, Garrity’s Glen; thence N36° 26' 44"E, 322.32 feet on said easterly line; thence N65° 16' 50"E, 16.54 feet on said easterly line; thence S68° 40' 00"E, 65.77 feet on said easterly line; thence S55° 33' 18"E, 49.42 feet on said easterly line; thence N38° 39' 00"E, 96.11 feet on said easterly line; thence N51° 21' 02"W, 103.92 feet on said easterly line; thence N25° 20' 57"E, 206.23 feet on said easterly line; thence N18° 57' 48"E, 107.70 feet on said easterly line; thence N28° 44' 16"E, 61.52 feet on said easterly line; thence N45° 49' 01"E, 104.38 feet on said easterly line; thence N87° 41' 18"E, 264.13 feet on said easterly line; thence S52° 36' 03"E, 180.80 feet on said easterly line; thence N38° 38' 59"E, 90.02 feet on said easterly line to the northerly line of Lot 103, Williams Grant; thence N52° 36' 03"W, 349.36 feet on said northerly line to the POINT OF BEGINNING.

Said legal description contains 373.9 acres of land more or less.

The City anticipates that the proposed project plan’s project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed creation of the tax incremental district and the proposed boundaries thereof, and on the proposed project plan for such district. Persons desiring information on the proposed tax incremental district and/or the proposed project plan may contact the City Attorney at 920-339-4042. A copy of the proposed district boundary and project plan is available for review in the City Clerk-Treasurer office and will be provided upon request.

Dated this 12th day of August, 2015.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Defnet
Clerk

APPENDIX C
PROOF OF PUBLICATION

PRESS-GAZETTE media
A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

CITY OF DE PERE

335 S BROADWAY
DE PERE WI 541152526

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

Account Number:	GWM-286422
Order Number:	0000646957
No. of Affidavits:	1
Total Ad Cost:	$301.96
Published Dates:	08/12/15, 08/16/15

(Signed) Nicolette Nein (Date) 8/17/15
Legal Clerk

Signed and sworn before me
Alexandra Zakowski

My commission expires 3/3/19

ALEXANDRA ZAKOWSKI NOTARY PUBLIC STATE OF WISCONSIN

NOTICE OF PUBLIC HEARING
PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 12, CITY OF DEPERE, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF, AND ON THE PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. or as soon thereafter as can be heard on Monday, August 24, 2015 at City Hall, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed creation of Tax Incremental District Number 12, City of De Pere, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such District.

The description of the proposed boundaries of the Tax Incremental District, which is being considered, is located in the City of De Pere, Brown County, Wisconsin, with the following legal description:

All of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; all of Lot 1, Volume 52 of Certified Survey Maps, Page 324, Map Number 7670; all of Lot 1, Volume 50 of Certified Survey Maps, Page 224, Map Number 7391; all of Lot 1, 2 and Outlot 1 of Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; all of Outlot 7, Garrity's Glen recorded in Volume 22 of Plats, Page 241, Document Number 2193288; Part of Lot 2, Volume 40 of Certified Survey Maps, Page 167, Map Number 6087 and corrected by affidavit recorded in Document Number 1745870; part of Lots 99 – 125, Williams Grant; part of Government Lot 4, Section 25; part of Government Lot 1, Section 6; being a part of Township 22 North, Range 20 East; all being in the City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northwest corner of Lot 103, Williams Grant Subdivision; thence S52°36'02"E, 1256.15 feet on the northerly line of said Lot 103 to the southeast corner of Outlot 1 of Volume 40 of Certified Survey Maps, Page 167, Map Number 6087, the POINT OF BEGINNING; thence N30° 13' 22"E, 359.57 feet on the easterly line of said Outlot 1; thence N65° 54' 06"E, 280.39 feet on the easterly line of said Outlot 1; thence N26° 24' 56"E, 491.34 feet on the easterly line of said Outlot 1; thence N51° 08' 02"W, 262.03 feet on the easterly line of said Outlot 1; thence N42° 04' 27"E, 522.29 feet on the easterly line of said Outlot 1; thence N27° 08' 05"E, 209.82 feet on the easterly line of said Outlot 1; thence N60° 31' 43"E, 286.02 feet on the easterly line of said Outlot 1 to the northerly line of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; thence S52° 35' 25"E, 892.78 feet on said northerly line extended easterly to the easterly right of way of American Boulevard; thence S36° 10' 58"W, 952.51 feet on said easterly right of way to the southerly line of Volume 52 of Certified Survey Maps, Page 42, Map Number 7575; thence S52° 35' 25"E, 963.58 feet on said southerly line to the easterly line of said Volume 52 of Certified Survey Maps, Page 42, Map Number 7575; thence N36° 10' 58"E, 915.55 feet on said easterly line to the southerly right of way of Biotech Way; thence N52° 35' 25"W, 115.13 feet on said southerly right of way; thence N23° 30' 04"W, 103.58 feet on said southerly right of way; thence N52° 35' 25"W, 346.95 feet on said southerly right of way; thence N36°10'58"E, 80.02 feet to the northerly right of way of Biotech Way being on the easterly line of Southbridge Business Park First Addition; thence N36° 10' 58"E, 1085.25 feet on said easterly line; thence N45° 40' 26"E, 540.00 feet on said easterly line; thence N68° 20' 58"E, 171.27 feet on said easterly line to the southerly right of way of Builder's Court; thence 52.29 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the right, having a long chord that bears S01°40'41"E, 51.23 feet; thence 140.10 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the left, having a long chord that bears S35°13'08"E, 120.60 feet to the east line of Lot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence S05° 54' 55"E, 415.46 feet on said east line to the northerly line of Outlot 1, said Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; thence N49° 59' 16"E, 851.54 feet on said northerly line; thence N54° 13' 00"E, 823.82 feet on said northerly line to the west right of

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City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**September 15, 2015**
DEPARTMENT:	**City Attorney**
FROM:	**Judith Schmidt-Lehman**
SUBJECT:	**Resolution #JRB 15-01, Approving the Amended Boundaries and Project Plan (#2) for Tax Incremental Financing District No. 8.**

ATTACHMENTS:

- ResoJRB15-01 (DOCX)

JOINT REVIEW BOARD
RESOLUTION #JRB 15-01

APPROVING THE AMENDED BOUNDARY AND PROJECT PLAN (#2) FOR
TAX INCREMENTAL FINANCING DISTRICT NO. 8

WHEREAS, the City of De Pere Joint Review Board on Tax Incremental Financing District No. 8, (the "Joint Review Board"), having been convened pursuant to Wis. Stats. §§66.1105(4m) and (5)(h) for the purpose of reviewing the proposed Amendment to the Boundary and Project Plan (#2) for Tax Incremental Financing District No. 8; and

WHEREAS, the Joint Review Board, met on September 15, 2015, considered the public record and all documents and planning materials presented, including the Common Council Resolution #15-95, Approving and Establishing the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8; and

NOW THEREFORE BE IT HEREBY RESOLVED by the City of De Pere Joint Review Board on Tax Incremental Financing District No. 8 that:

1. The Amended Project Plan (#2) for City of De Pere Tax Incremental District No. 8 (TID #8) is approved, it being specifically found that the requirements of Wis. Stats. §§66.1105(5)(h) and (i) have been complied with; and further, in the judgment of the Joint Review Board, the development described in the documents reviewed by the Board would not occur without the amendment of the Tax Incremental District.

2. The Joint Review Board also finds that the economic benefits of TID #8, as measured by increased employment, business and personal income and property are sufficient to compensate for the cost of the improvements contemplated in such plan.

3. The Joint Review Board further finds that the benefits of the plan outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

4. The Joint Review Board approves De Pere Common Council Resolution #15-95, Approving and Establishing the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8.

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

Dated this 15th day of September, 2015.

CITY OF DE PERE JOINT REVIEW BOARD
ON TAX INCREMENTAL FINANCING DISTRICT NO. 8

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Chuck Lamine
Brown County

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Kevin Hanson
School District of West De Pere

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Bob Matthews
Northeast Wisconsin Technical College

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Michael J. Walsh, Mayor
City of De Pere

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William Patzke
Public Member

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**September 15, 2015**
DEPARTMENT:	**City Attorney**
FROM:	**Judith Schmidt-Lehman**
SUBJECT:	**Resolution #JRB 15-02, Approving and Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 11.**

ATTACHMENTS:

- ResoJRB15-02 (DOCX)

JOINT REVIEW BOARD
RESOLUTION #JRB 15-02

APPROVING ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 11

WHEREAS, the City of De Pere Joint Review Board on Tax Incremental Financing District No. 11, (the "Joint Review Board"), having been convened pursuant to Wis. Stats §66.1105(4m). for the purpose of reviewing Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 11; and

WHEREAS, the Joint Review Board, met on September 15, 2015, considered the public record and all documents and planning materials presented, including the Common Council Resolution #15-96, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #11; and

NOW THEREFORE BE IT HEREBY RESOLVED by the City of De Pere Joint Review Board on Tax Incremental Financing District No. 11 that:

1. The Boundary and Project Plan for City of De Pere Tax Incremental District No. 11 (TID #11) is approved, in the judgment of the Joint Review Board, the development described in the documents reviewed by the Board would not occur without the amendment of the Tax Incremental District.

2. The Joint Review Board also finds that the economic benefits of TID #11, as measured by increased employment, business and personal income and property are sufficient to compensate for the cost of the improvements contemplated in such plan.

3. The Joint Review Board further finds that the benefits of the plan outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

4. The Joint Review Board approves De Pere Common Council Resolution #15-96, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #11.

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

Dated this 15th day of September, 2015.

CITY OF DE PERE JOINT REVIEW BOARD
ON TAX INCREMENTAL FINANCING DISTRICT NO. 11

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Chuck Lamine
Brown County

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Kevin Hanson
School District of West De Pere

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Bob Matthews
Northeast Wisconsin Technical College

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Michael J. Walsh, Mayor
City of De Pere

____
William Patzke
Public Member

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**September 15, 2015**
DEPARTMENT:	**City Attorney**
FROM:	**Judith Schmidt-Lehman**
SUBJECT:	**Resolution #JRB 15-03, Approving Establishing the Boundaries and Approving the Project Plan for Tax Incremental Financing District No. 12.**

ATTACHMENTS:

- ResoJRB15-03 (DOCX)

JOINT REVIEW BOARD
RESOLUTION #JRB 15-03

APPROVING ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 12

WHEREAS, the City of De Pere Joint Review Board on Tax Incremental Financing District No. 12, (the "Joint Review Board"), having been convened pursuant to Wis. Stats §66.1105(4m). for the purpose of reviewing Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 12; and

WHEREAS, the Joint Review Board, met on September 15, 2015, considered the public record and all documents and planning materials presented, including the Common Council Resolution #15-97, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #12; and

NOW THEREFORE BE IT HEREBY RESOLVED by the City of De Pere Joint Review Board on Tax Incremental Financing District No. 12 that:

1. The Boundary and Project Plan for City of De Pere Tax Incremental District No. 12 (TID #12) is approved, in the judgment of the Joint Review Board, the development described in the documents reviewed by the Board would not occur without the amendment of the Tax Incremental District.

2. The Joint Review Board also finds that the economic benefits of TID #12, as measured by increased employment, business and personal income and property are sufficient to compensate for the cost of the improvements contemplated in such plan.

3. The Joint Review Board further finds that the benefits of the plan outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

4. The Joint Review Board approves De Pere Common Council Resolution #15-97, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #12.

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

Dated this 15th day of September, 2015.

CITY OF DE PERE JOINT REVIEW BOARD
ON TAX INCREMENTAL FINANCING DISTRICT NO. 12

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Chuck Lamine
Brown County

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Kevin Hanson
School District of West De Pere

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Bob Matthews
Northeast Wisconsin Technical College

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Michael J. Walsh, Mayor
City of De Pere

____
William Patzke
Public Member