Common Council

Regular Meeting

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

Agenda

Tuesday, September 1, 2015 | 7:30 PM | De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Common Council** of the City of De Pere will be held on **September 1, 2015** at **7:30 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE on TW Cable Channel 4; AT&T U-verse Channel 99; www.depere.tv. This meeting is also rebroadcast on TV throughout the week and available on demand at www.depere.tv.

Call to order.

1. Roll call.
2. Pledge of allegiance to the Flag.
3. Approval of the Minutes of the August 18, 2015 Common Council Meeting.
4. Public comment upon matters not on the agenda or other announcements.
5. Presentation from the League of Wisconsin Municipalities Executive Director Jerry Deschane, regarding League activities.
6. Recommendation from the License Committee on an Application for a Temporary Premise Description Change for the Drift Inn on September 19-20, 2015 for the Jerry Parins Cruise for Cancer.
7. Recommendation from the Finance/Personnel Committee to approve emergency funding for repair of Riverwalk Scissors Bridge.
8. Resolution #15-93, Ratifying Trail Connector Easement (Fox River Trail).
9. Resolution #15-94, Authorizing and Providing for the Sale and Issuance of $8,285,000 General Obligation Promissory Notes, Series 2015A, and All Related Details.
10. Resolution #15-95, Approving and Establishing the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8.
11. Resolution #15-96, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #11.
12. Resolution #15-97, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #12.
13. Voucher Approval.
14. Operator License Applications.
15. Future Agenda Items.
16. Adjournment.

Lawrence M. Delo
City Administrator

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

Agenda Sent To:
Alderpersons
Mayor
City Administrator
Department Heads
TV, Newspaper & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Jerry Deschane, League of Wisconsin Municipalities
Gail M. Kozlovsky, Drift Inn
Joe Murray

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE:	**September 1, 2015**
DEPARTMENT:	**City Clerk-Treasurer**
FROM:	**Shana Defnet**
SUBJECT:	**Approval of the Minutes of the August 18, 2015 Common Council Meeting.**

ATTACHMENTS:

- 8-18-2015 Common Council Minutes (DOC)

Common Council

335 South Broadway

De Pere, WI 54115

http://www.de-pere.org

Regular Meeting

Draft Minutes

Tuesday, August 18, 2015 **7:30 PM** **De Pere City Hall Council Chambers**

1. Call to order. The Common Council Meeting was called to order on 7:30 PM, August 18, 2015 at De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status
Michael J. Walsh	Mayor	Present
Kevin Bauer	Alderperson	Present
James Boyd	Alderperson	Present
Scott Crevier	Alderperson	Present
Michael Donovan	Alderperson	Present
Jim Kneiszel	Alderperson	Present
Larry Lueck	Alderperson	Excused
Dean Raasch	Alderperson	Present
Lisa Rafferty	Alderperson	Present

2. Pledge of allegiance to the Flag.

3. Approval of the Minutes of the August 4, 2015 Common Council Meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Donovan, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

4. A Public Hearing on a Conditional Use to allow food trucks on St. Norbert College Campus during events and year round activities.

   A. Notice of Public Hearing.

   Clerk-Treasurer Shana Defnet announced that the public hearing was published in the Green Bay Press Gazette on July 30, 2015.

   B. Recommendation from the Plan Commission.

   The Plan Commission recommended approval but asked for more clarification on the map as to where they will be allowed. St. Norbert College is asking to allow for food trucks in the designated areas year round.

   C. Resolution #15-88, Authorizing and Approving a Conditional Use Permit (Food Trucks - St. Norbert College).

   The Mayor declared the public hearing open; no one wished to speak and he declared the public hearing closed and entertained a motion. Alderperson Crevier stated that he will abstain from voting on this item. Discussion followed.

Attachment: 8-18-2015 Common Council Minutes (3885 : Approval of the Minutes of the August 18, 2015 Common Council Meeting.)

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Jim Kneiszel, Alderperson
AYES:	Bauer, Boyd, Donovan, Kneiszel, Raasch, Rafferty
ABSTAIN:	Scott Crevier
EXCUSED:	Larry Lueck

5. Public comment upon matters not on the agenda or other announcements.

Alderperson Rafferty referenced State Assembly Bill 290 regarding sex offender residency and suggested to citizens of the City to reach out to their representatives to share their thoughts on the topic.
Jim Anderson came forward and shared his discontent with problem properties in his neighborhood with ongoing violations that aren't being resolved. Mayor Walsh told him that the City Administrator will call him to discuss further.
Fred Wessel came forward and asked about some of the proposed development projects in the City, specifically the former Irwin School and the former Creviere Commons area. Mayor Walsh explained that the plan for Irwin School fell through and the new development on Broadway will start this fall.

6. Approval of the 2014 Audit Report.

Finance Director Joe Zegers provided the Council with copies on both the financial statement and management letter and reviewed the general fund balance with the Council. Alderperson Raasch asked what the City is planning to do with health insurance going forward. Finance Director Joe Zegers stated that staff is waiting on a recommendation from our insurance consultant. Discussion followed regarding the health insurance review team, retirees on the plan, and other options for health insurance for the City.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Crevier, Alderperson
SECONDER:	Lisa Rafferty, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

7. Recommendation from the License Committee on an Application for a Temporary Premise Description Change for EastWest Music Closing Showcase on August 30, submitted by Gallagher's Pizza, Inc.

Alderperson Bauer encouraged the public to come to the EastWest Closing Showcase on August 30th from noon to 5:00 p.m.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Kevin Bauer, Alderperson
SECONDER:	Lisa Rafferty, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

8. Recommendation from the Board of Public Works to Award the Contract for Project 15-16 De Pere Dam Liner Repair & Seepage Filter to Janke General Contractors, Inc. in the Amount of $80,225.75.

Attachment: 8-18-2015 Common Council Minutes (3885 : Approval of the Minutes of the August 18, 2015 Common Council Meeting.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jim Kneiszel, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

9. Finance Committee Recommendation to Award the Contract for Project 15-14 City Sign to Jones Sign Company in the Amount of $79,125.00.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Crevier, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

10. Ordinance #15-24, Amending Chapter 150 De Pere Municipal code Regarding Traffic Regulations.

    Alderperson Rafferty asked about Merrill Street; Public Works Director Scott Thoresen explained how the school will handle drop off for students.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

11. Resolution #15-89, Authorizing Agreement Regarding the Sale and Option to Purchase Certain Property Between the City of De Pere and Jamie Veeser Rental LLC.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

12. Resolution #15-90, Authorizing Storm Sewer Easement (ED-713; 609 S Huron Street).

    Alderperson Rafferty asked about the drainage situation for all of the properties in that alley; Public Works Director Scott Thoresen explained that this project will resolve most of the drainage issues when finished.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

13. Resolution #15-91. Approving Compliance Maintenance Annual Report for Wastewater Collection System.

Attachment: 8-18-2015 Common Council Minutes (3885 : Approval of the Minutes of the August 18, 2015 Common Council Meeting.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jim Kneiszel, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

14. Resolution #15-92, Authorizing Renewal of Software Services Agreement with SimplexGrinnell.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Crevier, Alderperson
SECONDER:	Kevin Bauer, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

15. Voucher Approval.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Donovan, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Raasch, Rafferty
EXCUSED:	Larry Lueck

16. Operator License Applications.

CITY OF DE PERE -August 18, 2015

ITEM	NAME	ADDRESS	CITY	ST	ZIP
	Previously Tabled Operator License Applications				
1	DE BEUKELAR, AMANDA L.	1001 GRAY ST.	GREEN BAY	WI	54303
	Temporary Operator License Applications				
1	LEE, LUE	118 S. JOSEPH ST., #4	APPLETON	WI	54915
2	LEE, MAI L.	118 S. JOSEPH ST., #4	APPLETON	WI	54915
3	WATSON, ALLYSON G.	314 SEMINOLE LN.	GREEN BAY	WI	54313
4	XIONG, XAISAWAN	2216 VIENNA TER.	EAU CLAIRE	WI	54703
	New Operator License Applications for the 2014-2016 Licensing Period				
1	BAUER, KEVIN A.	842 WESTWOOD DR.	DE PERE	WI	54115
2	BRUINOOGE, JONATHAN L.	212 BELLEVUE ST.	GREEN BAY	WI	54302
3	CHARLIER-YALE, LAURA A.	1607 SUBURBAN DR.	DE PERE	WI	54115
4	DOXTATOR, SUSANNA L.	2650 TROJAN DR., #812	GREEN BAY	WI	54304
5	ELWELL, DANIELLE D.	N990 SLEEPY HOLLOW RD.	DENMARK	WI	54208
6	JENKINS, JON F.	146 LAZARRE AVE.	GREEN BAY	WI	54301
7	KUDICK, AMY L.	E788 LANGES CORNERS RD.	DENMARK	WI	54208
8	LAMORE, BREEANNA D.	608 MOLLIES WAY	DE PERE	WI	54115
9	OTHON, MELANIE N.	436 COLLEGE AVE.	DE PERE	WI	54115
10	PEVEZ, ELMER A.	510 N. 10TH ST., APT. 9	DE PERE	WI	54115
11	PHILLIPS, JENNIFER L.	123 1/2 S. BROADWAY ST.	DE PERE	WI	54115
12	PUTT, DESIRAE J.	1310 SCHEURING RD., APT. 3	DE PERE	WI	54115
13	SWANSON, JOSHUA D.	569 EDGEWOOD DR.	GREEN BAY	WI	54302
14	VIQUEZ, JUAN P.	N5641 COUNTY RD. E	DE PERE	WI	54115
15	WEBER, KATRINA S.	413 N. LINCOLN ST.	ELKHORN	WI	53121

Alderperson Bauer moved, seconded by Alderperson Raasch to approve Previously Tabled Operator License Application #1. Upon vote, motion carried unanimously. Alderperson Bauer moved, seconded by Alderperson Boyd to approve Temporary Operator License Applications #1-4. Upon vote, motion carried unanimously. Alderperson Bauer moved, seconded by Alderperson Raasch to approve Operator License Applications #2-15. Upon vote, motion carried unanimously.

Attachment: 8-18-2015 Common Council Minutes (3885 : Approval of the Minutes of the August 18, 2015 Common Council Meeting.)

Alderperson Raasch moved, seconded by Alderperson Donovan to approve Operator License Application #1. Upon vote, motion carried 7-0 with Alderperson Bauer abstaining.

17. Discuss potential property purchase for industrial and/or commercial development.

Alderperson Bauer moved, seconded by Alderperson Crevier to enter closed session at 8:07 p.m. Upon roll call vote, motion carried unanimously.
Alderperson Crevier moved, seconded by Alderperson Raasch to return to open session at 8:52 p.m. Upon roll call vote, motion carried unanimously.

18. Future Agenda Items. None.

19. Adjournment. Alderperson Bauer moved, seconded by Alderperson Crevier to adjourn the meeting at 8:53 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,

Shana Defnet, Clerk - Treasurer

Attachment: 8-18-2015 Common Council Minutes (3885 : Approval of the Minutes of the August 18, 2015 Common Council Meeting.)

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE:	**September 1, 2015**
DEPARTMENT:	**Common Council**
FROM:	**Lawrence Delo**
SUBJECT:	**Presentation from the League of Wisconsin Municipalities Executive Director Jerry Deschane, regarding League activities.**

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE:	**September 1, 2015**
DEPARTMENT:	**City Clerk-Treasurer**
FROM:	**Shana Defnet**
SUBJECT:	**Recommendation from the License Committee on an Application for a Temporary Premise Description Change for the Drift Inn on September 19-20, 2015 for the Jerry Parins Cruise for Cancer.**

ATTACHMENTS:

- 09-01-15 TEMP PREM DESCRIP CHANGE JERRY PARINS.PDF (PDF)

List Special Event Here No Fee

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning Sept 19 20 15 ;
ending Sept 20 20 15

TO THE GOVERNING BODY of the: ☐ Town of ☐ Village of ☑ City of DePere

County of Brown Aldermanic Dist. No. _____ (if required by ordinance)

Applicant's Wisconsin Seller's Permit Number:	456167237680
Federal Employer Identification Number (FEIN):	810267237680

LICENSE REQUESTED ▶	
TYPE	FEE
☐ Class A beer	$
☑ Class B beer	$
☐ Class C wine	$
☐ Class A liquor	$
☐ Class B liquor	$
☐ Reserve Class B liquor	$
Publication fee	$
TOTAL FEE	$ No Fee

1. The named ☐ INDIVIDUAL ☐ PARTNERSHIP ☒ LIMITED LIABILITY COMPANY ☐ CORPORATION/NONPROFIT ORGANIZATION
hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): ▶ GJ Chris LLC
Robert & Gail Kotlowsky 4900 Spartman Dr DePere Wis

An **"Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company.** List the name, title, and place of residence of each person.

	Title	Name	Home Address	Post Office & Zip Code
President/Member	Owner	Gail	4900 Spartman Dr	DePere
Vice President/Member	Owner	Robert	4900 Spartman Dr	DePere
Secretary/Member				
Treasurer/Member				
Agent ▶	Gail Kotlowsky			
Directors/Managers	Owner			

3. Trade Name ▶ Drift Inn Business Phone Number 920 336 5929
4. Address of Premises ▶ 1535 N Ashland Post Office & Zip Code ▶ DePere, Wis 54115
5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? ☐ Yes ☒ No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? ☐ Yes ☒ No
8. (a) **Corporate/limited liability company applicants only:** Insert state _____ and date _____ of registration.
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? ☐ Yes ☒ No
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☐ Yes ☒ No
(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)
9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) ON BACK of Sheet
10. Legal description (omit if street address is given above): 1535 N Ashland Av
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No
(b) If yes, under what name was license issued? Drift Inn
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] ☒ Yes ☐ No
13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776] ☒ Yes ☐ No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME
this ~~28th~~ 18 day of ~~August~~ September 20 15
Aug. 18, 2015

Kim Jeffers
(Clerk/Notary Public)

My commission expires May 31, 2019

Gail Kotlowsky
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

Robert A Kotlowsky
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk 8-18-15	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Prefd Inn
15'
TENT
12x12.
15'
TRAIL-
42'-
Ashland Av

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: **September 1, 2015**

DEPARTMENT: **Parks, Recreation & Forestry**

FROM: **Marty Kosobucki**

SUBJECT: **Recommendation from the Finance/Personnel Committee to approve emergency funding for repair of Riverwalk Scissors Bridge.**

Issue: Approve expense of $4300 to repair Riverwalk Scissors Bridge.

Summary: We were informed by the Fox River Navigation System Authority that our scissors bridge was "jumping" as it was being operated. The jumping is caused by significant temperature changes that affects the hydraulic system and lines. This type of problem has occurred in the past on a couple of occasions, with the last event about two years ago. In discussing the issue with Janke Construction (constructed the Scissors Bridge), they feel installing a special valve to automatically regulate the hydraulic pressure would be the best resolution. Because the bridge needs to be operated on a daily basis by the FRNSA and we could not allow the bridge to "jump", a decision was made to make the repairs immediately.

Staff revisited the issue with Janke Construction after questions from the Finance Committee. In elaborating further with Janke Construction about the design of the bridge, the type of valve they installed was not available until recently. Janke Construction has also indicated they will stand behind the valve for the one year to ensure it works.

ATTACHMENTS:

- JANKE (PDF)

Attachment: JANKE (3839 : Approve emergency funding to repair Riverwalk Bridge.)

Janke General Contractors, Inc.

1223 River View Lane
Athens, WI 54411

Invoice

Date	Invoice #
7/23/2015	269

Bill To
City of De Pere Marty Kosobucki 925 S. Sixth Street De Pere, WI 54115

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			7/23/2015			

Quantity	Item Code	Description	Price Each	Amount
1	Construction	Part for the Lift Bridge	4,300.00	4,300.00

Total	$4,300.00

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: **September 1, 2015**

DEPARTMENT: **Public Works**

FROM: **Karen Heyrman**

SUBJECT: **Resolution #15-93, Ratifying Trail Connector Easement (Fox River Trail).**

The City wants to improve the public ingress and egress to the Fox River State Trail located on South Melcorn Circle in the Trailside Estates Subdivision, to address erosion and drainage issues, and encroachment from adjacent properties. Improvements include culvert installation, grading, and paving.

Wisconsin Department of Natural Resources response to our request to regrade and pave the public ingress and egress to the Fox River State Trail is attached. The management and operation of the State Trail has been eased to Brown County. WDNR will work with Brown County Parks Department to obtain the necessary committee and County Board approvals.

Background

The City requested two trail connections from the Trailside Estates subdivision to access the Fox River Trail in 2005. The trails were constructed with a crusher dust material to match the surface of the state trail. The state trail has since been surfaced with asphalt.

In 2015, the City vacated the northerly trail connection. The budget includes funding to place asphalt on the remaining access trail this year.

Summary

The staff recommends approval of the trail connector easement.

ATTACHMENTS:

- Reso15-93 (DOCX)
- CI_WDRN Response to Fox River State Trail Request (PDF)

RESOLUTION #15-93

RATIFYING TRAIL CONNECTOR EASEMENT
(Fox River Trail)

WHEREAS, the 2005 Plat of Trailside Estates contained two gravel connections to the Fox River Trail; and

WHEREAS, in 2015 the northerly connection was vacated and improvement plans were made for the southerly connection; and

WHEREAS, Engineering staff has learned the Wisconsin Department of Natural Resources (DNR) now requires an easement for trail access, subject to the terms and conditions on the attached conditional approval letter; and

WHEREAS, due to contractor timing, Engineering staff has given approval to the DNR to proceed with processing the trail connector easement.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council ratifies the action taken by the Engineering department on requesting a trail connecter easement from the DNR and costs associated therewith.

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:_____

Nays:_____

Attachment: Reso15-93 (3886 : Resolution #15-93, Fox River Trail Connector Easement)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN
DEPT. OF NATURAL RESOURCES

August 18, 2015

Ms. Karen Heyrman
Assistant City Engineer
925 South Sixth Street
De Pere, Wisconsin 54115-1199

Dear Ms. Heyrman:

This letter is in response to your request for a state trail connector easement for public ingress and egress to the Fox River State Trail in the City of De Pere, Brown County. Brown County, Trail Manager, received a request for two (2) trail connectors to the State Trail on August 3, 2005. The trail connectors were platted in the Trailside Estates Subdivision Plat, as recorded on August 24, 2004, as Document No. 2141474 in the Brown County Register's Office in Volume 22 of Plats, Page 173, and constructed prior to Department approval on state-owned property. In 2015, the City of De Pere vacated the northern trail connection.

Currently, the City of De Pere would like to improve the southern Trailside Estates Trail connection (herein referred to as the "South Melcorn Trail" or "Trail Connector") to address erosion and drainage issues. In an effort to formalize the trail connector on state-owned land, the Department will **conditionally enter into a non-exclusive, Trail Connector Easement with the City of De Pere, Grantee, subject to the following conditions, but not limited to:**

1. The Grantee desires to pave and re-engineer South Melcorn Trail from Melcorn Circle and connecting to the State Trail so as to provide ingress and egress for the public to the State Trail and address erosion and drainage issues.

2. Grantor is willing to grant said trail connector easement which shall be a single crossing no greater than 12 feet in width, including a 10 foot wide asphalt paved tread and 1 foot clearing width of mineral soil with native vegetation on either side of the tread, as provided in the City of De Pere Engineering Drawing and depicted on the attached Exhibit "A."

3. Easement and processing cost is $500.00, plus $30 in recording fees.

4. Brown County is the owner and holder of a Cooperative State Trail Easement on the State Trail for the construction, development, maintenance and operation of the State Trail by the Brown County Parks Department (hereinafter referred to as the "Trail Manager").

5. At this time the said trail connector currently exists as platted in the said subdivision plat and is completely useable for ingress and egress purposes. The Grantor approves the paving and limited re-engineering of the trail connection, as provided in the Exhibit "A." No deviations from the plan shall be allowed except with prior approval written approval of the Grantor and shall be subject to and conditioned upon the approval of codes, ordinances, permits and zoning regulations of any units of government with jurisdiction. Any future improvements to the existing connection on Grantor's land shall only be done with prior written approval of the Grantor. At such time of any future improvements, the Grantee shall submit for approval to the Grantor a plan describing any intended construction and maintenance on the above described property of the Grantor. The Grantee may not alter the terrain, vegetation or elevation of the Trail corridor, except upon written approval by the Trail Manager of a construction plan. No cutting or trimming of vegetation shall be done unless approved by the Department and Trail Manager. All stumps, slash, waste materials, and other debris shall be disposed of by the Grantee as directed. The Trail Manager shall approve any maintenance activity of said connection prior to the commencement of such maintenance.

6. The title to the eased Premises shall automatically revert to and revest in the Grantor without reentry upon the abandonment of the use of the same for trail connector purposes or upon non-use of the same for a period of two (2) years.

7. The Grantee assumes and agrees to protect, indemnify and save harmless the Grantor, Trail Manager, and their respective agents, officers and employees from and against any and all claims, demands, suits, liability and expense by reason of loss or damage to any property or bodily injury including death, arising directly or indirectly:
   a. Out of the construction, maintenance, operation and repair of the trail connector on the Premises;
   b. Out of any defect in the trail connector or failure thereof;
   c. Out of any act or omission of the Grantee, its agents or employees while on or about the easement area or any of Grantor's adjoining Premises.

8. This easement shall be non-exclusive and the Grantor may use the Premises and shall have the right to lease or convey other easements to one or more other person(s), company(ies) or other entity(ies), provided that any such subsequent use, lease, easement or conveyance shall not interfere with the Grantee's rights.

9. The Grantee is responsible for determining the location of any existing utility lines located within the Premises and for any and all damages, costs or liabilities that result from any damages to these lines caused by the Grantee.

10. The Grantee shall obtain all necessary permits, approvals, and licenses and comply with all applicable federal, state, and local statutes, regulations and ordinances in exercising any and all rights granted by this easement. If required by law, the Grantee shall apply for any and all Chapter 30 and 31, Wis. Stats., licenses, permits or approvals necessary for implementing the rights granted to the Grantee pursuant to this easement.

11. Grantee shall be liable for any property and environmental damage as a result of activities within the easement area. If any portion of the connection is damaged or destroyed by Grantee, the Grantee shall be solely responsible to repair and restore the damaged area in a timely, workmanlike manner consistent with the original condition of said connection at the beginning of this trail connector easement. The Grantee agrees to reimburse the Grantor for any property damage to Grantor's subject property that may arise from the construction or maintenance of use of the connection on Grantor's described lands.

12. The Grantee shall maintain at its own expense the Premises in a decent, sanitary and safe condition at all times, including during construction, repair and maintenance, and at no time shall the Grantee allow its construction to cause a hazard or unsafe condition. Neither the Grantor nor Trail Manager shall be responsible for funding the cost of repairs, maintenance, operations, activities or capital development of the Premises.

13. This non-exclusive trail connector easement is solely for the purpose of ingress and egress for the public to the State Trail. The Grantee shall allow continued public use and users shall have unrestricted right of way at all times of the State Trail across this location unless otherwise approved by the Trail Manager. Nothing in this easement shall be deemed to be a public dedication of any portion of the connection to the general public for road purposes.

14. Relating to the State Trail portion of the Premises:
   a. The traveled portion of the State Trail shall be restored to pre-construction/maintenance or better condition, using the same type and quality materials that meet the Grantor's Trail Design Standards and guidelines and as approved by the Trail Manager.
   b. Warning signs and lights shall be placed informing State Trail users of any construction work or as otherwise directed by the Trail Manager. If needed, as determined by the Trail Manager, Grantee shall place passable barricades at entry points for State Trail users that require State Trail users to substantially reduce their speed and proceed single file. Barricade points must include signs stating that construction activities are taking place along the State Trail, listing a reduced speed limit, and indicating 2-way, single-file traffic.
   c. Any excavations on or near the State Trail shall be covered nightly and in no case shall construction obstruct or interfere with State Trail use over a weekend period.
   d. Any State Trail closure must be done only with written permission of the Trail Manager.
   e. Any and all ground settling or State Trail surface damage caused by the exercise of the Grantee's easement rights within a 5 year period from the date of construction is the sole responsibility of the

Grantee and must be restored or repaired to pre-construction or better conditions using the same type and quality materials as approved by the Trail Manager. Upon failure to perform by the Grantee within 20 days of notification by the Trail Manager of needed repairs or restoration, repairs or restoration may be contracted by the Trail Manager and the Grantee shall be liable for all costs associated with such repairs and restoration.

f. Grantee shall not park or store any vehicles or equipment on the State Trail right-of-way at any time.

g. Grantee shall not use the State Trail right-of-way for backing of any equipment unless a flag person is available.

15. Conveyance of this easement may be encumbered by federal railroad interest and subject to future restoration and reconstruction of the Right of Way for rail purposes consistent with Section 208 of the National Trails System Act Amendment of 1983, Publ. L. No. 98-11 (16 U.S.C. 1247(d)) and subject to reservations, exceptions and leases, agreements and permits authorized by the former railroad company or the Grantor prior to the execution of this easement. Grantor shall provide no less than one year written notice of the necessity for the reestablishment of railroad.

16. The Grantor retains management, supervision and control over the easement area for the purpose of enforcing Chapter NR 45, Wis. Adm. Code governing the conduct of visitors to state lands and to provide for the protection of the natural resources, and pertinent state laws, when needed to protect the easement area or the general public.

17. No events of a competitive nature or that sells food or beverages shall be allowed on the Premises without prior written permission of the Grantor and as provided by a duly issued State of Wisconsin Special Events Recreational Use License.

18. This easement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

19. This easement sets forth the entire understanding of the Grantor and the Grantee and may not be expanded, modified or amended except by a written document executed and acknowledged by all parties to this easement and duly recorded in the office of the Register of Deeds of Brown County, Wisconsin.

20. If any term or condition of this easement shall be deemed invalid or unenforceable, the remainder of this easement shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

21. Enforcement of this easement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this easement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this easement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.

22. Grantee agrees to protect, indemnify, and save harmless the Department, their respective agents and employees, from and against any and all claims, demands, suits, liability, costs and expense, by reason of loss or damage to any property (state or other) or bodily injury to or death of any person whatsoever, that may arise from the Grantee's use of the entire easement area, and the Grantee shall defend the Department in any such action or claim upon request of the Department.

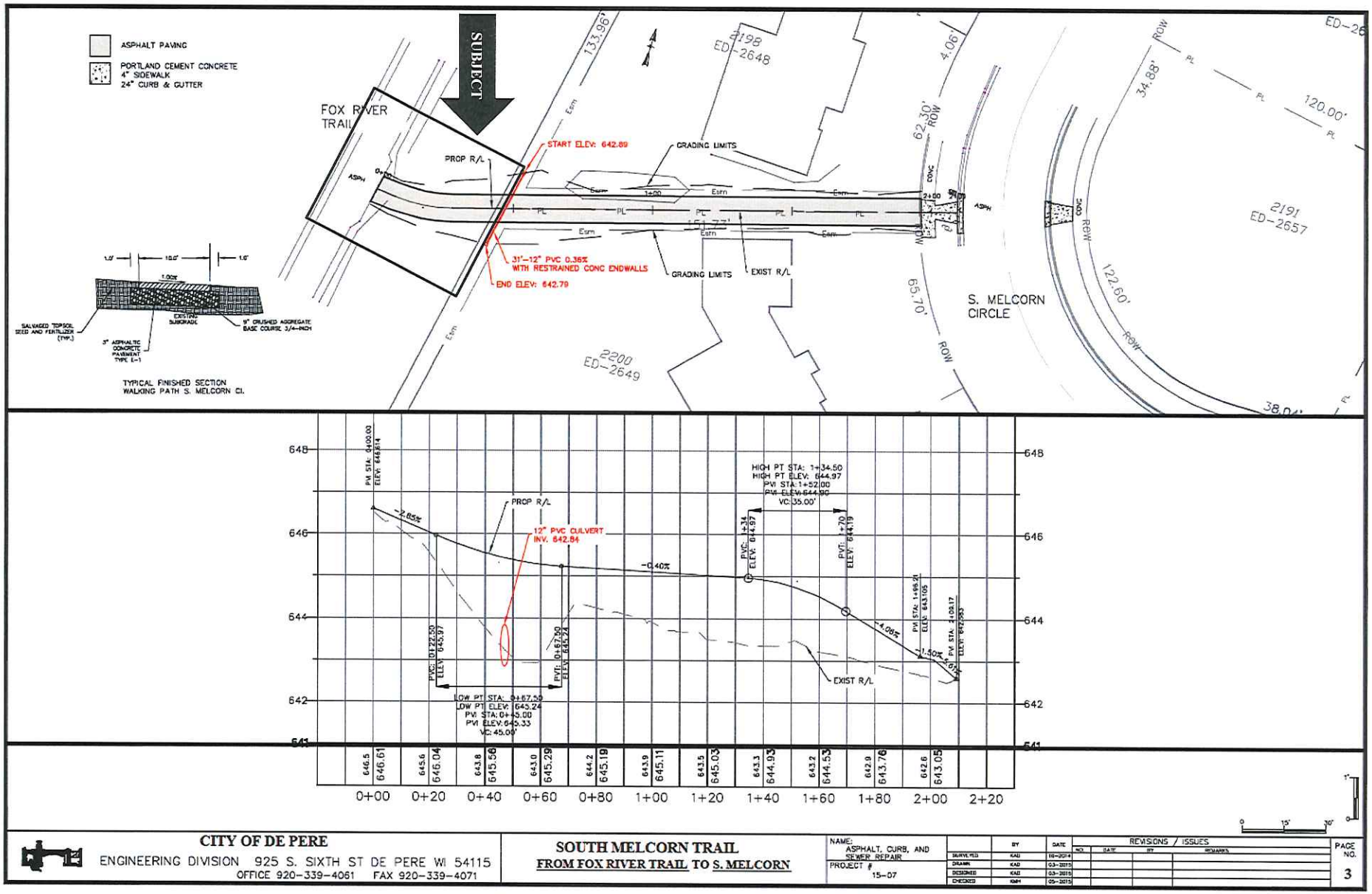
If you have any further questions do not hesitate to contact me at 920-662-5138.

Sincerely,

Kelly Raleigh Moses
NED Trail Coordinator

Cc: Jerry Leiterman, NED Parks Supervisor

Tim Mella, NED Real Estate



CITY OF DE PERE
ENGINEERING DIVISION 925 S. SIXTH ST DE PERE WI 54115
OFFICE 920-339-4061 FAX 920-339-4071

SOUTH MELCORN TRAIL
FROM FOX RIVER TRAIL TO S. MELCORN

NAME: ASPHALT, CURB, AND SEWER REPAIR
PROJECT # 15-07

	BY	DATE
SURVEYED	KAU	10-2014
DRAWN	KAU	03-2015
DESIGNED	KAU	03-2015
CHECKED	KMH	05-2015

REVISIONS / ISSUES

NO.	DATE	BY	REMARKS

PAGE NO. 3

Exhibit "A"

Attachment: CI_WDRN Response to Fox River State Trail Request (3886 : Resolution #15-93, Fox River

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE:	**September 1, 2015**
DEPARTMENT:	**Finance Department**
FROM:	**Joe Zegers**
SUBJECT:	**Resolution #15-94, Authorizing and Providing for the Sale and Issuance of $8,285,000 General Obligation Promissory Notes, Series 2015A, and All Related Details.**

ATTACHMENTS:

- Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (DOCX)

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

COMMON COUNCIL
OF THE
CITY OF DE PERE, WISCONSIN

September 1, 2015 **Resolution No.: 15-94**

A Resolution Authorizing and Providing for the Sale and Issuance of $8,285,000 General Obligation Promissory Notes, Series 2015A, and All Related Details

RECITALS

The Common Council (the "**Governing Body**") of the City of De Pere, Wisconsin (the "**Issuer**") makes the following findings and determinations:

1. The Issuer needs to finance (i) parking lot improvements, fire station remodeling, street construction and improvements, the purchase of a dump truck and a recycling truck, dam repair and improvements, and wastewater investigation and rehabilitation costs (collectively, the "**Project**"), and (ii) the current refunding of the callable maturities of the City's $2,650,000 General Obligation Corporate Purpose Bonds, Series 2005A, dated August 1, 2005 (the "**Refunding**").

2. On June 16, 2015, the Governing Body adopted an initial resolution authorizing the issuance of general obligation promissory notes of the Issuer in the principal amount of approximately $10,210,000 for the purposes of the Project and the Refunding (the "**Initial Resolution**").

3. The Clerk of the Issuer caused notice of the sale (the "**Notice to Bidders**") of the City of De Pere, Wisconsin General Obligation Promissory Notes, Series 2015A (the "**Obligations**") to be given to media typically monitored by potential bidders in the manner and form directed by the Initial Resolution. The Notice to Bidders is made of record in these proceedings, and the Governing Body ratifies the notice.

4. In accordance with the Notice to Bidders and the bidding terms that were included in the document that was used for offering the Obligations for sale by competitive bid (the "**Official Terms of Offering**"), written bids for the sale of the Obligations were received and delivered to the Governing Body.

5. The Governing Body has considered all the bids it received. The Governing Body has decided to accept the bid of _____, or a group that it represents (the "**Purchaser**"), to purchase the Obligations on the terms specified in the Purchaser's bid. The Purchaser bid the price of $_____ for the entire issue of Obligations (the "**Purchase Price**") and specified that the Obligations maturing on September 1 in the years shown below will bear interest at the respective interest rates shown below:

Year	Principal Amount	Interest Rate	Year	Principal Amount	Interest Rate
2016	$1,140,000	_____%	2021	$700,000	_____%
2017	1,150,000	_____	2022	715,000	_____
2018	1,165,000	_____	2023	420,000	_____
2019	1,180,000	_____	2024	420,000	_____
2020	1,215,000	_____	2025	180,000	_____

6. The Purchaser's bid complies with all terms of the Notice to Bidders and the Official Terms of Offering.

7. The Issuer has taken all actions required by law and has the power to sell and issue the Obligations.

8. The Governing Body is adopting this resolution to sell the Obligations and provide for their issuance upon the terms and conditions set forth in this resolution.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Definitions.

In this resolution, the following terms have the meanings given in this section, unless the context clearly requires another meaning.

"**Book-Entry System**" means a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer, or in the name of such a depository's nominee, and the depository and its participants record beneficial ownership and effect transfers of the Obligations electronically.

"**Code**" means the Internal Revenue Code of 1986, as amended.

"**Continuing Disclosure Agreement**" means the Continuing Disclosure Agreement, dated as of the Original Issue Date, to be executed by the Issuer and delivered on the closing date of the Obligations.

"**Debt Service Fund**" means the fund created by the Issuer pursuant to Section 67.11 of the Wisconsin Statutes to provide for the payment of debt service on its general obligations.

"**Debt Service Fund Account**" has the meaning set forth in Section 18.

"**Depository**" means DTC or any successor appointed by the Issuer and acting as securities depository for the Obligations.

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

"**DTC**" means The Depository Trust Company.

"**Financial Officer**" means the Issuer's Treasurer.

"**Fiscal Agent**" means Associated Trust Company, National Association, or any successor fiscal agent appointed by the Issuer to act as authentication agent, paying agent, and registrar for the Obligations pursuant to Section 67.10 (2) of the Wisconsin Statutes.

"**Governing Body**" means the Issuer's Common Council.

"**Initial Resolution**" has the meaning set forth in the recitals to this resolution.

"**Issuer**" means the City of De Pere, Wisconsin.

"**Municipal Officers**" means the Mayor and the Clerk of the Issuer. These are the officers required by law to execute general obligations on the Issuer's behalf.

"**Obligations**" means the $8,285,000 City of De Pere, Wisconsin General Obligation Promissory Notes, Series 2015A, which will be issued pursuant to this resolution.

"**Official Terms of Offering**" has the meaning set forth in the recitals to this resolution.

"**Original Issue Date**" means September 24, 2015.

"**Prior Bonds**" means the Issuer's $2,650,000 General Obligation Corporate Purpose Bonds, Series 2005A, dated August 1, 2005.

"**Project**" has the meaning given in the recitals to this resolution.

"**Purchase Price**" has the meaning given in the recitals to this resolution.

"**Purchaser**" has the meaning given in the recitals to this resolution.

"**Record Date**" means the 15th day (whether or not a business day) of the calendar month just before a regularly scheduled interest payment date for the Obligations.

"**Recording Officer**" means the Issuer's Clerk.

"**Redemption Date**" means December 1, 2015.

"**Refunded Bonds**" means the 2016 through and including 2024 maturities of the Prior Bonds.

"**Refunding**" means the current refunding of the Refunded Bonds.

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

"**Register**" means the register maintained by the Fiscal Agent at its designated office, in which the Fiscal Agent records:

(i) The name and address of the registered owner of each Obligation.

(ii) All transfers of each Obligation.

"**Treasurer**" means the Issuer's Treasurer.

Section 2. Exhibits.

The attached exhibits are also a part of this resolution as though they were fully written out in this resolution:

(i) *Exhibit A* — Form of Obligation.

(ii) *Exhibit B* — Notice to Electors of Sale.

Section 3. Purposes of Borrowing; Issuance of Obligations.

The Governing Body authorizes the Obligations and orders that they be prepared, executed, and issued. The Obligations will be fully registered, negotiable, general obligation promissory notes of the Issuer in the aggregate principal amount of $8,285,000. The Obligations will be issued pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes to pay the costs of (i) the Project, (ii) the Refunding, and (iii) certain expenses of issuing the Obligations (including printing costs and fees for financial consultants, bond counsel, fiscal agent, rating agencies, insurance, and registration, as applicable).

Section 4. Terms of Obligations.

The Obligations will be named "City of De Pere, Wisconsin General Obligation Promissory Notes, Series 2015A." The Obligations will be dated the Original Issue Date, even if they are actually issued or executed on another date. Each Obligation will also be dated the date on which it is authenticated by the Fiscal Agent. That date is its registration date.

The face amount of each Obligation will be $5,000 or any multiple thereof up to the principal amount authorized for that maturity.

The Obligations will bear interest from the Original Issue Date. Interest will be payable semiannually on each March 1 and September 1, beginning on March 1, 2016, until the principal of the Obligations has been paid. Interest on each Obligation will be (i) computed on the basis of a 360-day year of twelve 30-day months and (ii) payable to the person or entity in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date. The Obligations will be numbered consecutively as may be required to comply with any applicable rules or customs or as determined by the Municipal Officers executing the Obligations. The Issuer and the Fiscal Agent may treat the person or entity in whose name any Obligation is registered on the Register as the absolute owner of the Obligations for all purposes whatsoever under this resolution. The following table shows when the Obligations will mature and the rate of interest each maturity will bear:

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Maturity Date (September 1)	Principal Amount	Interest Rate
2016	$1,140,000	_____%
2017	1,150,000	_____
2018	1,165,000	_____
2019	1,180,000	_____
2020	1,215,000	_____
2021	700,000	_____
2022	715,000	_____
2023	420,000	_____
2024	420,000	_____
2025	180,000	_____

To comply with statutory limitations on maximum maturity, the Issuer specifies that the Obligations are being issued to pay and discharge the original debts represented by the Refunded Bonds in the order in which such original debts were incurred. This means that, for this purpose, the first maturities of the Obligations are being issued to pay and discharge the Refunded Bonds, as opposed to financing the Project, and that each original debt represented by a Refunded Bond will be repaid within twenty years of the original date of such debt. For other purposes, the Issuer may treat the proceeds of each maturity of the Obligations as being applied in a different way.

The principal of, and interest on, the Obligations will be payable in lawful money of the United States of America.

Section 5. Refunding of Refunded Bonds.

To provide for the redemption of the Refunded Bonds on the Redemption Date and the payment of interest due on said date, the Financial Officer is directed to transfer proceeds of the Obligations to the debt service fund account for the Prior Bonds. The transfer shall be made on or prior to the Redemption Date. The amounts transferred shall be sufficient, together with all other funds then on deposit in such debt service fund account, to pay the redemption price of the Prior Bonds on the Redemption Date.

Section 6. Redemption of Refunded Bonds.

Subject to the delivery of the Obligations and the receipt of the Purchase Price for the Obligations from the Purchaser, the Issuer irrevocably directs that the principal amount of the Refunded Bonds be redeemed and paid in full in advance of their stated maturity dates on the Redemption Date. The appropriate officers of the Issuer are directed to instruct the fiscal agent for the Prior Bonds to take all actions required to call the Refunded Bonds for redemption on the Redemption Date, including giving notice in the manner required by the governing documents for the Prior Bonds; *provided* that no such action may be taken to redeem the Refunded Bonds until after the Obligations are delivered and paid for. Notwithstanding the foregoing, the Issuer ratifies and approves any action that has been taken in connection with the Refunding and the redemption of the Refunded Bonds prior to the date of this resolution.

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Section 7. Fiscal Agent.

The Issuer appoints the Fiscal Agent to act as authentication agent, paying agent, and registrar for the Obligations. The appropriate officers of the Issuer are directed to enter into a fiscal agency agreement with the Fiscal Agent on behalf of the Issuer. The fiscal agency agreement may provide for the Issuer to pay the reasonable and customary charges of the Fiscal Agent for those services. The fiscal agency agreement shall require the Fiscal Agent to comply with all applicable federal and state regulations. Among other things, the Fiscal Agent shall maintain the Register.

Section 8. Appointment of Depository.

The Issuer appoints DTC to act as securities depository for the Obligations. An authorized representative of the Issuer has previously executed a blanket issuer letter of representations with DTC on the Issuer's behalf, and the Issuer ratifies and approves that document.

Section 9. Book-Entry System.

On the date of their initial delivery, the Obligations will be registered in the name of DTC or its nominee and maintained in a Book-Entry System. If the Issuer's relationship with DTC is terminated, then the Issuer may appoint another securities depository to maintain the Book-Entry System.

The Issuer may decide on any date not to maintain the Obligations in a Book-Entry System. If the Issuer decides not to maintain a Book-Entry System, then it will do the following:

(i) At its expense, the Issuer will prepare, authenticate, and deliver to the beneficial owners of the Obligations fully-registered, certificated Obligations in the denomination of $5,000 or any multiple thereof in the aggregate principal amount then outstanding. The beneficial owners will be those shown on the records of the Depository and its direct and indirect participants.

(ii) The Issuer will appoint a fiscal agent to act as authentication agent, paying agent, and registrar for the Obligations under Section 67.10 (2) of the Wisconsin Statutes (the Fiscal Agent may be reappointed in this capacity).

Section 10. Redemption.

The Obligations maturing on and after December 1, 2023 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on December 1, 2022 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are

redeemed, then such Obligations will be redeemed in multiples of $5,000 in accordance with Sections 11 and 12 hereof[, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption].

[The Term Bonds are also subject to mandatory partial redemptions prior to their stated maturity dates by operation of a sinking fund. On the following redemption dates (each a "**Sinking Fund Redemption Date**"), the Issuer will redeem the following principal amounts (subject to reduction as provided in the immediate preceding paragraph) of the Term Bonds:

Term Bonds Maturing December 1, 20___

Sinking Fund Redemption Date (December 1)	Principal Amount To be Redeemed
20____	$_____
20____	_____
20___ (Stated Maturity)	_____

Term Bonds Maturing December 1, 20___

Sinking Fund Redemption Date (December 1)	Principal Amount To be Redeemed
20____	$_____
20____	_____
20___ (Stated Maturity)	_____

The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the Sinking Fund Redemption Date, and no premium will be paid. The particular Term Bonds to be redeemed will be selected in accordance with Sections 10 and 11 hereof, and the Issuer will give notice of the redemption in the manner stated in said sections.]

Section 11. Manner of Payment/Transfers Under Book-Entry System.

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Payment. The Fiscal Agent is directed to pay the principal of, and interest on, the Obligations by wire transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect.

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the

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Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository, and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will select the beneficial owners of the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed redemption date.

Section 12. Manner of Payment/Transfers/*Not* Under Book-Entry System.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Payment. The Fiscal Agent will pay the principal of each Obligation upon its presentation and surrender on or after its maturity or earlier redemption date at the designated office of the Fiscal Agent, and the Fiscal Agent will pay, on each interest payment date, the interest on each Obligation by wire or other electronic money transfer, or by check of the Fiscal Agent sent by first class mail, to the person or entity in whose name the Obligation is registered on the Register at the end of the day on the applicable Record Date.

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed

redemption of the Obligations, or (ii) with respect to any particular Obligation, after the Obligation has been called for redemption.

Partial Redemptions. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date, upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of the Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of redemption may be revoked by sending a notice by first class mail, not less than 15 days prior to the proposed redemption date, to the registered owners of the Obligations which have been called for redemption.

Section 13. Form of Obligations.

The Obligations shall be in substantially the form shown in Exhibit A. Omissions, insertions, or variations are permitted if they are deemed necessary or desirable and are consistent with this resolution or any supplemental resolution. The Issuer may cause the approving opinion of bond counsel to be printed or reproduced on the Obligations.

Section 14. Execution of Obligations.

The Obligations shall be signed by the persons who are the Municipal Officers on the date on which the Obligations are signed. The Obligations shall be sealed with the Issuer's corporate seal (or a facsimile), if the Issuer has one, and they shall also be authenticated by the manual signature of an authorized representative of the Fiscal Agent.

The Obligations will be valid and binding even if before they are delivered any person whose signature appears on the Obligations is no longer living or is no longer the person authorized to sign the Obligations. In that event, the Obligations will have the same effect as if the person were living or were still the person authorized to sign the Obligations.

A facsimile signature may be used as long as at least one signature of a Municipal Officer is a manual signature or the Fiscal Agent's certificate of authentication has a manual signature. If a facsimile signature is used, then it will be treated as the officer's own signature.

Section 15. Continuing Disclosure.

The appropriate officers of the Issuer are directed to sign the Continuing Disclosure Agreement, and the Issuer agrees to comply with all its terms.

Section 16. Sale of Obligations.

The Issuer awards the sale of the Obligations to the Purchaser at the Purchase Price. The Issuer approves and accepts the purchase agreement signed and presented by the

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Purchaser to evidence the purchase of the Obligations (the "**Purchase Agreement**"). The Municipal Officers are directed (i) to sign the Purchase Agreement in the Issuer's name and (ii) to take any additional actions needed to complete the sale of the Obligations, including arranging for a specific date, time, and location of closing of the sale.

The Financial Officer is directed to comply with the terms of the Official Terms of Offering with respect to any good-faith deposit requirements.

The officers of the Issuer are directed to sign the Obligations and to arrange for delivery of the Obligations to the Purchaser through the facilities of DTC in accordance with the Official Terms of Offering, the Purchase Agreement, and this resolution. The Obligations may be delivered to the Purchaser upon payment by the Purchaser of the Purchase Price as required by the Official Terms of Offering.

Unless waived by the Purchaser, the delivery of the Obligations is conditioned upon the Issuer furnishing the following items to the Purchaser:

(i) The Obligations, together with the written, unqualified approving opinion of the law firm of Foley & Lardner LLP, bond counsel, evidencing the legality of the Obligations and that interest on the Obligations will be excluded from gross income for federal income tax purposes.

(ii) A transcript of the proceedings relating to the issuance of the Obligations.

(iii) A certificate showing that no litigation has been threatened or is pending that would affect the legality of the Obligations or the right of the Issuer to issue them at the time of their delivery.

Section 17. General Obligation Pledge; Tax Levy.

For the prompt payment of the principal of, and interest on, the Obligations, the Issuer irrevocably pledges its full faith and credit. The Issuer hereby levies upon all taxable property in its territory a direct, annual, and irrepealable tax in an amount sufficient to pay, and for the express purpose of paying, the interest on the Obligations as it falls due and also to pay and discharge the principal of the Obligations on their maturity dates.

This tax shall be carried from year to year into the Issuer's tax roll. It shall be collected in addition to all other taxes and in the same manner and at the same time as all other taxes. The amount of this tax that is carried into the Issuer's tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account available to pay debt service on the Obligations for such year. This tax for each year the levy is made will be in the following amounts:

Levy Year	Debt Service Amount Due in Following Year	Levy Year	Debt Service Amount Due in Following Year
2015	$_____	2020	$_____
2016	_____	2021	_____
2017	_____	2022	_____
2018	_____	2023	_____
2019	_____	2024	_____

Section 18. Debt Service Fund Account.

The Issuer shall create a separate account within the Debt Service Fund solely for the Obligations (the "**Debt Service Fund Account**") and the Treasurer is directed to keep the proceeds of the taxes levied under this resolution, when they are collected, in the Debt Service Fund Account. The Debt Service Fund Account shall be maintained and administered as provided in Section 67.11 of the Wisconsin Statutes. Any accrued interest received on the date of delivery of the Obligations and the premium, if any, paid to the Issuer by the Purchaser in excess of the stated principal amount of the Obligations shall be deposited into the Debt Service Fund Account and used to pay interest on the Obligations. If the money in the Debt Service Fund Account is insufficient to make a payment of principal of, or interest on, the Obligations on a date on which such a payment is due, then the Issuer will promptly provide the necessary funds to make the payment from other available sources.

Section 19. Borrowed Money Fund.

The sale proceeds of the Obligations (not including any accrued interest or premium received) shall be deposited in and kept by the Treasurer in a separate fund. The fund shall be designated with both the name of the Obligations and the name Borrowed Money Fund (herein referred to as the "**Borrowed Money Fund**"). Money in the Borrowed Money Fund, including any earnings, shall be (a) used to pay the costs of the Project, the Refunding, and issuing the Obligations, or (b) transferred to the Debt Service Fund Account as provided by law.

Section 20. Official Statement.

The Issuer approves and ratifies the preliminary offering document prepared and distributed in connection with the sale of the Obligations, and the Issuer authorizes and approves the final version of such document (the "**Official Statement**") to be prepared prior to the issuance of the Obligations; *provided, however*, that the Official Statement shall be substantially in the form submitted to this meeting, with such modifications as the Municipal Officers approve. The Municipal Officers are directed to deliver copies of the Official Statement to the Purchaser and, if the Purchaser requests, execute one or more copies on behalf of the Issuer. Execution and delivery of the Official Statement will conclusively evidence the approval of the Municipal Officers.

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Section 21. Publication of Notice.

The Recording Officer is directed to publish notice that the Issuer has agreed to sell the Obligations. The notice shall be published in the Issuer's official newspaper as a class 1 notice under Chapter 985 of the Wisconsin Statutes promptly after the adoption of this resolution. The notice shall be in substantially the form shown in Exhibit B. The Recording Officer shall obtain proof, in affidavit form, of the publication, and shall compare the notice as published with the attached form to make sure that no mistake was made in publication.

Section 22. Authorization of Officers.

The appropriate officers of the Issuer are directed to prepare and furnish the following items to the Purchaser and the attorneys approving the legality of the Obligations:

(i) Certified copies of proceedings and records of the Issuer relating to the Obligations and to the financial condition and affairs of the Issuer.

(ii) Other affidavits, certificates, and information that may be required to show the facts about the legality of the Obligations, as such facts appear on the books and records under the officer's custody or control or as are otherwise known to the officer.

All certified copies, affidavits, certificates, and information furnished for such purpose will be representations of the Issuer as to the facts they present.

Section 23. Qualified Tax-Exempt Obligations.

The Issuer designates the Obligations as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

Section 24. Tax Law Covenants.

The Issuer covenants that it will comply with all requirements of the Code and the Treasury Regulations promulgated thereunder that must be satisfied so that interest on the Obligations will be excluded from gross income for federal income tax purposes.

Section 25. Further Authorization.

The Issuer authorizes its officers, attorneys, and other agents or employees to do all acts required of them to carry out the purposes of this resolution.

Section 26. Conflict with Prior Acts.

In case any part of a prior action of the Governing Body conflicts with this resolution, that part of the prior action is hereby rescinded.

Section 27. Severability of Invalid Provisions.

If a court holds any provision of this resolution to be illegal or invalid, then the illegality or invalidity shall not affect any other provision of this resolution.

Section 28. Effective Date.

This resolution takes effect upon its adoption and approval in the manner provided by law.

* * * * * * * * * *

Adopted: September 1, 2015

Approved: September _____, 2015

_____
Mayor

_____
Clerk

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

EXHIBIT A

FORM OF OBLIGATION

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("**DTC**"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

STATE OF WISCONSIN
CITY OF DE PERE

Registered

No. R-___ $_____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2015A

Interest Rate	Maturity Date	Original Issue Date	CUSIP
_____%	September 1, 20__	September 24, 2015	241361 ____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF DE PERE, WISCONSIN (herein called the "**Issuer**"), hereby acknowledges itself to owe and for value received promises to pay the Principal Amount to the Registered Owner on the Maturity Date, and to pay interest on the Principal Amount from the Original Issue Date at the annual rate of the Interest Rate. Interest is payable semiannually on March 1 and September 1, beginning on March 1, 2016, until the Principal Amount has been paid. Interest is computed on the basis of a 360-day year of twelve 30-day months.

This Obligation is one of a duly authorized issue of notes (the "**Obligations**") of the Issuer of an aggregate principal amount of $8,285,000, all of like tenor, except as to denomination, interest rate, and maturity date, issued by the Issuer pursuant to the provisions of Section 67.12(12) of the Wisconsin Statutes, and is authorized by (1) an initial resolution adopted by the governing body of the Issuer on June 16, 2015 and (2) the resolution duly adopted by the governing body of the Issuer on September 1, 2015, entitled: "A Resolution Authorizing and Providing for the Sale and Issuance of $8,285,000 General Obligation Promissory Notes, Series 2015A, and All Related Details" (the "**Resolution**"). The Obligations are issuable only in the form of fully registered notes.

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

On the date of their initial delivery, the Obligations will be maintained in a system in which no physical distribution of certificates representing ownership of the Obligations is made to the owners of the Obligations but instead all outstanding Obligations are registered in the name of a securities depository appointed by the Issuer (a "**Depository**"), or in the name of the Depository's nominee, and the Depository and its participants record beneficial ownership and effect transfers of the Obligations electronically (a "**Book-Entry System**"). So long as the Obligations are maintained in a Book-Entry System, then the principal of, and interest on, this Obligation will be paid by wire transfer to the Depository or its nominee in accordance with the Depository's rules that are then in effect by ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION, or any successor fiscal agent appointed by the Issuer under Section 67.10 (2) of the Wisconsin Statutes (the "**Fiscal Agent**"), which will act as authentication agent, paying agent, and registrar for the Obligations.

If on any date the Issuer decides *not* to maintain the Obligations in a Book-Entry System, then (i) the principal of this Obligation will be paid by the Fiscal Agent upon its presentation and surrender on or after its maturity date at the designated office of the Fiscal Agent, and (ii) the interest on this Obligation will be paid, on each interest payment date, by wire or other electronic transfer or by check of the Fiscal Agent sent by first class mail to the person or entity in whose name this Obligation is registered on the register (the "**Register**") maintained by the Fiscal Agent at the end of the day on the 15th day (whether or not a business day) of the calendar month just before each regularly scheduled interest payment date (the "**Record Date**"). The Issuer and the Fiscal Agent may treat the person or entity in whose name this Obligation is registered on the Register as the absolute owner of this Obligation for all purposes.

The principal of, and interest on, this Obligation is payable in lawful money of the United States of America. For the prompt payment of the principal of and interest on this Obligation, the Issuer has irrevocably pledged its full faith and credit. The Issuer has levied upon all taxable property in its territory a direct, annual, and irrepealable tax sufficient in amount to pay, and for the express purpose of paying, the interest on this Obligation as it falls due and the principal of this Obligation on the Maturity Date.

The Obligations maturing on or after December 1, 2023 are subject to redemption before their stated maturity dates, at the Issuer's option, in whole or in part, in the order of maturity selected by the Issuer, on December 1, 2022 and on any date thereafter. The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the redemption date, and no premium will be paid. If payment of an Obligation called for redemption has been made or provided for, then interest on the Obligation stops accruing on the stated redemption date. If less than all outstanding Obligations of a specific maturity are redeemed, then such Obligations will be redeemed in multiples of $5,000 as set forth below[, and if a portion, but not all, of a maturity that is subject to mandatory partial redemptions by operation of a sinking fund (as described below) is being redeemed, then the Issuer will select the amounts to be redeemed on future Sinking Fund Redemption Dates (as defined below) that are reduced as a result of the partial redemption].

[The Obligations maturing on December 1 in the years 20__ and 20__ (collectively, the "**Term Bonds**") are also subject to mandatory partial redemptions prior to their stated maturity dates, by operation of a sinking fund. On the following redemption dates (each a

"**Sinking Fund Redemption Date**") the Issuer will redeem the following principal amounts (subject to reduction as provided in the immediate preceding paragraph) of the Term Bonds:

Term Bonds Maturing December 1, 20___

Sinking Fund Redemption Date (December 1)	Principal Amount To be Redeemed
20__	$_____
20__	_____
20__ (Stated Maturity)	_____

Term Bonds Maturing December 1, 20___

Sinking Fund Redemption Date (December 1)	Principal Amount To be Redeemed
20__	$_____
20__	_____
20__ (Stated Maturity)	_____

The redemption price will be 100% of the principal amount redeemed, plus accrued interest to the Sinking Fund Redemption Date, and no premium will be paid. The particular Term Bonds to be redeemed will be selected in the manner set forth below, and the Issuer will give notice of the redemption in the manner described below.]

So long as the Obligations are being maintained in a Book-Entry System, the following provisions apply:

Transfers. The Obligations are transferable, only upon the Register and only if the Depository ceases to act as securities depository for the Obligations and the Issuer appoints a successor securities depository. If that happens, then upon the surrender of the Obligations to the Fiscal Agent, the Issuer will issue new fully registered Obligations in the same aggregate principal amount to the successor securities depository and the Obligations will be recorded as transferred to the successor securities depository in the Register.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Depository and its direct and indirect participants will select the beneficial owners of the Obligations to be redeemed. If less than all the

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

principal amount of a specific maturity is redeemed, then on the redemption date and upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations will be sent to the Depository, in the manner required by the Depository, not less than 30, and not more than 60, days prior to the proposed redemption date. A notice of redemption may be revoked by sending notice to the Depository, in the manner required by the Depository, not less than 15 days prior to the proposed redemption date.

If on any date the Obligations are *not* being maintained in a Book-Entry System, then the following provisions apply:

Transfers. Each Obligation is transferable, only upon the Register, for a like aggregate principal amount of the same maturity and interest rate in denominations of $5,000 or any multiple thereof. A transfer may be requested by the registered owner in person or by a person with a written power of attorney. The Obligation shall be surrendered to the Fiscal Agent, together with a written instrument of transfer satisfactory to the Fiscal Agent signed by the registered owner or by the person with the written power of attorney. The Issuer will issue one or more new fully registered Obligations, in the same aggregate principal amount to the transferee or transferees, as applicable, in exchange for the surrendered Obligations and upon the payment of a charge sufficient to reimburse the Issuer or the Fiscal Agent for any tax, fee, or other governmental charge required to be paid with respect to such registration.

The Fiscal Agent will not be required to make any transfer of the Obligations (i) during the 15 calendar days before the date of the sending of notice of any proposed redemption of the Obligations, or (ii) with respect to any particular Obligation, after such Obligation has been called for redemption.

Partial Redemption. If less than all the Obligations of a particular maturity are to be redeemed, then the Issuer or the Fiscal Agent will randomly select the Obligations to be redeemed. If less than all the principal amount of a specific maturity is redeemed, then on the redemption date and upon surrender to the Fiscal Agent of the Obligation, the Issuer will issue one or more new Obligations in the principal amount outstanding after the redemption.

Notice of Redemption. Notice of the redemption of any of the Obligations shall be sent by first class mail, not less than 30, and not more than 60, days before the redemption date, to the registered owners of any Obligations to be redeemed, at the respective addresses set forth in the Register. A notice of redemption may be revoked by sending a notice by first class mail, not less than 15 days prior to the proposed redemption date, to the registered owners of the Obligations which have been called for redemption.

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

The Issuer certifies, recites, and declares that all acts, conditions, and procedures required by law to exist, to have happened, and to be performed, leading up to and in the issuing of this Obligation and of the issue of which it is a part, do exist, have happened, and have been performed in regular and due form, time, and manner as required by law; that the indebtedness of the Issuer, including this Obligation and the issue of which it is a part, does not exceed any limitation, general or special, imposed by law; and that a valid, direct, annual and irrepealable tax has been levied by the Issuer sufficient to pay the interest on this Obligation when it falls due and also to pay and discharge the principal of this Obligation at maturity.

IN WITNESS WHEREOF, the Issuer, by its governing body, has caused this Obligation to be executed in its name and on its behalf by the manual or facsimile signatures of its Mayor and Clerk and to be sealed with its corporate seal (or a facsimile thereof), if any, all as of September 24, 2015.

CITY OF DE PERE, WISCONSIN

By: _____
Mayor

[SEAL]

And: _____
Clerk

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Certificate of Authentication

Dated: September _____, 2015

This Obligation is one of the Obligations described in the Resolution.

ASSOCIATED TRUST COMPANY, NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Signatory

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

ASSIGNMENT

For value received, the undersigned hereby sells, assigns, and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____

(Please Print or Type Name and Address of Assignee)

the within-mentioned Obligation and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Fiscal Agent, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Fiscal Agent. Those requirements include membership or participation in the Securities Transfer Association Medallion Program ("**STAMP**") or such other "signature guarantee program" as may be determined by the Fiscal Agent in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Note: The signature to this assignment must correspond with the name as written on the face of the within Obligation in every particular, without any alteration or change. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of the person's authority to act must accompany this Obligation.

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

EXHIBIT B

NOTICE TO THE ELECTORS OF THE
CITY OF DE PERE, WISCONSIN
RELATING TO NOTE SALE

On September 1, 2015, pursuant to Section 67.12(12) of the Wisconsin Statutes, a resolution was offered, read, approved, and adopted whereby the City of De Pere, Wisconsin authorized the borrowing of money and entered into a contract to sell general obligation promissory notes in the principal amount of $8,285,000. It is anticipated that the closing of this note financing will be held on or about September 24, 2015. A copy of all proceedings had to date with respect to the authorization and sale of said notes is on file and may be examined in the office of the City Clerk, at 335 South Broadway Street, De Pere, Wisconsin between the hours of 9:00 a.m. and 4:30 p.m. on weekdays.

This notice is given pursuant to Section 893.77 of the Wisconsin Statutes, which provides that an action or proceeding to contest the validity of such financing, for other than constitutional reasons, must be commenced within 30 days after the date of publication of this notice.

Publication Date: September ____, 2015

/s/ Shana L. Defnet
City Clerk

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

CERTIFICATIONS OF CLERK

I, Shana L. Defnet, certify that I am the duly qualified and acting Clerk of the City of De Pere, Wisconsin (the "**Municipality**"), and as such I have in my possession, or have access to, the complete corporate records of the Municipality and of its Common Council (the "**Governing Body**"), and that attached to this certificate is a true, correct, and complete copy of the resolution (the "**Resolution**") entitled:

A Resolution Authorizing and Providing for the Sale and Issuance of $8,285,000 General Obligation Promissory Notes, Series 2015A and All Related Details

I further certify as follows:

1. **Meeting Date**. On September 1, 2015, a meeting of the Governing Body was held beginning at _____ p.m.

2. **Posting**. On August ____, 2015 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the Municipality's offices in De Pere, Wisconsin a notice setting forth the date, time, location, and subject matter of said meeting. The notice specifically referred to the Resolution.

3. **Notification of Media**. On August ____, 2015 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the Municipality. The communication specifically referred to the Resolution.

4. **Open Meeting Law Compliance**. The meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

5. **Members Present**. The meeting was duly called to order by the Mayor (the "**Presiding Officer**"), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

6. **Consideration of and Roll Call Vote on Resolution**. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution**. The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer**. The Resolution was approved by the Presiding Officer on September _____, 2015, and I have recorded the approval. The approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution to which this certificate is attached.

9. **Publication of Notice**. I have caused the Notice to Electors, in the form of Exhibit B to the Resolution, to be published in the place specified in the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Municipality, if any, on this certificate on September _____, 2015.

_____
Clerk

[Seal]

Attachment: Award Resolution - De Pere 2015A G.O. Prom Notes 15-94 (3894 : Res 15-94 Authorizing and Providing for the Sale and Issuance

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE:	**September 1, 2015**
DEPARTMENT:	**City Attorney**
FROM:	**Judith Schmidt-Lehman**
SUBJECT:	**Resolution #15-95, Approving and Establishing the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8.**

ATTACHMENTS:

- Reso15-95 (DOCX)
- 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.

Attachment: Reso15-95 (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan Amendment (TID 8))

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: _____

Nays: _____

Attachment: Reso15-95 (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan Amendment (TID 8))

Attachment: PC15-01 (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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

Attachment: PC15-01 (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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, 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 25, 2015

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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;

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- 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:

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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.

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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.

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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.

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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

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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.

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TID NUMBER 8 – TABLE III
Projected Tax Increments
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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	-	-	-	$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.

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TID NO. 8 TABLE IV
Projected Cash Flow
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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)	$ (
8	2016	$10,182,600	$ 10,182,600	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (
9	2017	$ 6,250,000	$ 16,432,600	$ 222,184	$ (5,000)	$ 217,184	$ 197,184		$ (208,333)	$ 8,851	$ (
10	2018	$ 6,500,000	$ 22,932,600	$ 358,559	$ (5,000)	$ 353,559	$ 550,744		$ (208,333)	$ 145,226	$ 1
11	2019	$ 2,000,000	$ 24,932,600	$ 500,389	$ (5,000)	$ 495,389	$ 1,046,133	($329,419)	$ (208,333)	$ (42,363)	$
12	2020		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 1,585,162	($329,419)	$ (208,333)	$ 1,277	$
13	2021		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 2,124,192	($329,419)	$ (208,333)	$ 1,277	$
14	2022		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 2,663,221	($329,419)	$ (208,333)	$ 1,277	$
15	2023		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 3,202,250	($329,419)	$ (208,333)	$ 1,277	$
16	2024		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 3,741,280	($329,419)	$ (208,333)	$ 1,277	$
17	2025		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 4,280,309	($329,419)	$ (208,333)	$ 1,277	$
18	2026		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 4,819,338	($329,419)	$ (208,333)	$ 1,277	$ 1
19	2027		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 5,358,368	($329,419)	$ (208,333)	$ 1,277	$ 1
20	2028		$ 24,932,600	$ 544,029	$ (5,000)	$ 539,029	$ 5,897,397	($329,419)	$ (208,333)	$ 1,277	$ 1
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

Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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

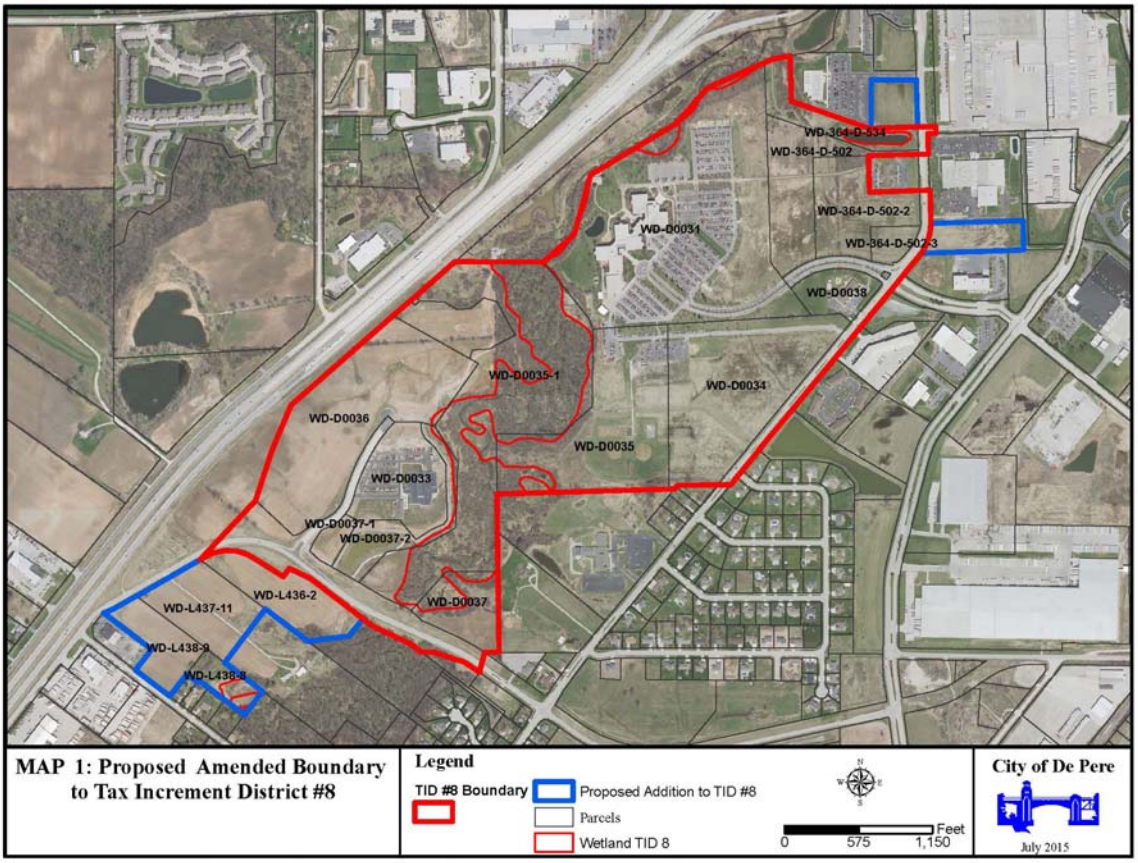
I, , City Attorney for the City of De Pere, Wisconsin, do hereby state that I have reviewed the Boundary and Project Plan Amendment for Tax Incremental Finance District Number 8, City of De Pere, Wisconsin, dated, and in my opinion, it is complete and complies with Section 66.1105, Wisconsin Statutes.

Judith Schmatzleiman

City Attorney 8/28/15

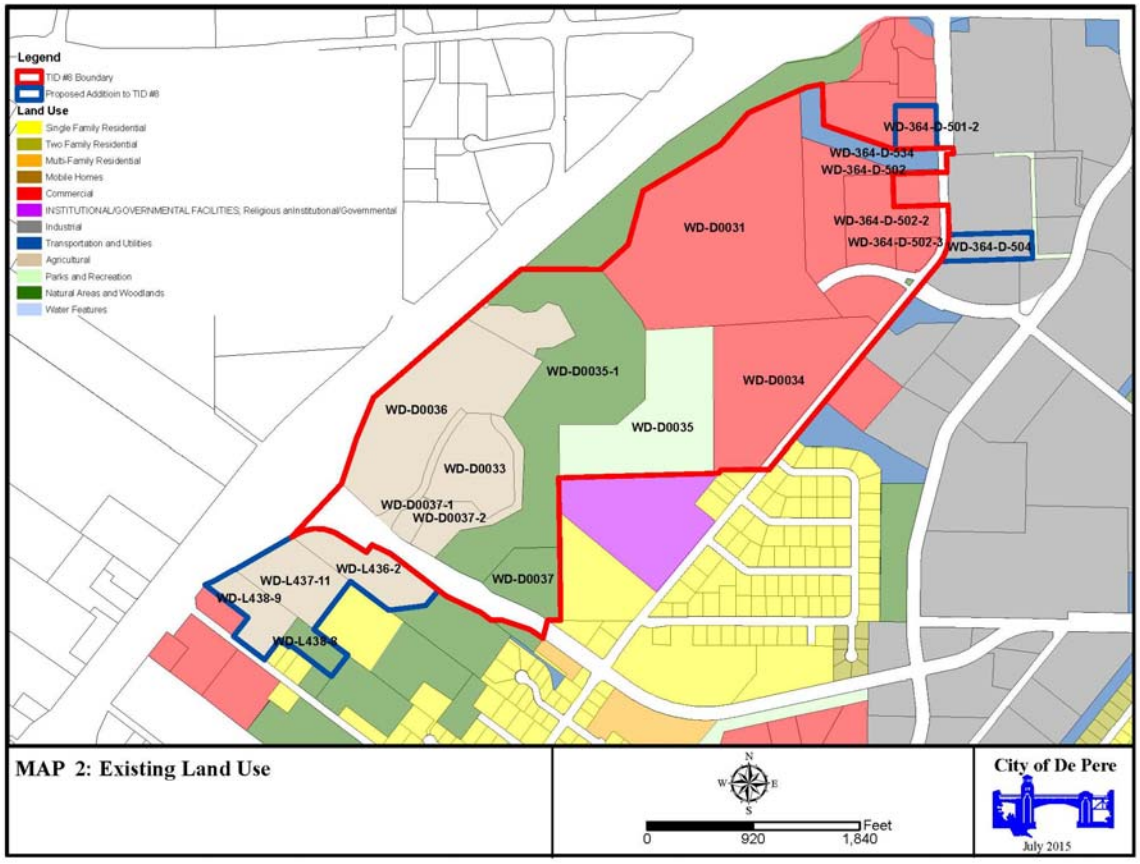
MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 8 BOUNDARY

BOUNDARY AND PROJECT PLAN AMENDMENT 2015



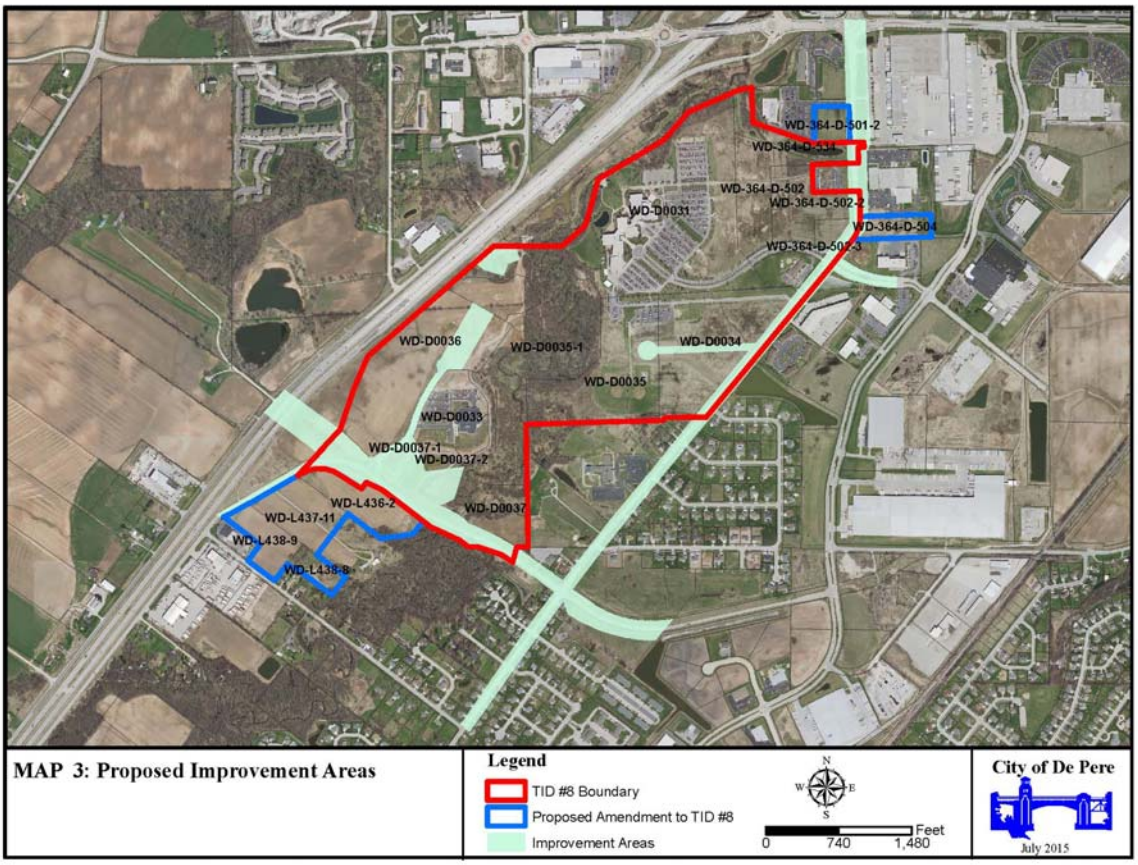
Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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



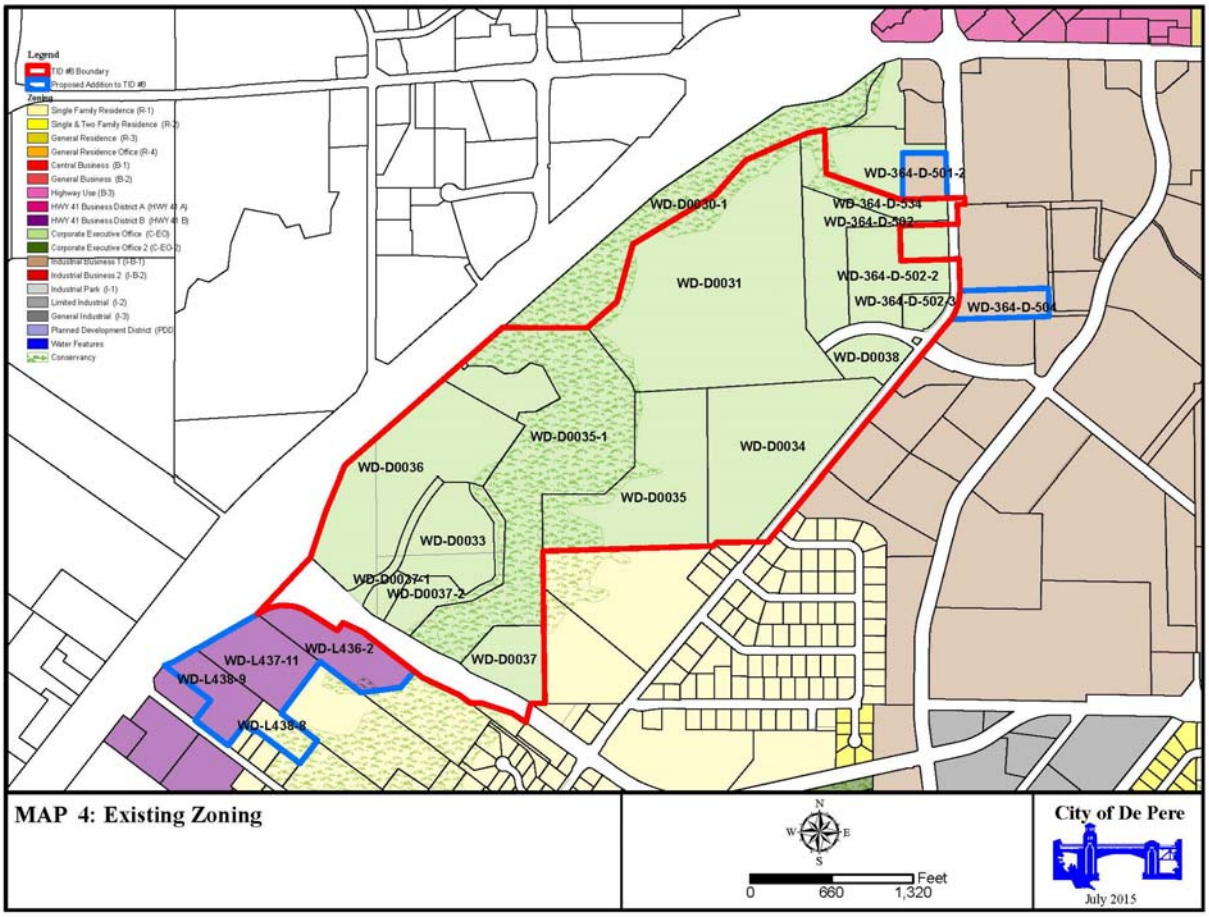
Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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



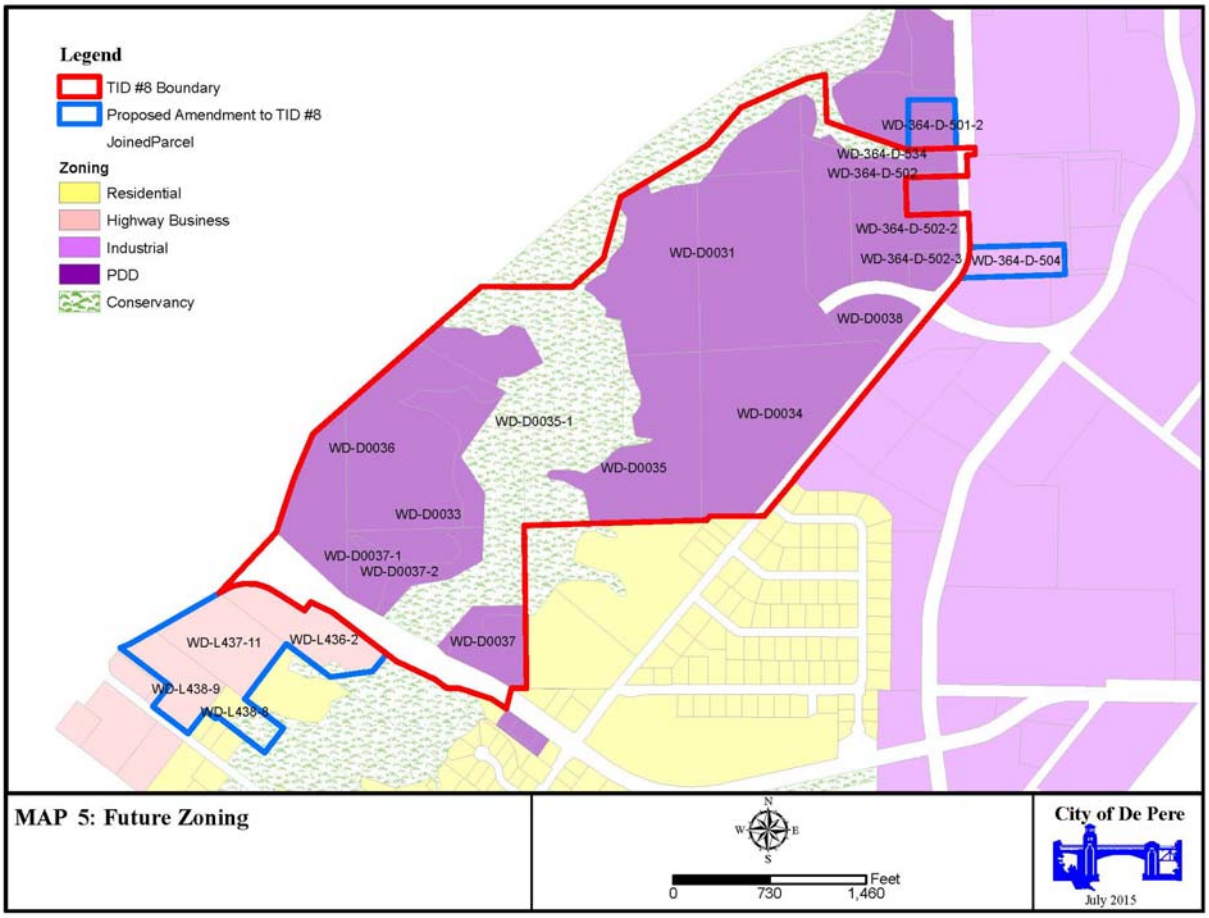
Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

MAP 4 – EXISTING ZONING
BOUNDARY AND PROJECT PLAN AMENDMENT 2015



Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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



Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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 (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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:

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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

Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

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

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

(Signed) Paulette Heum **(Date)** 8/17/15
Legal Clerk

Signed and sworn before me

ALEXANDRA ZAKOWSKI NOTARY PUBLIC STATE OF WISCONSIN

Alexandra Zakowski

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

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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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Attachment: TID 8 Boundary and Project Plan Amendment (3887 : Resolution #15-95, Approving & Establishing Boundary and Project Plan

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: **September 1, 2015**

DEPARTMENT: **City Attorney**

FROM: **Judith Schmidt-Lehman**

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

ATTACHMENTS:

- Reso15-96 (DOCX)
- 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.

Attachment: Reso15-96 (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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).

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

Attachment: Reso15-96 (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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:_____

Nays:_____

Attachment: Reso15-96 (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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: 0

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

Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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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;

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- 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.

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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

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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.

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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

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	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.

Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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.

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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.

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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

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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.

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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

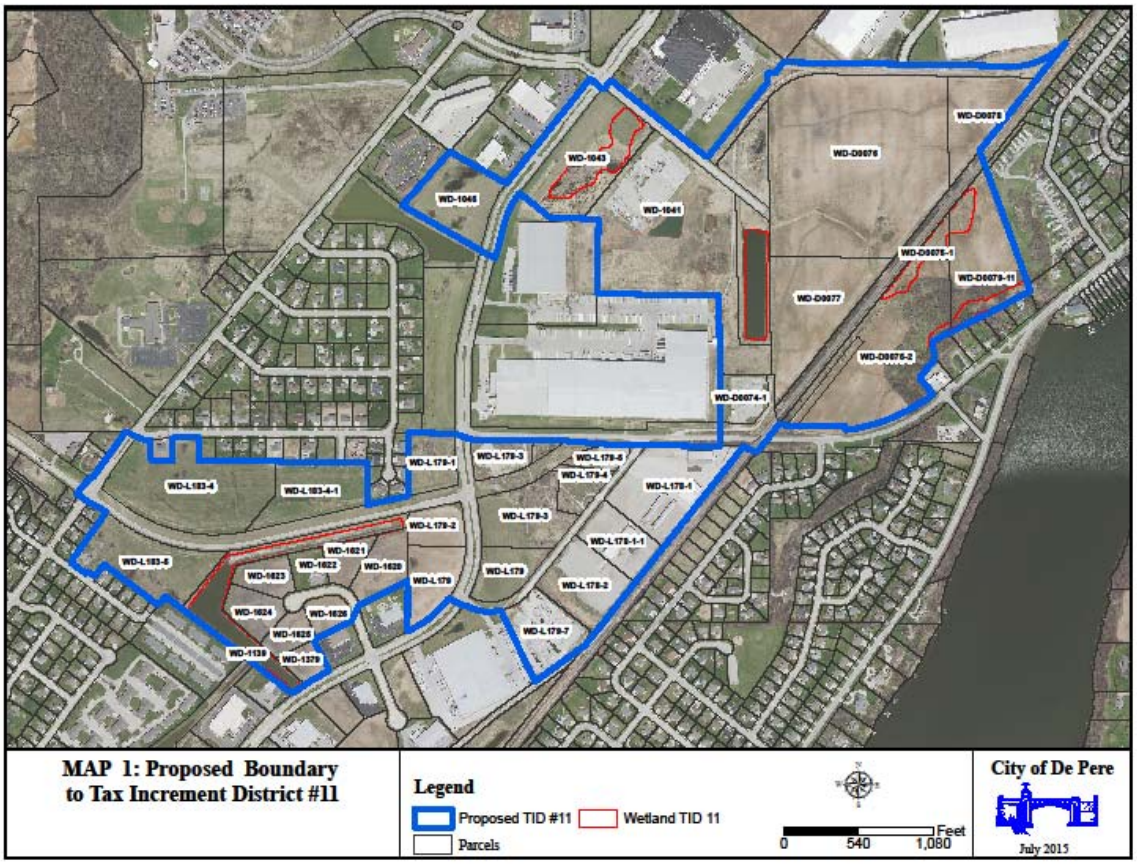
A. A minimum of 50% of the area occupied by real property within TID No. 11 is suitable for mixed-use development.
B. Lands proposed for newly platted residential use does not exceed 35% by area of the real property within the district.
C. The improvement of TID No. 11 is likely to significantly enhance 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



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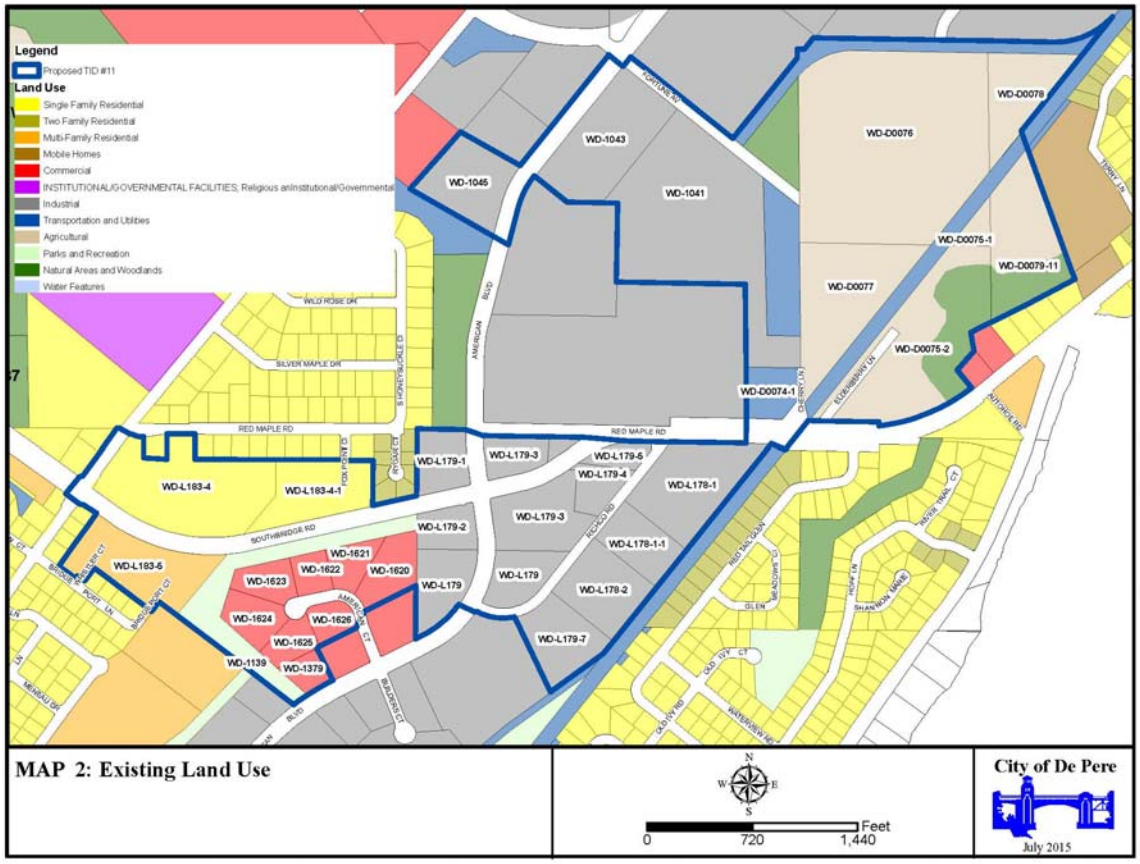
MAP 2 – EXISTING LAND USE & CONDITIONS



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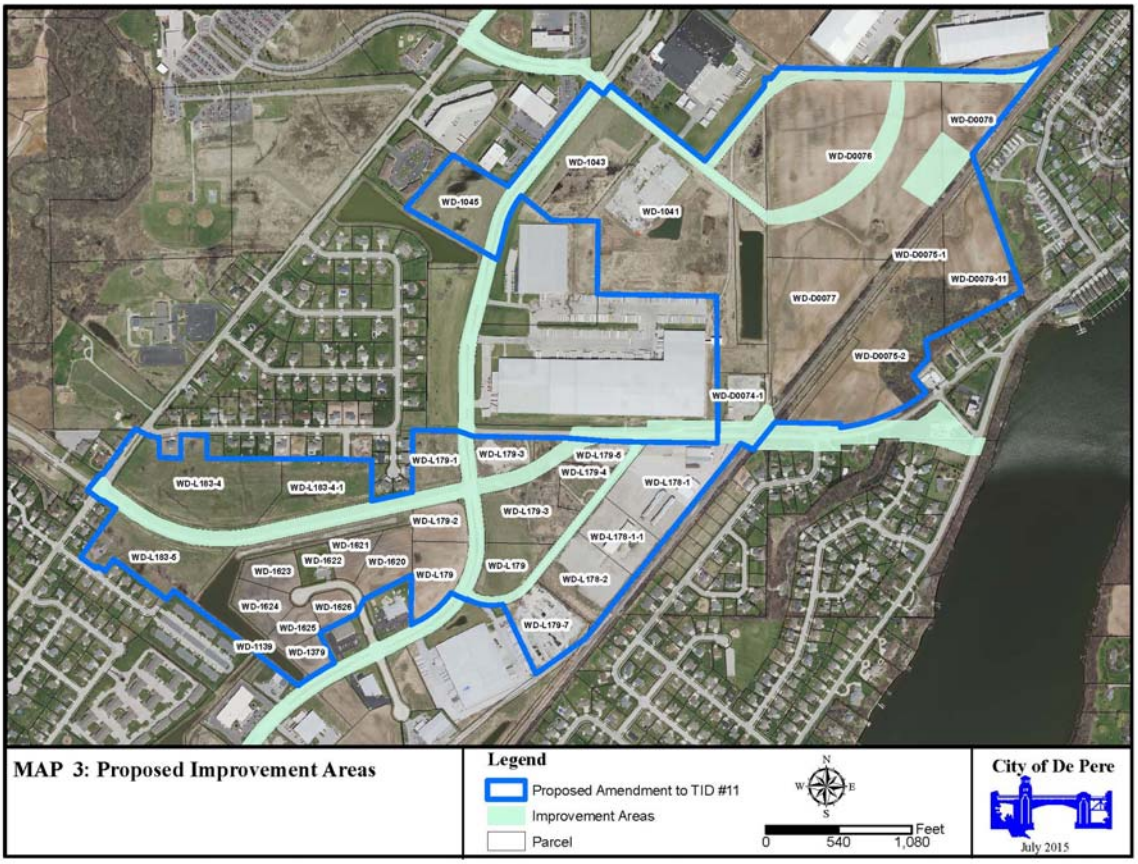
MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



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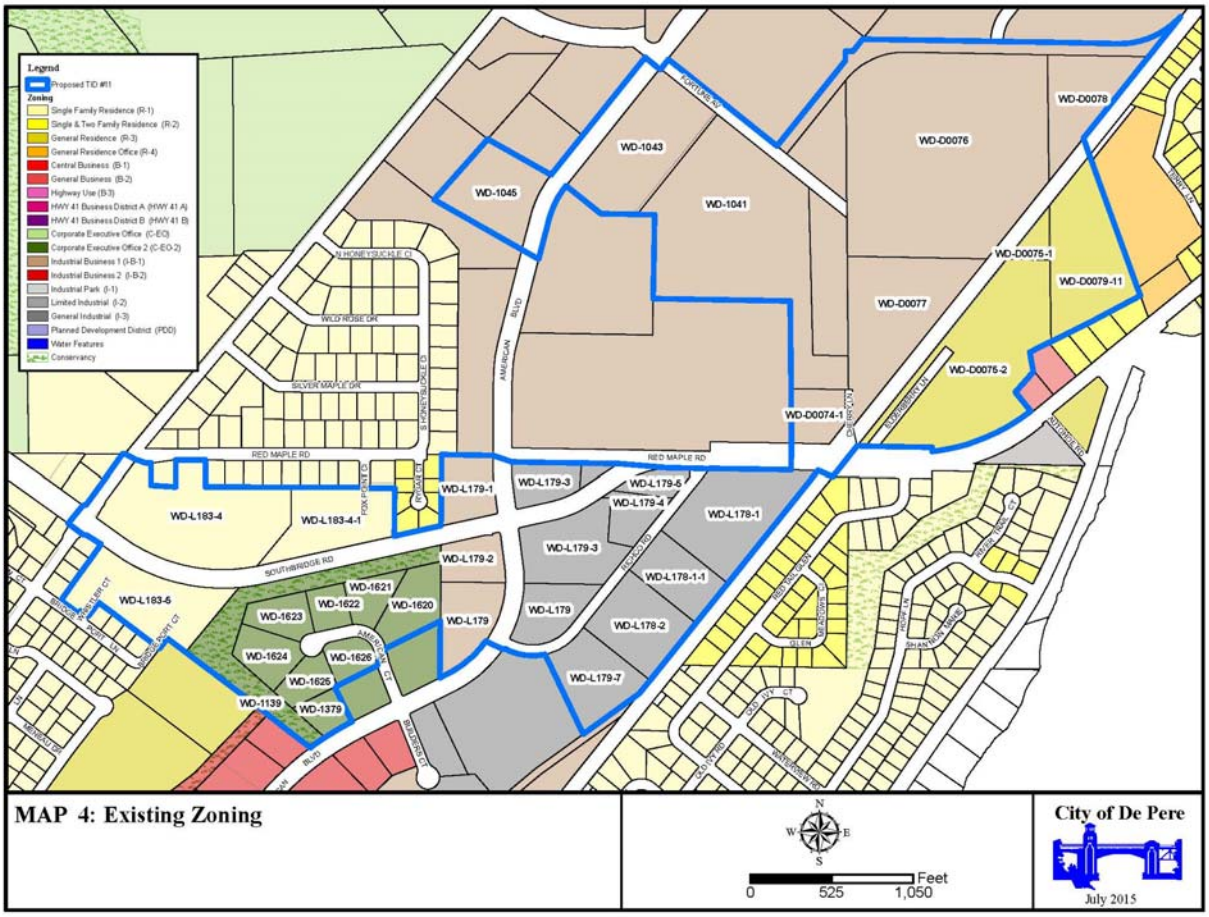
MAP 4 – EXISTING ZONING



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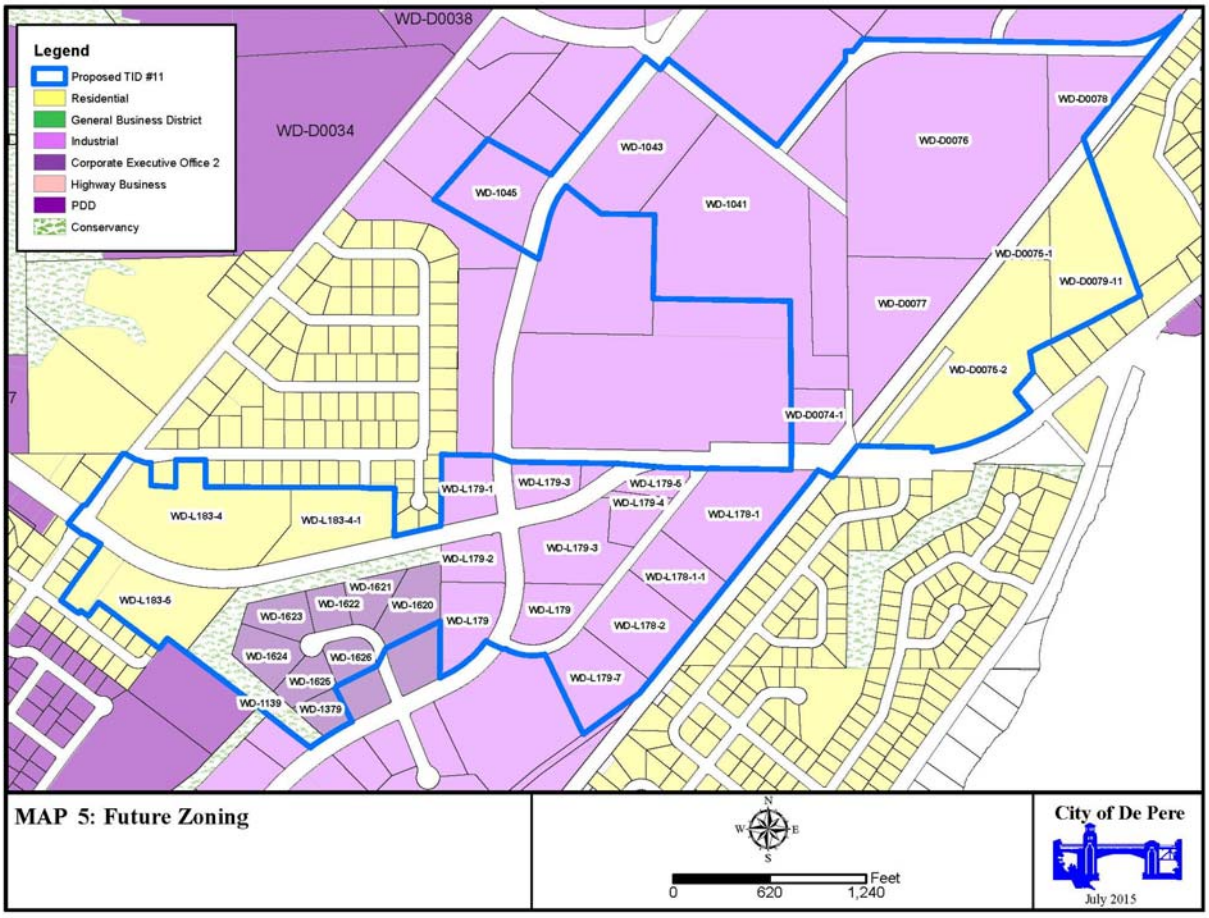
MAP 5 – PROPOSED LAND USE & ZONING



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APPENDIX A

LEGAL DESCRIPTION

Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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°

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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.

Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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

Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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

Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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

Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

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: 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

GANNETT WI MEDIA
435 EAST WALNUT ST.
PO BOX 23430
GREEN BAY, WI 54305-3430

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Attachment: TID 11 Project Plan (3888 : Resolution #15-96, Establishing the Boundaries & Approving Project Plan (TID 11))

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: **September 1, 2015**

DEPARTMENT: **City Attorney**

FROM: **Judith Schmidt-Lehman**

SUBJECT: **Resolution #15-97, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District #12.**

ATTACHMENTS:

- Reso15-97 (DOCX)
- 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.

Attachment: Reso15-97 (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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).

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

Attachment: Reso15-97 (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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:_____

Nays:_____

Attachment: Reso15-97 (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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:

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Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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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;

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- 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.

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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 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

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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:

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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

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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 Construction
216 Residential Lots	175,000	216	37,800,000	
4 Multi-family Housing	2,000,000	4	8,000,000	
17 IB-2	4,000,000	17	68,000,000	
1 IB-2	10,000,000	1	10,000,000	
TOTAL VALUE INCREMENT			123,800,000	

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

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

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

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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

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)	(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

Table IV shows the preliminary cash flow 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.

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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

Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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.

Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

Section N of De Pere **Statement Indicating How Creation of the TID Promotes the Orderly Development of the City**

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.

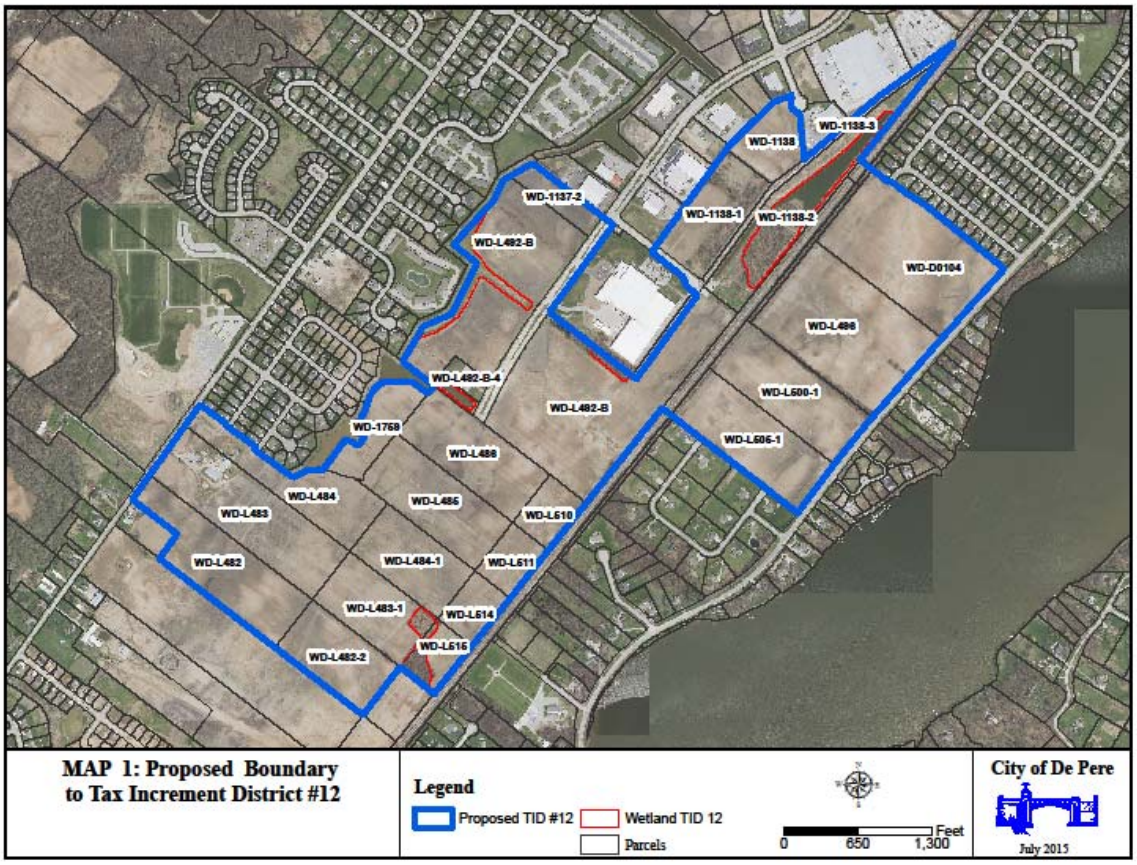
Section P **City Attorney Opinion**

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 Schmeltzer Clemen

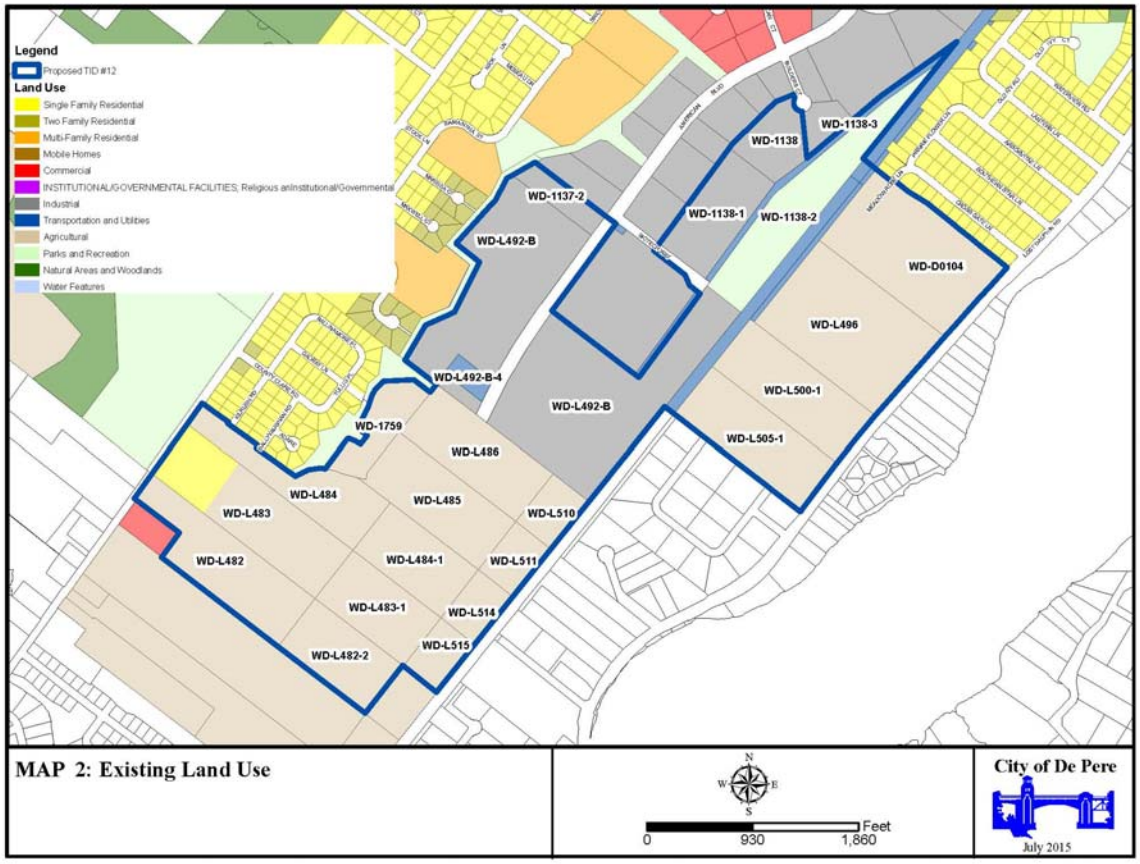
City Attorney 8/28/15

MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 12 BOUNDARY



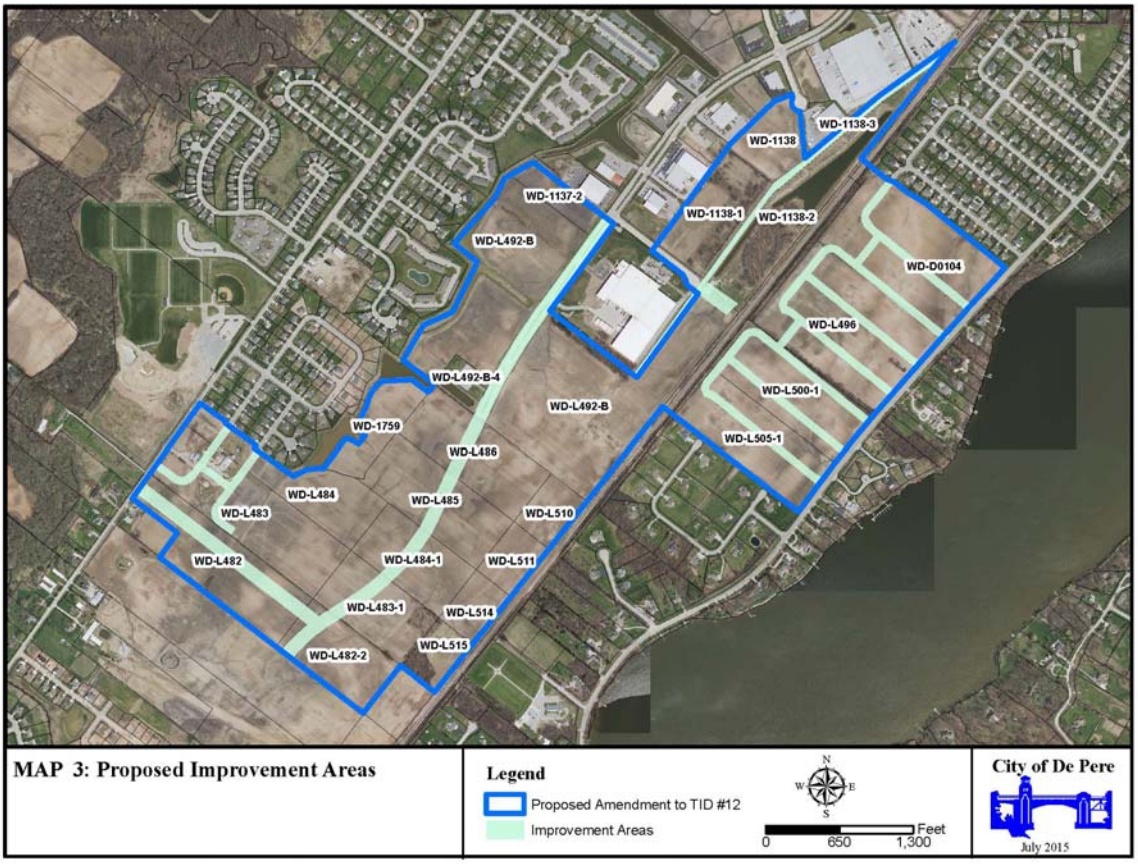
Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

MAP 2 – EXISTING LAND USE & CONDITIONS



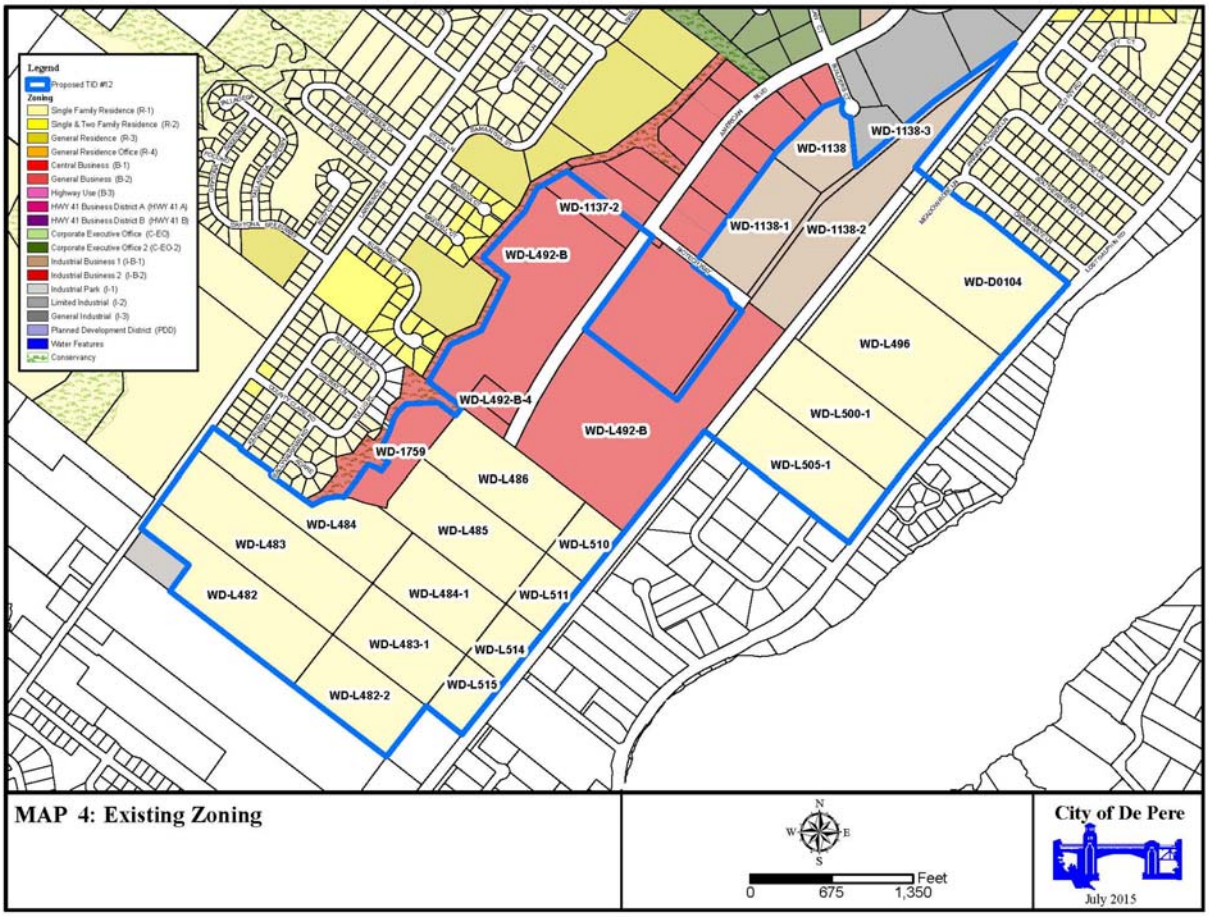
Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



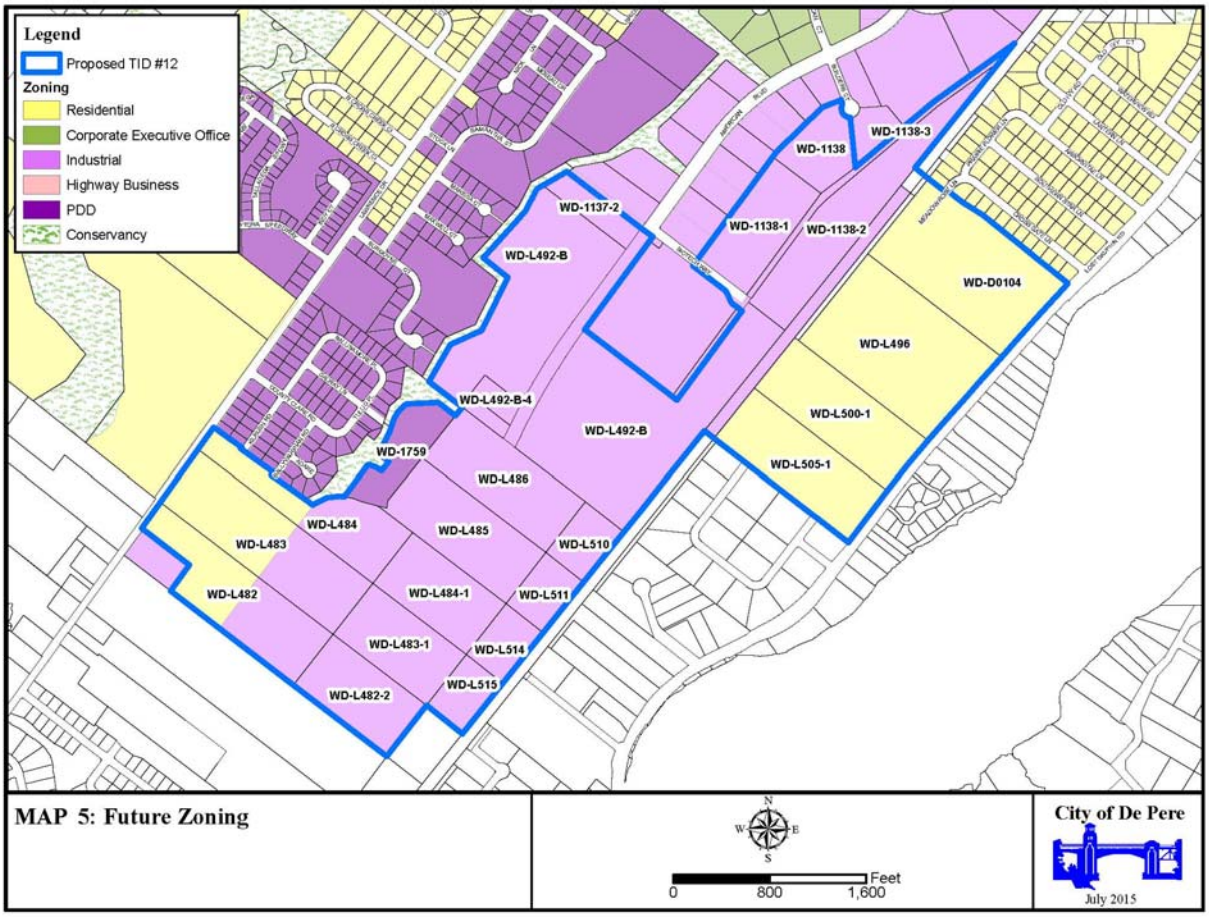
Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

MAP 4 – EXISTING ZONING



Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

MAP 5 – PROPOSED LAND USE & ZONING



Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

APPENDIX A

LEGAL DESCRIPTION

Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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.

Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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

Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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

Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

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 Meun (Date) 8/17/15

Legal Clerk

ALEXANDRA ZAKOWSKI NOTARY PUBLIC STATE OF WISCONSIN

Signed and sworn before me

Alexandra Zakowski

My commission expires 3/3/19

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

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Attachment: TID 12 Project Plan (3889 : Resolution #15-97, Establishing the Boundaries & Approving Project Plan (TID 12))

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: **September 1, 2015**

DEPARTMENT: **City Clerk-Treasurer**

FROM: **Shana Defnet**

SUBJECT: **Voucher Approval.**

ATTACHMENTS:

- 9-1-15 VOUCHERS (PDF)

PACKET: 04883 SEP 2015 COUNCIL - 1 9-1-15

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
6426	ACL							
	I-201507-0	ACL	R	9/01/2015		40.20CR	076052	40.20
2834	AICPA RENEWAL PROCESSING							
	I-201508205043	AICPA RENEWAL PROCESSING	R	9/01/2015		235.00CR	076053	235.00
0302	AIRGAS USA LLC							
	I-9929195626	AIRGAS USA LLC	R	9/01/2015		211.96CR	076054	211.96
0006	VILLAGE OF ALLOUEZ							
	I-11968	VILLAGE OF ALLOUEZ	R	9/01/2015		46,750.90CR	076055	46,750.90
0442	BADGER LABORATORIES & ENGINEERING							
	I-INV000062418	BADGER LABORATORIES & ENGINEER	R	9/01/2015		60.00CR	076056	60.00
0020	BADGERLAND PRINTING INC							
	I-26171	BADGERLAND PRINTING INC	R	9/01/2015		44.00CR	076057	
	I-26172	BADGERLAND PRINTING INC	R	9/01/2015		72.00CR	076057	116.00
0027	BAY TOWEL INC							
	I-1991868	BAY TOWEL INC	R	9/01/2015		128.32CR	076058	
	I-2026387	BAY TOWEL INC	R	9/01/2015		128.32CR	076058	
	I-2027814	BAY TOWEL INC	R	9/01/2015		44.02CR	076058	
	I-2031306	BAY TOWEL INC	R	9/01/2015		44.02CR	076058	344.68
0025	BAYCOM INC							
	I-165029	BAYCOM INC	R	9/01/2015		220.00CR	076059	220.00
0033	BIRDSEYE DAIRY INC							
	I-27838	BIRDSEYE DAIRY INC	R	9/01/2015		190.78CR	076060	190.78
0037	BROADCAST MUSIC INC							
	I-26797077	BROADCAST MUSIC INC	R	9/01/2015		335.00CR	076061	335.00
2944	BROWN COUNTY JAIL							
	I-201508205044	BROWN COUNTY JAIL	R	9/01/2015		560.00CR	076062	560.00
0536	CDW GOVERNMENT INC							
	I-XF59326	CDW GOVERNMENT INC	R	9/01/2015		3,964.40CR	076063	3,964.40
6843	CIVIC SYSTEMS, LLC							
	I-CVC13016	CIVIC SYSTEMS, LLC	R	9/01/2015		2,340.00CR	076064	2,340.00

Attachment: 9-1-15 VOUCHERS (3884 : Voucher Approval.)

PACKET: 04883 SEP 2015 COUNCIL - 1 9-1-15

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
7243	CLASSIC CARPET CLEANING							
	I-2012	CLASSIC CARPET CLEANING	R	9/01/2015		867.30CR	076065	867.30
2708	CLEANING SOLUTION SERVICES INC							
	I-10763	CLEANING SOLUTION SERVICES INC	R	9/01/2015		300.00CR	076066	300.00
7244	DEGROOT, SCOTT							
	I-201508205045	DEGROOT, SCOTT	R	9/01/2015		147.64CR	076067	147.64
3212	DIXON ENGINEERING INC							
	I-15-9520	DIXON ENGINEERING INC	R	9/01/2015		2,650.00CR	076068	
	I-15-9521	DIXON ENGINEERING INC	R	9/01/2015		2,650.00CR	076068	5,300.00
0085	EMERGENCY MEDICAL PRODUCTS INC							
	I-1729080	EMERGENCY MEDICAL PRODUCTS INC	R	9/01/2015		184.40CR	076069	184.40
0086	EMPLOYEE RESOURCE CENTER INC							
	I-0715-4534	EMPLOYEE RESOURCE CENTER INC	R	9/01/2015		347.50CR	076070	347.50
6859	EMS MEDICAL BILLING ASSOC LLC							
	I-201508205046	EMS MEDICAL BILLING ASSOC LLC	R	9/01/2015		5,750.34CR	076071	5,750.34
0091	FASTENAL COMPANY							
	I-WIGRE314528	FASTENAL COMPANY	R	9/01/2015		4.25CR	076072	4.25
0331	FERGUSON WATERWORKS #1476 INC							
	I-178740	FERGUSON WATERWORKS #1476 INC	R	9/01/2015		1,143.16CR	076073	1,143.16
2627	FESTIVAL FOODS INC							
	I-201508205047	FESTIVAL FOODS INC	R	9/01/2015		70.40CR	076074	70.40
0105	FOX SPECIALITY COMPANY							
	I-31135	FOX SPECIALITY COMPANY	R	9/01/2015		34.24CR	076075	34.24
0562	GALL'S INC							
	I-3811956	GALL'S INC	R	9/01/2015		153.94CR	076076	
	I-3851416	GALL'S INC	R	9/01/2015		20.95CR	076076	
	I-3893776	GALL'S INC	R	9/01/2015		101.64CR	076076	276.53
6923	GORDON FLESCH COMPANY INC.							
	I-IN11253014	GORDON FLESCH COMPANY INC.	R	9/01/2015		211.27CR	076077	211.27

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VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0116	GRAINGER INC							
	I-9771779882	GRAINGER INC	R	9/01/2015		90.82CR	076078	90.82
3889	GREEN BAY PIPE & TV CONTRACTORS LLC							
	I-15-15 (2 FINAL)	GREEN BAY PIPE & TV CONTRACTOR	R	9/01/2015		39,894.25CR	076079	39,894.25
7245	GREEN BAY WATER UTILITY							
	I-5557	GREEN BAY WATER UTILITY	R	9/01/2015		1,193.25CR	076080	1,193.25
0446	HAWKINS INC							
	I-3760850 RI	HAWKINS INC	R	9/01/2015		3,524.61CR	076081	3,524.61
3521	HD SUPPLY WATERWORKS LTD							
	I-E299607	HD SUPPLY WATERWORKS LTD	R	9/01/2015		650.00CR	076082	
	I-E327881	HD SUPPLY WATERWORKS LTD	R	9/01/2015		5,059.80CR	076082	
	I-E332948	HD SUPPLY WATERWORKS LTD	R	9/01/2015		222.00CR	076082	5,931.80
7208	HOLIDAY WHOLESALE							
	I-7441741	HOLIDAY WHOLESALE	R	9/01/2015		82.48CR	076083	
	I-7476551	HOLIDAY WHOLESALE	R	9/01/2015		38.17CR	076083	
	I-7476553	HOLIDAY WHOLESALE	R	9/01/2015		76.45CR	076083	197.10
1399	INDOFF INC							
	I-2662841	INDOFF INC	R	9/01/2015		81.83CR	076084	
	I-2664262	INDOFF INC	R	9/01/2015		430.54CR	076084	
	I-2669894	INDOFF INC	R	9/01/2015		131.99CR	076084	644.36
0149	KIMCO ENGRAVING INC							
	I-27446	KIMCO ENGRAVING INC	R	9/01/2015		4.45CR	076085	4.45
0153	LAFORCE INC							
	I-884163 RI	LAFORCE INC	R	9/01/2015		75.50CR	076086	75.50
0154	LAMERS BUS LINES INC							
	I-474109	LAMERS BUS LINES INC	R	9/01/2015		264.88CR	076087	264.88
2713	MAU & ASSOCIATES							
	I-22902	MAU & ASSOCIATES	R	9/01/2015		142.50CR	076088	142.50
0173	MENARDS INC							
	I-66789	MENARDS INC	R	9/01/2015		3.98CR	076089	
	I-67263	MENARDS INC	R	9/01/2015		106.35CR	076089	
	I-67678	MENARDS INC	R	9/01/2015		40.77CR	076089	
	I-67692	MENARDS INC	R	9/01/2015		5.96CR	076089	
	I-67779	MENARDS INC	R	9/01/2015		166.80CR	076089	323.86

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PACKET: 04883 SEP 2015 COUNCIL - 1 9-1-15

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
6533	MILPRO MARINE LLC							
	I-1256	MILPRO MARINE LLC	R	9/01/2015		4,470.00CR	076090	4,470.00
0076	NASSCO INC							
	I-S1937964.001	NASSCO INC	R	9/01/2015		324.09CR	076091	324.09
0202	PEPSI COLA NEW INC							
	I-287393	PEPSI COLA NEW INC	R	9/01/2015		137.28CR	076092	
	I-287908	PEPSI COLA NEW INC	R	9/01/2015		28.80CR	076092	166.08
0209	POOL WORKS INC							
	I-201508205048	POOL WORKS INC	R	9/01/2015		67.98CR	076093	
	I-93546-1	POOL WORKS INC	R	9/01/2015		31.98CR	076093	99.96
6991	PROFESSIONAL SERVICE INDUSTRIES, INC.							
	I-380492	PROFESSIONAL SERVICE INDUSTRIE	R	9/01/2015		6,072.40CR	076094	6,072.40
6335	R A SMITH NATIONAL							
	I-119844	R A SMITH NATIONAL	R	9/01/2015		1,133.75CR	076095	1,133.75
5973	RAE-COR DISTRIBUTING INC							
	I-61177	RAE-COR DISTRIBUTING INC	R	9/01/2015		162.20CR	076096	162.20
6929	RELYCO INC.							
	I-14-16 (3 FINAL)	RELYCO INC.	R	9/01/2015		6,380.12CR	076097	6,380.12
0235	SAINT VINCENT HOSPITAL							
	I-41461	SAINT VINCENT HOSPITAL	R	9/01/2015		3.82CR	076098	3.82
0406	SIMPLEXGRINNELL INC							
	I-81550690	SIMPLEXGRINNELL INC	R	9/01/2015		446.00CR	076099	446.00
1528	TEAM APPAREL & SPECIALTIES INC							
	I-83909	TEAM APPAREL & SPECIALTIES INC	R	9/01/2015		184.00CR	076100	184.00
4842	THOMSON REUTERS							
	I-832373095	THOMSON REUTERS	R	9/01/2015		398.66CR	076101	398.66
0417	TWEET GAROT MECHANICAL INC							
	I-22625	TWEET GAROT MECHANICAL INC	R	9/01/2015		503.00CR	076102	
	I-22674	TWEET GAROT MECHANICAL INC	R	9/01/2015		2,095.59CR	076102	2,598.59

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VENDOR SET: 01

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VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0272	UNIFORM SHOPPE INC							
	I-246081	UNIFORM SHOPPE INC	R	9/01/2015		58.90CR	076103	58.90
3745	VALLEY AQUATIC SOLUTIONS							
	I-54375-IN	VALLEY AQUATIC SOLUTIONS	R	9/01/2015		157.60CR	076104	
	I-54421-IN	VALLEY AQUATIC SOLUTIONS	R	9/01/2015		31.45CR	076104	189.05
0277	VAN'S FIRE & SAFETY INC							
	I-4075496	VAN'S FIRE & SAFETY INC	R	9/01/2015		25.00CR	076105	
	I-4076095	VAN'S FIRE & SAFETY INC	R	9/01/2015		273.73CR	076105	
	I-4076096	VAN'S FIRE & SAFETY INC	R	9/01/2015		239.24CR	076105	537.97
7210	VANDEN PLAS SANITATION INC.							
	I-27510	VANDEN PLAS SANITATION INC.	R	9/01/2015		75.00CR	076106	75.00
2645	WI DEPT OF JUSTICE							
	I-201508205049	WI DEPT OF JUSTICE	R	9/01/2015		70.00CR	076107	
	I-201508205050	WI DEPT OF JUSTICE	R	9/01/2015		7.00CR	076107	77.00
1466	WI SUPREME COURT							
	I-201508205051	WI SUPREME COURT	R	9/01/2015		40.00CR	076108	40.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	57	0.00	145,710.92	145,710.92
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	57	0.00	145,710.92	145,710.92

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Attachment: 9-1-15 VOUCHERS (3884 : Voucher Approval.)

PACKET: 04883 SEP 2015 COUNCIL - 1 9-1-15

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
100	9/2015	25,368.57CR
201	9/2015	1,775.42CR
405	9/2015	99,240.17CR
601	9/2015	18,184.21CR
650	9/2015	1,142.55CR
ALL		145,710.92CR

Attachment: 9-1-15 VOUCHERS (3884 : Voucher Approval.)

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: **September 1, 2015**

DEPARTMENT: **City Clerk-Treasurer**

FROM: **Shana Defnet**

SUBJECT: **Operator License Applications.**

ATTACHMENTS:

- 09-01-15 OPERATOR LICENSE LIST.PDF (PDF)

Attachment: 09-01-15 OPERATOR LICENSE LIST.PDF (3872 : Operator License Applications.)

CITY OF DE PERE - September 1, 2015

ITEM	NAME	ADDRESS	CITY	ST	ZIP
New Operator License Applications for the 2014-2016 Licensing Period					
1	CARTIER, MICHELLE R.	1005 CORAL ST., #2	DE PERE	WI	54115
2	DEICHER, CRYSTAL C.	2246 IMPERIAL LN.	GREEN BAY	WI	54302
3	HEMMERICH, ALEXIS R.	818 OREGON ST.	GREEN BAY	WI	54303
4	HENSE II, THOMAS F.	512 N. TENTH ST., #27	DE PERE	WI	54115
5	LEWIS, MAUREEN T.	816 MANDALAY TER.	DE PERE	WI	54115
6	PHILLIPS, BRYANT J.	605 DORELLE ST.	KEWAUNEE	WI	54216
7	ROBB, ADAM L.	1641 SMITH ST.	GREEN BAY	WI	54302