



Joint Review Board

Regular Untelevised

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

Final Minutes

Friday, August 27, 2021

9:00 AM

GoToMeeting

Call to Order

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

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

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

2. Approval of the minutes of the July 23, 2021 Joint Review Board meeting.

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

3. Public comments upon matters not on the agenda.

There were no public comments.

4. TID No. 7

A. Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7.

Development Services Director Daniel Lindstrom reviewed the proposed project plan amendment to modify the district boundaries of TID No. 7 to remove Parcel ED-812 which was recently acquired by the De Pere Cultural Foundation for the Mulva Cultural Center. The City retained the most recently amended project plan and retained the sections of the previous plan but updated maps, references and boundary descriptions. There were no questions from the Joint Review Board.

RESULT:	DISCUSSED
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B. Review and Approval of Common Council Resolution #21-91, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7, City of De Pere, Wisconsin.

Mayor Boyd moved, seconded by Dawn Foeller, to approve the resolution. Upon vote, motion carried unanimously.

RESULT:	DISCUSSED
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C. TID No. 7 Joint Review Board Resolution #JRB 21-02, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7. (Boundary Amendment #1)

Mayor Boyd moved, seconded by Bob Mathews, to approve JRB Resolution #21-02. Upon vote, motion carried unanimously.

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

5. Annual Review of Financial Reports for Tax Increment Financing Districts No. 7, No. 10, No. 14, and No. 16.

Development Services Director Daniel Lindstrom provided an overview of the 2020 year end annual report for the east side TIDS: 7, 10, 15, and 16.

TID No. 7 has an expiration date of 2033, with two potential extensions. The TID is expected to end with a \$785,000 deficit. Contributing factors associated with the deficit are a decrease in the mill rate and removal of the Front Street block. Chad Weininger asked about the technical college extension and what is the purpose of it. Daniel explained that in 2013, the state changed how technical colleges are funded. The state passed a law that the TID could be extended an additional three years, but only TIDs created before 2014 are eligible. Chad asked if there is still the same amount of interest in this TID and Daniel stated that there is greater interest now because of the Mulva Center and also renewed interest in George Street.

TID No. 10 is an industrial TID to help aid additional development in the east business park that is set to expire in 2032. It is also eligible for the three year extension. Daniel explained that there is a negative \$3.4 million reduction in growth due to changes in manufacturing assessments and recent sales of private property at a reduced rate. Daniel added that the City is not anticipating any remaining projects for this TID. Mark Higgins asked for an update on the southern bridge. Chad Weininger stated that the southern bridge project still remains a top priority for the County.

TID No. 14 is a single use TID that was created to redevelop the old Irwin School property at 428 N Superior Street. Daniel noted that it has been a slow-moving project which has been impacted by COVID and the increase in construction costs. The first phase (6 condos) was completed in 2020 and there are two remaining phases, which are anticipated in 2022 or 2023. Based on projected revenues and additional borrowings, the TID is projected to end with an approximate surplus of \$515,000.

TID No. 16 was created in 2020 to redevelop 123 N Broadway Street, a City-owned downtown public parking lot into a four-story mixed use residential/commercial building. The development has been delayed due to construction costs, and is expected to start in 2022. Daniel explained that the City is considering closing the TID and recreating the TID.

RESULT:	DISCUSSED
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6. Next Meeting Date.

Development Services Director Daniel Lindstrom stated that he would like to schedule a meeting with the Joint Review Board to discuss the Shopko redevelopment project, potentially in December. Discussion followed and it was decided that the first half of December works better for most of the JRB members. A definite date was not set at the meeting but Daniel will reach out to the members with some potential dates in the near future.

RESULT: DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Dawn Foeller, to adjourn the meeting at 9:31 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker