



Joint Review Board

Regular Untelevised

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

Final Minutes

Friday, August 27, 2021

9:30 AM

GoToMeeting

Call to Order

The meeting was called to order at 9:30 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 Laboy	Board Member	Excused	
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:	James Boyd, Mayor
SECONDER:	Bob Mathews, Board Member
AYES:	James Boyd, Mark Higgins, Bob Mathews, Chad Weininger
EXCUSED:	Dawn Laboy

3. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	DISCUSSED
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4. TID No. 11

A. Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11.

Development Services Director Daniel Lindstrom reviewed the project plan amendment to modify the district boundaries of TID No. 11 to add parcel WD-1042 into the TID boundary. The reason for the addition is that this parcel was acquired by Robinson Metal in 2019 to expand their business operations. However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore the City proposes to add the parcel to TID No. 11 to allow for Robinson Metal's expansion. Daniel stated that there has been steady growth in this mixed-use TID.

RESULT:	DISCUSSED
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B. Review and Approval of Common Council Resolution #21-92, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11, City of De Pere, Wisconsin.)

Mayor Boyd moved, second by Bob Mathews, to approve the resolution. Upon vote, motion carried unanimously.

RESULT: DISCUSSED

C. TID No. 11 Joint Review Board Resolution #JRB 21-03, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 11. (Boundary Amendment #1)

Chad Weininger moved, seconded by Mark Higgins, to approve JRB Resolution #21-03. Upon vote, motion carried unanimously.

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

5. TID No. 12

A. Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12.

Development Services Director Daniel Lindstrom reviewed the boundary amendment for mixed use TID No. 12. The purpose of this TID amendment is to add Parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 into the TID boundary for a proposed building expansion for Green Bay Packaging. The City used the original project plan but updated maps, references and boundary descriptions.

RESULT: DISCUSSED

B. Review and Approval of Common Council Resolution #21-93, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12, City of De Pere, Wisconsin.

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

RESULT: DISCUSSED

C. TID No. 12 Joint Review Board Resolution #JRB 21-04, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 12. (Boundary Amendment #2)

Chad Weininger moved, seconded by Bob Mathews, to approve JRB Resolution #21-04. Upon vote, motion carried unanimously.

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

6. Annual Review of Financial Reports for Tax Increment Financing Districts No. 5, No. 6, No. 8, and No. 9, No. 11, No. 12, No. 13, and No. 15.

Development Services Director Daniel Lindstrom provided an overview of the 2020 year end annual report for the west side TIDS: 5, 6, 8, 9, 11, 12, 13, and 15.

TID No. 5 is a blight elimination TID whose termination resolution as approved in February 2021. The TID is set to close in 2023. Daniel reported that there has been residential growth in the TID, as well as commercial growth on Reid Street.

TID No. 6 is an industrial TID, created in 1998. The City passed the termination resolution in August 2021 and the TID will close by March 2022.

TID No. 8 is a mixed-use TID, created in 2007. In 2019, the state and City assessor reported an additional \$12 million in increment; however, City staff indicated that this was an error, which will be corrected next year. This TID is slated to end with a surplus. TID No. 9 was created in 2012. Daniel reported that there are several redevelopment opportunities remaining in this TID, including Cobblestone Hotel and 360 Main Avenue. These projects could generate an additional \$8-\$9 million in value over the remaining life of the TID.

TID No. 11 is a mixed-use TID, created in 2015. Daniel reported that there are several redevelopment opportunities remaining in this TID, including Robinson Metal, Honeysuckle Acres 4th Addition, and Fortune Avenue. These projects could generate an additional \$35 million in value over the remaining life of the TID. The TID is expected to end with an approximate surplus of \$185,000.

TID No. 12 is a mixed-use TID, created in 2015. There are several redevelopment opportunities remaining, including the Infinity Machine and Green Bay Packaging expansions. Daniel reported that these projects could generate an additional \$98 million in value over the remaining life of the TID. He added that the City is planning for additional borrowing for the southern bridge.

TID No. 13 is a mixed-use TID, created in 2017 to facilitate the redevelopment of the Main Avenue roundabout.

TID No. 15 is a mixed-use TID, created in 2020. Daniel reported that there has been significant growth with the United Health Group office complex. He added that the City may come back in the next year for another boundary amendment for this TID.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Mark Higgins, to adjourn the meeting at 10:03 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker