



Joint Review Board

Regular Untelevised

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

Final Minutes

Tuesday, August 21, 2018

9:00 AM

Riverview Conference Room

Call to Order

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

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
William Patzke	Board Member	Present	
Bob Mathews	Board Member	Present	
Dawn Foeller	Board Member	Present	
Chad Weininger	Board Member	Present	

Also present: Development Services Director Kim Flom, City Administrator Larry Delo and members of the public.

2. Introductions.

RESULT: DISCUSSED

3. Role of Joint Review Board.

Development Services Director Kim Flom reviewed the role of the Joint Review Board members as the decision-making body representing the local taxing district. She explained that it is the responsibility of the Joint Review Board to approve, deny, or amend the TID.

RESULT: DISCUSSED

4. Election of Chairperson and Appointment of Citizen Member District #14.

Bob Mathews moved, seconded by Chad Weininger, to nominate Mayor Walsh as chairperson. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Bob Mathews, to nominate Bill Patzke as citizen member. Upon vote, motion carried unanimously.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bob Mathews, Board Member
SECONDER: Chad Weininger, Board Member
AYES: Walsh, Patzke, Mathews, Foeller, Weininger

5. Overview of Draft Proposed Project Plan and District Boundary for District #14.

Development Services Director Kim Flom reviewed the proposed project plan for TID #14, which is being created for the adaptive redevelopment of the historic Irwin School. It is a single property TID and is considered a blight TID due to the fact that the school has been vacant for the last 10-15 years. Kim reported that the existing building will be converted into 8 condominiums with an additional 12 townhomes being built on the site. Chad Weininger asked what the cost of the townhomes will be. Kim replied that the cost analysis is \$280,000 but the developer has not finalized that cost yet. Bob Mathews questioned if the \$280,000 price point would hold in this neighborhood. Kim remarked that they are highly desirable units and feels that it will not be too high of a price for this development. She noted that the consultant, Baird, is available to answer any questions. Bob Mathews asked if the asbestos has been cleared out yet and Kim replied that they

have not started any work at the site yet. She reported that the developer is Milwaukee View, who is also responsible for the Whitney School project in Green Bay. Bob Mathews asked if the neighbors are excited for this project. Kim replied that about 6-8 property owners attended the August Plan Commission meeting, all in favor of the project, with the exception of one neighbor who was concerned about the density in the area. Dawn Foeller inquired about the timeline of the project. Kim answered that the developer has partnered with De Leers Construction and would like to start construction this year with more robust construction in 2019. Kim added that the City contribution total is \$1.5 million. She reported that the next step is a public hearing at the August 27, 2018 Plan Commission meeting, followed with the Council resolution at the September 18, 2018 Council meeting. Mayor Walsh moved, seconded by Bob Mathews, to receive and place the item on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Bob Mathews, Board Member
AYES:	Walsh, Patzke, Mathews, Foeller, Weininger

6. Future Agenda Items.

None.

7. Next Meeting Date/Time.

The next JRB meeting will be held on September 19, 2018 at 9:30 am.

RESULT:	DISCUSSED
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Adjournment

Mayor Walsh moved, seconded by Dawn Foeller, to adjourn the meeting at 9:18 AM. Upon vote, motion carried unanimously.

Respectfully submitted,

Kelly Barker