



Joint Review Board

Regular Untelevised

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

Agenda

Tuesday, August 13, 2019

9:00 AM

De Pere City Hall Riverview Room

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Joint Review Board** of the City of De Pere will be held on **August 13, 2019** at **9:00 AM** in the **De Pere City Hall Riverview Room, 335 S. Broadway, De Pere, WI 54115.**

Call to Order

1. Roll Call
2. Approval of the minutes of the July 27, 2018 Joint Review Board meeting.
3. Annual Review of Financial Reports for Tax Increment Financing Districts #7 and #10.

Adjournment

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

Any person wishing to attend, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce



City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE: August 13, 2019

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the July 27, 2018 Joint Review Board meeting.

ATTACHMENTS:

- JRB_Jul2018_Minutes_Draft_East (PDF)



Joint Review Board

Regular Untelevised

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

Draft Minutes

Friday, July 27, 2018

8:30 AM

De Pere City Hall Riverview Room

Call to Order

The meeting was called to order at 8:30 AM by Mayor Michael J. Walsh

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

Also present: Development Services Director Kim Flom.

2. Approval of the minutes of the July 24, 2017 Joint Review Board Meeting.

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

3. Annual Review of Financial Reports for Tax Increment Financing Districts #7 and #10.

Development Services Director Kim Flom reviewed the 2017 annual report for TID #7 and TID #10 on the east side. She noted that both City Administrator Larry Delo and Finance Director Joe Zegers were both absent and if any questions came up during the course of the meeting that she could not answer, she would consult with them and get back to the board. Kim reviewed the progress of TID #7 first, reporting that the Cultural District Master Plan was recently approved by the Common Council in July, which is great news for the Mulva Cultural Center project to move forward. Bill Patzke questioned whether the new Cultural District Master Plan will give the City or the Mulva Center veto power on other development projects within the City. Kim replied that it would not give anyone veto power on other developments, but that the Plan does recommend height restrictions in certain parts of the downtown. Bob Mathews questioned the cash flow projections, specifically the \$4 million addition. Kim reported that the addition is due to the 102 on Broadway development as well as other possible developments. Bob suggested transferring over the future revenues to the formal document; otherwise it looks like the TIDs are under water. Moving on to TID #10, Kim reported that this TID includes the Belmark corporate expansion project and the Paroubek Insurance office building, both of which were completed in 2018. She explained that this is a property tax rebate TID, which has seen slower growth than the west side TIDS. She added that revenue from TID #10 is used to fund some infrastructure projects, and may possibly be set up as a donor TID for TID #7 in the future. Chad Weininger asked if there were any new projects scheduled in TID #10. Kim replied that there is nothing new aside from a few pre-application meetings for business expansion or relocating. Bob Mathews asked whether expense projections are based on possible future infrastructure. Kim noted that all TID expenditures are reviewed on a case by case basis after analysis of current available increment for future development. Bill Patzke moved, seconded by Bob Mathews, to receive and place the item on file. Upon vote, motion carried unanimously.

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

Adjournment

Dawn Foeller moved, seconded by Bill Patzke, to adjourn the meeting at 8:52 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE: August 13, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Annual Review of Financial Reports for Tax Increment Financing Districts #7 and #10.

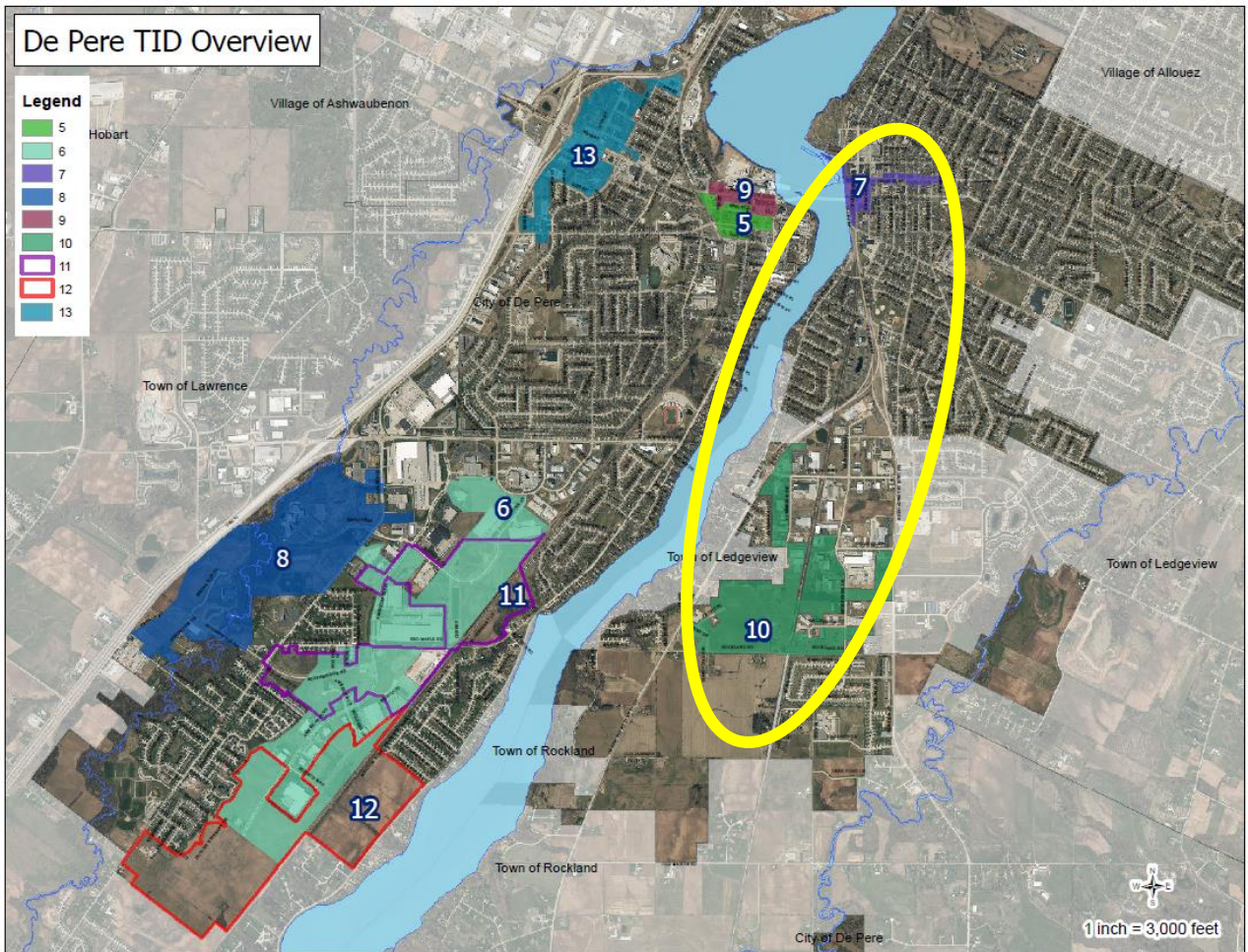
ATTACHMENTS:

- 2018 De Pere East TID Report to State (PDF)

City of De Pere

Tax Increment Financing Districts

2018 Annual Report - East Side



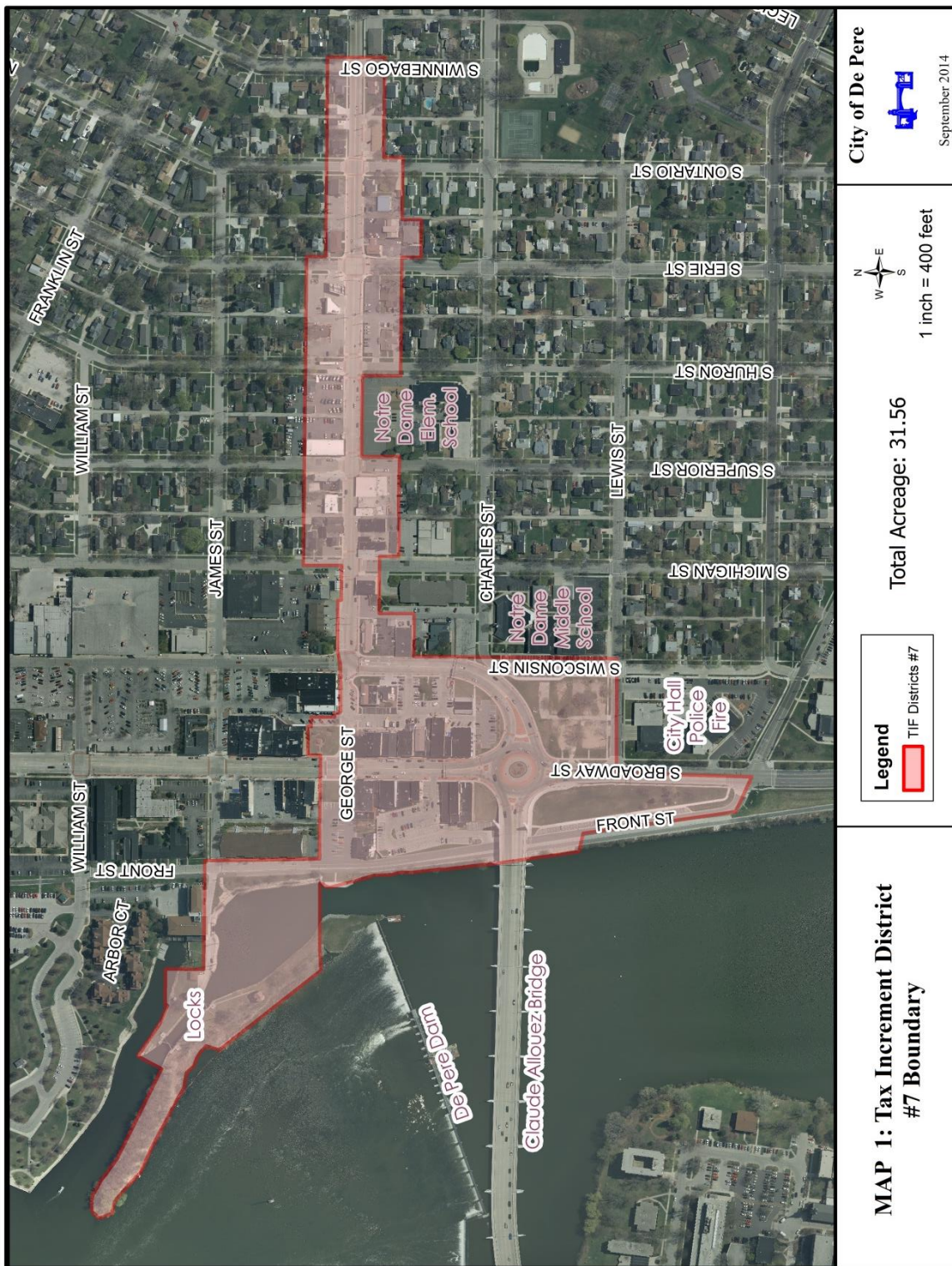
TID #7 & TID #10



TID #7

3.a

TID Type: 3-Reh/Cons post-95



TID302WI

2018 Statement of Changes in TID Value Wisconsin Department of Revenue Equalization Bureau

Date: 08/09/18
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County 05 Brown
City 216 De Pere
TID # 007 TID Type - Reh/Cons post-95
School District 1414 Sch D of De Pere

Special District - 1 5040
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$18,130,600	100.00%	\$18,130,600		\$18,130,600
Manufacturing Real Estate			\$142,400		\$142,400
Manufacturing Personal Property			\$2,900		\$2,900
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$1,600		-\$1,600
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					
Current Year TID Value					\$18,274,300
2007 TID Base Value					\$12,965,200
TID Increment Value					\$5,309,100

* Municipal Assessor's final values filed on 06/01/2018

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2017 TID Value	2018 TID Value	Dollar Change	% Change
\$12,965,200	\$18,274,300	\$5,309,100	41

Source: Wisconsin Department of Revenue

Noteworthy in 2018-19

Cultural District Master Plan Adopted
Façade Grant Program Updates
Hotel Feasibility Study
James Street Streetscape Project
Mulva Cultural Center Announcement



Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 05216	Municipality DE PERE		County BROWN	Due date 07-01-2019	Report type AMENDED
TID number 007	TID type 3	TID name TID 7	Creation date 10-17-2006	Mandatory termination date 10-17-2033	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-227,600

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Debt Premium	\$2,782
Subtotal other revenue source amount	\$2,782
Tax increment	\$19,768
Investment income	
Debt proceeds	\$35,000
Special assessments	
Exempt computer aid	\$2,524
Sale of property	
Total Revenue (deposits)	\$60,074

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
Developer Grants	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Transfer to Debt Service Fund	\$65,000
Subtotal transfer to other fund amount	\$65,000
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$14,040
Administration	\$28,598
Professional services	\$42,717
Interest and fiscal charges	\$128,937
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$366
Principal on long-term debt	\$292,431
Environmental costs	
Real property assembly costs	
Total Expenditures	\$572,239

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-739,765
Future costs	\$5,481,159
Future revenue	\$3,500,000
Surplus or deficit	\$-2,720,924

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information

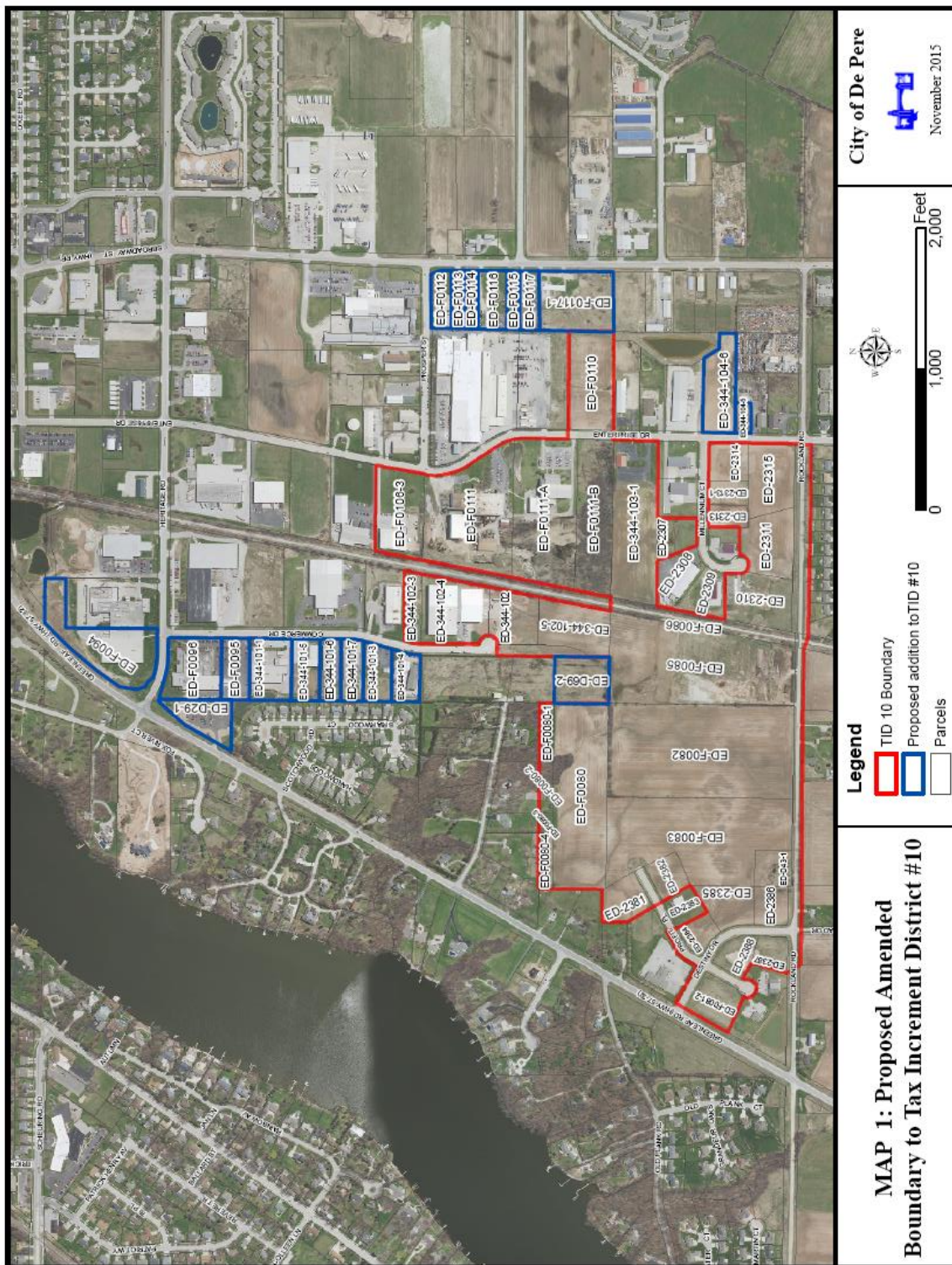
Preparer name Joe Zegers	Preparer title Finance Director
Preparer email jzegers@mail.de-pere.org	Preparer phone (920) 339-4041
Contact name Joe Zegers	Contact title Finance Director
Contact email jzegers@mail.de-pere.org	Contact phone (920) 339-4041

Submission Information

You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	05216
TID number	007
Recording time	07-30-2019 01:30 PM
Confirmation	TIDAR201805216A1564511423826
Submission type	AMENDED

3.a

City of De Pere
November 2015



MAP 1: Proposed Amended Boundary to Tax Increment District #10

Attachment: 2018 De Pere East TID Report to State (8573 : Annual Review of Financial Reports for Tax Increment Financing

TID302WI

2018 Statement of Changes in TID Value Wisconsin Department of Revenue Equalization Bureau

Date: 08/09/18
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County 05 Brown
City 216 De Pere
TID # 010 TID Type - Industrial Post-04
School District 1414 Sch D of De Pere

Special District - 1 5040
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$5,419,600	100.00%	\$5,419,600		\$5,419,600
Manufacturing Real Estate			\$23,452,500		\$23,452,500
Manufacturing Personal Property			\$5,114,500		\$5,114,500
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$600		-\$600
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					
Current Year TID Value					\$33,986,000
2012 TID Base Value					\$24,800,000
TID Increment Value					\$9,186,000

* Municipal Assessor's final values filed on 06/01/2018

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2017 TID Value	2018 TID Value	Dollar Change	% Change
\$34,318,600	\$33,986,000	-\$332,600	-1

Source: Wisconsin Department of Revenue

Noteworthy in 2018-19

Enterprise Drive Reconstruction
Southern Bridge Progress

Attachment: 2018 De Pere East TID Report to State (8573 : Annual Review of Financial Reports for Tax Increment Financing



Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 05216	Municipality DE PERE		County BROWN	Due date 07-01-2019	Report type AMENDED
TID number 010	TID type 5	TID name TID 10	Creation date 08-07-2012	Mandatory termination date 08-07-2032	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-66,498

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Debt Premium	\$116,970
Subtotal other revenue source amount	\$116,970
Tax increment	\$206,690
Investment income	
Debt proceeds	\$1,825,000
Special assessments	
Exempt computer aid	\$2,428
Sale of property	
Total Revenue (deposits)	\$2,151,088

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
n/a	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Transfer to Debt Service Fund	\$65,000
Subtotal transfer to other fund amount	\$65,000
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$1,368,910
Administration	\$28,401
Professional services	\$5,769
Interest and fiscal charges	\$22,385
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$9,380
Principal on long-term debt	\$90,000
Environmental costs	
Real property assembly costs	
Total Expenditures	\$1,589,995

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$494,595
Future costs	\$8,355,262
Future revenue	\$2,971,000
Surplus or deficit	\$-4,889,667

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information

Preparer name Joe Zegers	Preparer title Finance Director
Preparer email jzegers@mail.de-pere.org	Preparer phone (920) 339-4041
Contact name Joe Zegers	Contact title Finance Director
Contact email jzegers@mail.de-pere.org	Contact phone (920) 339-4041

Submission Information

You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	05216
TID number	010
Recording time	07-30-2019 11:36 AM
Confirmation	TIDAR201805216A1564504589400
Submission type	AMENDED

TID #14

3.a

Reporting not required for newly created TID #14.

Projects and Developers Associated with TID #7 and TID #10

3.a

TID #	Expenditures End 12/31/27	Closes 10/17/31	Post 95-Rehab/Cons
7			
	ED-812	MAC Dental	Mac Dental
	ED-823	Walgreens	Midland Development
	ED-844	102 on Broadway	Broadway Investment Partners
			221 S Broadway
			? Wisconsin St
			102 N Broadway
	FAÇADE GRANTS - Resolutions		
	ED-828	HZ Properties LLC	FAÇADE
	ED-968-3	Danen Properties	FAÇADE
	ED-816	Gillespie Properties	FAÇADE
	ED-841	De Pere Cinema	FAÇADE
	ED-1104	De Pere Exhaust	FAÇADE
	ED-789	Tile and Stone Gallery	FAÇADE
	ED-1008	De Pere Auto	FAÇADE
	ED-960	NIP IT	FAÇADE
	ED-826	Pumpkin Heads LLC	FAÇADE
	ED-826	SAKS Holdings	FAÇADE
	ED-824	BEILKE LLC	FAÇADE
	ED-829	Thomas Zoeller	FAÇADE
	ED-783	J&J Enterprises	FAÇADE
	ED-816	Bruce Gajewski	FAÇADE
	ED-961	Greg Cornell - C&C Pub	FAÇADE
			111-113 S Broad
			609 George St
			416 George St
			417 George St
			908 George St
			126 S Broadway
			705 George
			610 Gerge
			121 S Broadway
			123 S Broadway
			125 S. Broadway
			115 S Broadway
			100-102 S Broad
			416 George St
			600 George St
TID #	Expenditures End 8/7/27	Closes 8/7/32	Industrial Post-04
10			
	ED-F0111	CA Lawton	Lawton Family Real Estate
	ED-2313	Bayland	Gandrud
	ED-344-1-2	Straubel Paper	BCD Holdings
	ED-F0096 , F0094, F0094-3	Belmark	MASK, FLEX
	ED-F0081-2	Paroubek Insurance	Paroubek Holdings
			1900 Enterprise
			? Millennium Ct
			1891 Commerce
			600 Heritage Ro
			2060 Profit Place

Attachment: 2018 De Pere East TID Report to State (8573 : Annual Review of Financial Reports for Tax Increment Financing

