



Joint Review Board

Regular Untelevised

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

Final Minutes

Tuesday, August 2, 2022

10:00 AM

GoToMeeting

Call to Order

The meeting was called to order at 10:00 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Mark Higgins	Board Member	Present	
Chet Lamers	Board Member	Present	
Dawn Laboy	Board Member	Present	
Chad Weininger	Board Member	Excused	

Also present: Development Services Director Daniel Lindstrom, City Administrator Larry Delo, Finance Director Joe Zegers, and City Attorney Kristen Johnson.
Chet Lamers attended in place of Bob Mathews.

- Approval of the minutes of the June 22, 2022 Joint Review Board meeting.

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

- Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Joint Review Board. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
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- TID No. 15 Project Plan Amendment

A. Review Proposed Project Plan Amendment to Tax Incremental Financing District No. 15.

Development Services Director Daniel Lindstrom reviewed the project plan amendment for TID No. 15. He reported that the TID was created as an overlap of TID 8 to spur the development of the United Health Group building. The original project plan was very limited in scope to the single development project. However, since then, there have been a few new developments including the announcement of the preferred route for the Southern Bridge project and the sale of the Humana campus which is planned for redevelopment. Also, any additional development incentives and southern bridge expenditures need to be included in a project plan amendment.

RESULT:	DISCUSSED
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B. Review and Approval of Common Council Resolution #22-61, Approving the Proposed Project Plan Amendment to Tax Incremental Financing District No. 15 in the City of De Pere.

Common Council approved the amendment at their July 19, 2022 meeting. Mark Higgins asked if there are any regulations that limit the number of amendments a TID can have. Development Services Director Daniel Lindstrom replied that boundary amendments are limited to a maximum of four amendments, but project plan amendments are unlimited.

RESULT:	DISCUSSED
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C. TID No. 15 Joint Review Board Resolution #JRB 22-01, Approving the Proposed Project Plan Amendment to Tax Incremental Financing District No. 15. (Project Plan Amendment #1)

Mayor Boyd moved, seconded by Mark Higgins, to approve JRB Resolution #JRB 22-01. Upon vote, motion carried unanimously.

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

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

Development Services Director Daniel Lindstrom provided an annual review of the following west side TIDS: No, 8, 9, 11, 12, 13 and 15.

TID No. 6 - This TID was closed in 2021. There were no questions.

TID No. 8 - There were some major changes last year, with the correction to the \$11 million loss in value, which was a mistake. There are two more years left for the expenditure period. Projected to end with a \$1.5 million surplus, which could change with the Southern Bridge project. There were no questions.

TID No. 9 - There was a small reduction in value as a result of nominal changes (depreciation). Cobblestone Hotel will be completed in 2022, which will bring \$8 million in value in new development during its life. The TID is set to close in 2044. \$240,000 in increased value. There were no questions.

TID No. 11 - This business park mixed-use TID had changes primarily in residential values with the the Honeysuckle Acres subdivision. Two potential expansion projects on Fortune Avenue could bring in \$11 million in revenue, which would cause the TID to end with a surplus. Upon closure, \$850,000 in increased revenue. There were no questions.

TID No. 12 - This business park mixed-use TID saw significant improvements in residential neighborhoods, Waterview Heights Fifth Addition. Also the Green Bay Packaging expansion, and new Georgia Pacific warehouse. \$26 million in additional revenue. Projected to end with a surplus. Overall, \$2.25 million increase in value over the life of the TID. There were no questions.

TID No. 13 - This mixed use TID on the northwest side saw some growth, about \$7.5 million. Projected to end with a surplus of \$800,000. At closure, \$310,000 in annual tax collection. There were no questions.

TID No. 15 - This mixed-use TID was created in 2020. \$1.9 million increase. There were no questions.

Mayor Boyd moved, seconded by Dawn Laboy, to accept and place on file the financial reports for TIDS 8 ,9, 11, 12 and 15. Upon vote, motion carried unanimously.

Development Services Director Daniel Lindstrom asked Dawn Laboy & Chet Lamers to send their mill rate projections to staff in advance of the annual JRB meetings going forward.

RESULT: DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Chet Lamers, to adjourn the meeting at 10:26 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker