



Joint Review Board

Regular Untelevised

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

Final Minutes

Tuesday, August 2, 2022

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	
Dan Micheff	Board Member	Present	
Dawn Foeller	Board Member	Present	
Chad Weininger	Board Member	Excused	

Also present: Development Services Director Daniel Lindstrom, City Administrator Larry Delo, and City Attorney Kristen Johnson. Dan Mincheff attended in place of Bob Mathews.

- 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.

Dawn Foeller mentioned a slight decrease in the east side mill rate from \$5.83 to \$5.76. Dawn noted that she will send the information out to the finance directors. There were no other public comments.

RESULT:	DISCUSSED
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- Annual Review of Financial Reports for Tax Increment Financing Districts No. 7, No. 10, No. 14, No. 16, and No. 17.

Development Services Director Daniel Lindstrom provided a review of the financial reports for the following TID Districts for the east side: 7, 10, 14, 16, and 17.

TID No. 7 - There were not a lot of changes. But a major change from last year was the removal of the Mulva Center, which lost about \$2 million in value. Staff is hoping to see some redevelopment in the next few years in this TID. The TID will end with a \$2 million deficit if we do not see an increase in the mill rate. \$1.5 million in increased revenue. No large redevelopment projects expected. After TID closure, looking at \$155,000 increased revenue. There were no questions.

TID No. 10 - This east side industrial TID expanded about 8 years ago. Reduction in value in 2020, which increased slightly in 2021 with \$450,000 in growth. Staff is anticipating some additional growth in this TID. There is the potential for a 3-year extension for this TID. Overall, a deficit is expected. Upon closure, \$500,000 in increased revenue. There were no questions.

TID No. 14 - This is a single use blight rehab TID for the Irwin School. Daniel reported that only one phase has been completed at this time, with no phase two planned for now. Upon closure, the TID is showing \$120,000 increase in value over its life. Mayor Boyd asked about Phase 2 of the Irwin project, which would include 6 more townhouses. Daniel added that Phase 3 would be 8 units inside the Irwin school. Dawn Foeller asked if there is a timeline for phases 2 and 3 and Daniel replied that there is no timeline, but is

hoping for 2023 for development to continue. He added that high construction costs are delaying this project. There were no questions.

TID No. 16 - This is a single use TID for a single redevelopment of 123 N Broadway, which is no longer happening. The individual redevelopment project was delayed in 2020 and 2021 due to Covid and high construction costs. Daniel reported that the project has been delayed to 2022. There were no questions.

TID No. 17 - This industrial TID was created in 2021. Daniel reported that the new Belmark Plant 7 will be completed later in 2021, with the full value assessment being added to the TID for January 2022. He added that TID 17 could possibly be a donor TID for TID 10. There were no questions.

Mayor Boyd seconded by Dawn Foeller, made a motion to place the reports on file. Upon vote, motion carried unanimously.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Dawn Foeller, to adjourn the meeting at 9:49 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker