



Common Council

Regular Meeting

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

Agenda

Tuesday, August 2, 2016

7:30 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Common Council** of the City of De Pere will be held on **August 2, 2016** at **7:30 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

This meeting can be viewed LIVE on TW Cable Channel 4; AT&T U-verse Channel 99; www.depere.tv. This meeting is also rebroadcast on TV throughout the week and available on demand at www.depere.tv.

Call to order.

1. Roll call.
2. Pledge of allegiance to the Flag.
3. Approval of the Minutes of the July 19, 2016 Common Council Meeting.
4. Public comment upon matters not on the agenda or other announcements.
5. Recommendation from the Board of Park Commissioners to approve donation from De Pere Baseball to improve Gandrud Field.
6. Recommendation from the Board of Park Commissioners to accept donation from De Pere Kiwanis Club for the Youth Tennis Tournament.
7. Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit Report.
8. Ordinance #16-13, Amending Section 106-6(a)(5) De Pere Municipal Code Regarding Special Event Service Charges
9. Resolution #16-80, Approving Project Plan Amendment (#2) to Tax Increment Financing District No. 7
10. Resolution #16-81, Authorizing Amendment to License Agreement Between the City of De Pere and Fox River Boat Holding Company, LLC
11. Resolution #16-82, Regarding Certain Fees for Revocable Occupancy Permits
12. Appointment of Interim Health Director
13. Voucher Approval.
14. Operator License Applications.
15. Future agenda items.
16. Adjournment.

Lawrence M. Delo
City Administrator

Any person wishing to attend this meeting who, because of disability, requires special

accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons

Mayor

City Administrator

Department Heads

TV, Newspaper & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Candace Mortara, Fox River Boat Holding Company

De Pere Baseball

Rick Nell, De Pere Kiwanis

Terry Hasselbacher, De Pere Kiwanis

Scott Sternhagen, Schenck

Mike Konecny, Schenck

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: City Clerk-Treasurer

FROM: Shana Ledvina

SUBJECT: Approval of the Minutes of the July 19, 2016 Common Council Meeting.

ATTACHMENTS:

- 7-19-16 Common Council Minutes (DOC)



Common Council

Regular Meeting

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

Draft Minutes

Tuesday, July 19, 2016

7:30 PM

De Pere City Hall Council Chambers

1. Call to order. The Common Council Meeting was called to order on July 19, 2016 at 7:30 PM, De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status
Michael J. Walsh	Mayor	Present
James Boyd	Alderman	Present
Dan Carpenter	Alderman	Present
Scott Crevier	Alderman	Present
Michael Donovan	Alderman	Present
Ryan Jennings	Alderman	Present
Larry Lueck	Alderman	Present
Dean Raasch	Alderman	Present
Lisa Rafferty	Alderman	Present

2. Pledge of allegiance to the Flag.
3. Approval of the Minutes of the June 21, 2016 Common Council Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderman
SECONDER:	Scott Crevier, Alderman
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

4. A Public Hearing on a Conditional Use Application to allow residential use in the B-1 Central Business District (Parcel ED-844; 102 N. Broadway Street). Petitioner: City of De Pere.

A. Notice of Public Hearing.

The public hearing was published in the Green Bay Press Gazette on July 11, 2016.

B. Recommendation from the Plan Commission.

Economic Development and Planning Director Kim Flom reviewed the recommendation from the Plan Commission.

C. Resolution #16-71, Authorizing and Approving A Conditional Use Permit (Parcel ED-844).

Mayor Walsh declared the public hearing open; no one wished to speak and the Mayor declared the public hearing closed. Discussion followed.

Attachment: 7-19-16 Common Council Minutes (4979 : Approval of the Minutes of the July 19, 2016 Common Council Meeting.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

5. A Public Hearing on the rezoning of Parcel WD-VA450 (USH 41), Parcel WD-VA450-1 (1040 Main Ave.), Parcel WD-VA454 (1030 Main Ave.), & Parcel WD-VD455-1 (1028 Main Ave.) from R-1 (Single Family Residence District) to B-2 (Community Shopping District).

A. Notice of Public Hearing.

The public hearing was published in the Green Bay Press Gazette on July 5 and 12, 2016.

B. Recommendation from the Plan Commission.

Economic Development and Planning Director Kim Flom reviewed the recommendation from the Plan Commission. She explained that this would rezone 4 parcels that were annexed from the Village of Ashwaubenon and that this is the first step to take in redeveloping this area. There were questions from nearby residents about the type of use this rezoning might entail and concerns of an extension of Cedar Street, all of which will be presented to the Council for discussion at future meetings.

- C. Ordinance #16-10, Rezoning Certain Property (Parcels WD-VA450, WD-VA450-1, WD-VA454 and WD-VA455-1).

Mayor Walsh declared the public hearing open; no one wished to speak and the Mayor declared the public hearing closed. Discussion followed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	Ryan Jennings, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

6. Public comment upon matters not on the agenda or other announcements. None.

7. Proclamation Congratulating and Thanking the City Band for Entertaining City of De Pere Residents and Guests for 40 Years presented by Mayor Walsh.

The Mayor invited founding director Ken Peterson forward to present the proclamation.

8. Recommendation of the Plan Commission to Approve the Application for Extraterritorial Final Plat for Heritage Heights in the Town of Ledgeview. Submitted by: Mau & Associates.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James Boyd, Michael Donovan
SECONDER: Dan Carpenter, Alderperson
AYES: Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

9. Recommendation of the Plan Commission to Approve the Application for Extraterritorial Final Plat for KB Sunset Acres, a fourteen lot plat in the Town of Lawrence. Surveyor: Mau & Associates

RESULT: ADOPTED [UNANIMOUS]
MOVER: Larry Lueck, Alderperson
SECONDER: Scott Crevier, Alderperson
AYES: Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

10. Recommendation from the Plan Commission to approve the application for a three-lot CSM in the West Business Park. Surveyor: Robert E. Lee & Associates

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dan Carpenter, Alderperson
SECONDER: Lisa Rafferty, Alderperson
AYES: Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

11. Recommendation from the Plan Commission to approve the application for a railroad outlot CSM in the West Business Park. Surveyor: Robert E. Lee & Associates

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dan Carpenter, Alderperson
SECONDER: Dean Raasch, Alderperson
AYES: Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

12. Recommendation from the Finance & Personnel Committee to accept donation of "Med Bags" to the Fire Department.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Scott Crevier, Alderperson
SECONDER: Lisa Rafferty, Alderperson
AYES: Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

13. Recommendation from the Finance & Personnel Committee to accept the donation of 200 smoke detectors to the Fire Department.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Lisa Rafferty, Alderperson
SECONDER: Dean Raasch, Alderperson
AYES: Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

14. Recommendation from the Board of Park Commissioners to approve the Wochinske Donation for the Recreation Scholarship Fund in the amount of \$2,500.

Alderperson Donovan thanked the Wochinske Fund for their benevolence.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Ryan Jennings, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

15. Recommendation from the Board of Park Commissioners to Award Optimist Playground Surface Project 16-12 to Blumel's Maintenance Service, Inc. In the amount of \$34,700.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

16. Ordinance #16-11, Amending Section 13-7 De Pere Municipal Code Regarding Special Assessments for Storm Sewer Improvements Benefitting Existing Non-Residential Properties

Public Works Director Scott Thoresen explained that this addresses commercial properties, which were not addressed in section 13-7.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Larry Lueck, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

17. Ordinance #16-12, Repealing and Recreating Chapter 82-Solid Waste/Curbside Recyclable Collection

Public Works Director Scott Thoresen reviewed the issues with the existing ordinance and presented the changes that would occur with the new ordinance. Discussion followed regarding Nicolet Square, screen requirements, overflow tags, notification of properties, and allowance for carts. Alderperson Donovan moved, seconded by Alderperson Rafferty to open the meeting. Upon vote, motion carried unanimously. Larry Sesette came forward to explain that he is complying with the 3 cart rule but is still receiving letters from the City. James Fritsche explained that small businesses like his are being treated unfairly by the 3 cart limitation. Dave Breecher came forward and explained that 3 carts are not enough for the 12 children living at his residential home. Alderperson Jennings moved, seconded by Alderperson Boyd to close the meeting. Upon vote, motion carried unanimously. Discussion followed with the City Council and Public Works Director Scott Thoresen regarding the 3 cart limit, exchanging smaller carts for larger carts, and overflow tags. Alderperson Donovan moved, seconded by Alderperson Raasch to open the meeting. Upon vote, motion carried unanimously. Dave Breecher asked for a 4 cart limit on residential properties. Public Works Director Scott Thoresen explained that because the majority of single family homes only have 2 carts, 3 carts is the reasonable number to cap the limit at. Alderperson Donovan moved, seconded by Alderperson Boyd to close the meeting. Upon vote, motion carried unanimously. Discussion followed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

18. Resolution #16-72, Disallowance of Claim, Washworld, Inc.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

19. Resolution #16-73, Authorizing Second Revision to State/Municipal Agreement for State Highway 32 Reconstruction Project

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	Ryan Jennings, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

20. Resolution #16-74, Opposing Proposed Change in Brown County Highway Improvement Cost Sharing Policies.

Alderperson Lueck asked City Attorney Judy Schmidt-Lehman for her opinion on Brown County's interpretation of the statute; she explained that she does not believe that their policy change conforms with the state statutes. City Administrator Larry Delo explained that there are upcoming meetings with other municipalities to discuss the proposed change.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

21. Resolution 16-75, Authorizing An Agreement Between the City of De Pere and the Brown County Fair Association, Inc. for Improvements to City Property

Alderperson Crevier asked when razing the building would be complete; Parks Director Marty Kosobucki explained that the intent is to clear the building before the Brown County Fair and that the Fire Department has used it for training already. Alderperson Raasch moved, seconded by Alderperson Crevier to open the meeting. Upon vote, motion carried unanimously. Steve Corrigan, President of the Brown County Fair Association, came forward and explained why the association wants to make more space on the property by razing the building and that they are waiting to raze the building to get test results back verifying whether or not there is asbestos in the plaster. He thanked the City Council and City staff for their support of the Fair. Alderperson Jennings moved, seconded by Alderperson Raasch to close the meeting. Upon vote, motion carried unanimously. Alderperson Rafferty asked about notifying the Historic Preservation Commission about the property; City Administrator Larry Delo acknowledged that this has been done already.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

22. Resolution #16-76, Authorizing Submission of Wisconsin Department of Natural Resources Boating and Fishing State and Federal Grant Application for Fox Point Boat Launch Renovations.

Parks Director Marty Kosobucki hopes to get this renovation completed this winter.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

23. Resolution #16-77, Authorizing Service Agreement for Professional Services Between the City of De Pere and Life Line Billing Systems, LLC, d/b/a LifeQuest Services (Emergency Medical Service User Fee Billing Services)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

24. Resolution #16-78, An Initial Resolution Authorizing the Sale and Issuance of Taxable General Obligation Promissory Notes; and Certain Related Details.

Alderperson Crevier asked if these resolutions were the same as what was presented at the Finance/Personnel Meeting in June; Finance Director Joe Zegers explained that the only difference was a refund of 2006 bonds which will provide the City with savings of \$278,000 by getting rid of bonds with higher interest rates.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

25. Resolution #16-79, An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

26. Consideration of Emergency Roof Repairs to Police Department

This item was withdrawn.

RESULT:	WITHDRAWN
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27. Discussion on City invoice to Kiwanis Club of De Pere for the De Pere Kiwanis Memorial Day Parade.

Mayor Walsh explained that the Kiwanis Club did not realize they would be invoiced for police services and that because they do not charge anything to participate in the parade or to watch the parade, it was brought forward for discussion by the Council. Alderperson Donovan moved, seconded by Alderperson Boyd to donate the cost of police services to the Kiwanis Club. Discussion followed. Alderperson Crevier moved, seconded by Alderperson Carpenter to open the meeting. Upon vote, motion carried unanimously. Kevin Bauer and Terry Hasselbacher came forward and discussed the event and the charges received. Alderperson Crevier moved, seconded by Alderperson Raasch to close the meeting. Upon vote, motion carried unanimously. Alderpersons Donovan and Boyd withdrew their motions. This item will be brought forward as an ordinance change to the next Council meeting.

28. Discussion regarding the stadium tax refund (requested by Alderperson Raasch).

The Council and City Administrator discussed a strategy for collecting ideas for using the stadium tax refund. The Common Council members and City Department Heads are invited to share their ideas for the refund within the next two weeks to be presented at the August Finance Committee meeting. Ideas can be sent to Larry Delo or Mayor Walsh. A rating system to use as a guide was also requested by Alderperson Rafferty.

29. Voucher Approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Boyd, Carpenter, Crevier, Donovan, Jennings, Lueck, Raasch, Rafferty

30. Operator License Applications.

CITY OF DE PERE -July 19, 2016

ITEM	NAME	ADDRESS	CITY	ST	2
Previously Tabled Operator Licenses					
1	GAZELLA, CASEY R.	1409 S. NORWOOD APT C	GREEN BAY	WI	5
2	HUSS, TABITHA J.	1110 TERRY LN LOT #4	DE PERE	WI	5
3	TAVERA, ALEX	3694 MAY LN	DE PERE	WI	5
Temporary Operator License Applications					
1	FOWLER, ALEC C.	251 S. WEBSTER AV	DE PERE	WI	5
New Operator License Applications for the 2016-2018 Licensing Period					
1	ABNET, JESSICA S.	371 CLERMONT CT	DE PERE	WI	5
2	ALLEN, KIM S.	1840 ST. AGNES DR	GREEN BAY	WI	5
3	ANDERSEN, REBECCA M.	2230 EARLY ST	GREEN BAY	WI	5
4	BARBER, ELIZABETH C.	1331 BELLEVUE ST LOT 522	GREEN BAY	WI	5
5	BARNELLA, DYLAN R.	272 KENNEY ST	GREEN BAY	WI	5
6	BOELTER, TOMMY L.	1680 CAROLE LN #7	GREEN BAY	WI	5
7	BOUCHER, LUKE D.	902 GREENE AV	GREEN BAY	WI	5
8	CREEDEN HARRIS, MARY K.	701 KILLARNY TR	DE PERE	WI	5
9	EYLER, BART M.	2359 LIBAL ST	GREEN BAY	WI	5
10	HANSEN II, GARY S.	1814 S. RIDGE RD	GREEN BAY	WI	5
11	HEIN, EMILY J.	800 ST. MARY'S ST	DE PERE	WI	5
12	HEINTZKILL, REED T.	2573 OAKWOOD AV	GREEN BAY	WI	5
13	LANGER, ZACHARY O.	460 N. OLDEN GLEN	DE PERE	WI	5
14	MASUCA, NICOLE M.	844 LINDEN DR #20	GREEN BAY	WI	5
15	MC GEE, PEGGY L.	140 E. WHITNEY	GREEN BAY	WI	5
16	NEHLS, DANIEL J.	1490 LEAR LN	DE PERE	WI	5
17	ROGERS, SUSAN M.	406 COLUMBIA AV	GREEN BAY	WI	5

18	SCHNEIDER, RACHEL K.	2031 LEDGE HAVEN CT	DE PERE	WI	5	5
19	SCHUIRMANN, BRIANNA J.	2802 VIKING DR	GREEN BAY	WI	5	4
20	SCRAY, CHERYL L.	305 WASHINGTON ST	WRIGHTSTOWN	WI	5	0
21	TREVINO, MARIA E.	1313 DOUSMAN ST	GREEN BAY	WI	5	4
22	TWEEDALE, SHANNON M.	921 CHICAGO ST. UPPER	DE PERE	WI	5	5
23	VANDEWALLE, HANNAH K.	13012 VELD AV	SUAMICO	WI	5	3
24	VASQUEZ, JENILEE L.	1660 S. HURON #2	GREEN BAY	WI	5	1
25	WOERNER, LOREN E.	428 PRAIRIE WAY	WRIGHTSTOWN	WI	5	0

Renewal Operator License Applications for the 2016-2018 Licensing Period						
1	ANDERSON, KRISTA A.	1269 VANDERBRAAK ST	GREEN BAY	WI	5	2
2	BARRY, JESSICA S.	1210 VALLEY VIEW	GREEN BAY	WI	5	4
3	BAUER, KEVIN A.	842 WESTWOOD DR	DE PERE	WI	5	5
4	BAUMANN, MIKE C.	2806 VIKING DR #3B	GREEN BAY	WI	5	4
5	BETHKE, TRACY L.	325 PARK ST	PULASKI	WI	5	2
6	BILOTTI, MARIO F.	387 VANDE HEI RD	GREEN BAY	WI	5	1
7	BONCHER, STEPHANIE J.	2395 MERRY CREEK CT	GREEN BAY	WI	5	1
8	BRAUN, TAMMY S.	810 FLORIST DR	HOBART	WI	5	5
9	BURNARD, DIANE M.	1380 SCHEURING RD 27D	DE PERE	WI	5	5
10	BYERS, ASHLEY M.	1111 ANDERSON DR #7	GREEN BAY	WI	5	4
11	CAIN, MARY F.	1668 W. MAIN CI #39	DE PERE	WI	5	5
12	CAMP, ASHLEY M.	257 EAST RIVER DR #11	DE PERE	WI	5	5
13	CASHMAN, DEBORAH L.	1609 SWAN RD #4	DE PERE	WI	5	5
14	CORDOVA, CRYSTAL J.	1121 BELLEVUE ST	GREEN BAY	WI	5	2
15	DANFIELD, LINDA L.	2157 DICKINSON RD #3	DE PERE	WI	5	5
16	DAUL, LARISSA M.	1157 CORAL ST	DE PERE	WI	5	5
17	DAVIS, DEBRA A.	2105 RYAN RD APT 12	DE PERE	WI	5	5
18	DE BAUCHE, KYLE J.	1426 MOHICAN CT	GREEN BAY	WI	5	3
19	DECUR, SHAUN L.	346 FLORAL DR	GREEN BAY	WI	5	1
20	DONOHUE, STEPHANIE M.	2344 HOPF LN	DE PERE	WI	5	5
21	DORSEY, WILLIAM G.	325 CRESTVIEW LN	DE PERE	WI	5	5
22	FINKEL, ANNA R.	838 S. ROOSEVELT	GREEN BAY	WI	5	1
23	FORST, KYLA N.	1331 BELLEVUE ST	GREEN BAY	WI	5	2
24	FRANZ, MICHAEL T.	W696 RIVER BEND DR	KAUKAUNA	WI	5	0
25	FRIES, CHARLES J.	1213 N. IRWIN AV	GREEN BAY	WI	5	2
26	GAUTHIER, EMILY K.	2245 SWANSTONE CI	DE PERE	WI	5	5
27	GIANNUNZIO, KELLY M.	1245 7TH ST	GREEN BAY	WI	5	4
28	GLATZ, SHARON M.	N3623 FARRELL RD	KAUKAUNA	WI	5	0
29	GONNERING, NICK D.	985 N. BROADWAY #54	DE PERE	WI	5	5
30	GORENCHAN, KAREN F.	2309 SANTA BARBARA DR	GREEN BAY	WI	5	3

Attachment: 7-19-16 Common Council Minutes (4979 : Approval of the Minutes of the July 19, 2016 Common Council Meeting.)

31	GRAVES, HANNAH F.	2013 HIDDEN CREEK RD	NEENAH	WI	5	3
32	GREEN, DABNEY K.	2037 GREEN ACRES CT	DE PERE	WI	5	5
33	GROTH, AMANDA A.	1808 MONROE ST	TWO RIVERS	WI	5	1
34	GUTSCH, MEGAN J.	335 FAIR ST	WRIGHTSTOWN	WI	5	0
35	HARRELL, STEVEN T.	1316 SCHEURING RD UNIT 8	DE PERE	WI	5	5
36	HARTMAN, JESSICA M.	502 N. TENTH ST APT 69	DE PERE	WI	5	5
37	HAYES, KATHERINE M.	1171 ORLANDO DR	GREEN BAY	WI	5	4
38	HEINE, TONI L.	2108 MEMORIAL DR #108	GREEN BAY	WI	5	3
39	HEMAUER, RENEE A.	726 N. WEBSTER AV	DE PERE	WI	5	5
40	HEMMERICH, ALEXIS R.	818 OREGON ST	GREEN BAY	WI	5	3
41	HENDRICKS, CARRIE A.	502 N. TENTH ST APT 77	DE PERE	WI	5	5
42	HERNANDEZ, STEVEN M.	2410 EASTMAN AV #1	GREEN BAY	WI	5	2
43	HOST, SYDNEY N.	1417 MORRIS AV	GREEN BAY	WI	5	3
44	JAMES, ANN M.	536 S. WEBSTER AV	GREEN BAY	WI	5	1
45	JIMENEZ, SERGIO	206 BROOKVIEW CT	COMBINED LOCKS	WI	5	3
46	JOHNSON, DAVID L.	1024 CARDINAL LN	GREEN BAY	WI	5	3
47	JOHNSON, JASMINE S.	1904 FARLINE AV APT 1	GREEN BAY	WI	5	2
48	JOHNSTON, KASEY J.	1140 MORaine WAY #29	GREEN BAY	WI	5	3
49	JOHNSTON, TAMMY L.	627 CLOVER LN	GREEN BAY	WI	5	1
50	KARLIN, JONATHON P.	2201 BASTEN ST	GREEN BAY	WI	5	2
51	KAWULA, PHILLIP D.	830 CHRISTIANA	GREEN BAY	WI	5	3
52	KENT, COLBIE E.	304 MAIN AV #4	DE PERE	WI	5	5
53	KUKLINSKI, JAMIE R.	1603 JAY LN	GREEN BAY	WI	5	4
54	LAYDEN, MATTHEW J.	1445 EMILIE ST	GREEN BAY	WI	5	1
55	LIMBERGER JR., DAVID	1582 QUARRY PARK DR APT 3	DE PERE	WI	5	5
56	LOPEZ, JACQUELINE L.	280 ROSELAWN BLVD	GREEN BAY	WI	5	1
57	LORET, KAYLA J.	1764 BURGOYNE CT #59	DE PERE	WI	5	5
58	LUISIER, LORRAINE M.	506 14TH AV	GREEN BAY	WI	5	3
59	MAASS-EVERARD, AUTUMN A.	N9339 FRENCH RD	SEYMOUR	WI	5	5
60	MATTSON-HINTON, SHANNON M.	655 TRUMPETER TR #7	DE PERE	WI	5	5
61	MC FADZEN, KATHLEEN L.	815 DIVISION ST	GREEN BAY	WI	5	3
62	METOXEN, KATIE J.	1508 N. MENNEN CT	GREEN BAY	WI	5	4
63	MIER, ALICIA R.	2211 MAGNOLIA LN	GREEN BAY	WI	5	4
64	MOOREN, KAREN P.	1156 SCHEURING RD	DE PERE	WI	5	5
65	NALLS, KRISTEN E.	202 S. LOCUST ST	GREEN BAY	WI	5	3
66	NIKOLAY, LAURA L.	2034 STONE SILO CI	DE PERE	WI	5	5
67	NYHAN, MEGAN M.	1006 4TH ST UPPER	DE PERE	WI	5	5
68	PETERMANN, SCOTT D.	503 ROSEMARY DR	PULASKI	WI	5	2
69	POPKE, CAROL L.	1322 SCHEURING RD #1	DE PERE	WI	5	5
70	RADUE, NINA M.	2771 MANITOWOC RD	GREEN BAY	WI	5	1

Attachment: 7-19-16 Common Council Minutes (4979 : Approval of the Minutes of the July 19, 2016 Common Council Meeting.)

71	RASMUSSEN, CARRIE L.	40 WEIMAR CT	APPLETON	WI	5	5
72	ROBB, ADAM L.	1641 SMITH ST	GREEN BAY	WI	5	2
73	ROBERTS, BENJAMIN D.	901 S. NORWOOD AV	GREEN BAY	WI	5	4
74	ROETHLISBERGER, ERIN J.	2072 HILLTOP DR	GREEN BAY	WI	5	3
75	SABIN, DYLAN J.	1581 ORIOLE ST	GREEN BAY	WI	5	1
76	SANDERS, ADAM P.	1668 TALUS CI	DE PERE	WI	5	5
77	SCHMIDT, ALISON L.	407 MAIN AV	DE PERE	WI	5	5
78	SCHULLER, CHERYL B.	111 SWISS HILL RD	GREEN BAY	WI	5	2
79	SEBOLD, ORRIN E.	1133 MORaine WAY APT 4	GREEN BAY	WI	5	3
80	SEROOGY, HOLLY L.	2140 S. PINE TREE RD	DE PERE	WI	5	5
81	SHIER, CHRISTOPHER D.	316 BALLARD ST	DE PERE	WI	5	5
82	SPAKOWICZ, ANDREW R.	2812 VIKING DR	GREEN BAY	WI	5	4
83	STEPHANI, MARY J.	1151 S. ONEIDA ST	GREEN BAY	WI	5	4
84	STIEDE, MELISSA A.	W959 MAIN LANEY DR	PULASKI	WI	5	2
85	STURDIVANT, JAMIE M.	104 OAK PARK DR	MENASHA	WI	5	2
86	THORSEN, RICKY R.	322 BELLEVUE ST	GREEN BAY	WI	5	2
87	TORRES, CRYSTAL M.	2761 SHERRY LN	GREEN BAY	WI	5	2
88	VANDER BLOOMEN, KELSEY E.	1336 S. OAKLAND AV	GREEN BAY	WI	5	4
89	VANDERMUSS, KELLI J.	N4505 COUNTY RD U	DE PERE	WI	5	5
90	VAN DYKE, JACOB M.	2410 SYCAMORE DR #21	GREEN BAY	WI	5	1
91	VAN GHEEM, CIARA L.	N4057 LIBERTY LN	FREEDOM	WI	5	0
92	VIEAU, LOIS A.	1290 S. PINE TREE RD	DE PERE	WI	5	5
93	WEAVER, LEIA L.	993 MATHER ST	GREEN BAY	WI	5	3
94	WETTSTEIN, BETH A.	N2961 SHORE DR	MARINETTE	WI	5	3
95	YANG, ANDREA X.	140 S. JACKSON ST	GREEN BAY	WI	5	1
96	YANG, JOYCE	3218 WINDLAND DR	GREEN BAY	WI	5	1
97	ZEITLER, MATTHEW	1058 LEE AV	DE PERE	WI	5	5

Aldersperson Raasch moved, seconded by Aldersperson Boyd to approve Previously Tabled Operator License Applications #1-3. Upon vote, motion carried unanimously.

Aldersperson Raasch moved, seconded by Aldersperson Carpenter to approve Temporary Operator License Application #1. Upon vote, motion carried unanimously.

Aldersperson Raasch moved, seconded by Aldersperson Boyd to approve Operator License Applications #1-3, 5-18, and 20-24 and to table Operator License Applications #4, 19 and 25. Upon vote, motion carried unanimously.

Aldersperson Raasch moved, seconded by Aldersperson Carpenter to approve Renewal Operator License Applications #1-66 and 68-97 and to table #67. Upon vote, motion carried unanimously.

31. Future agenda items.

32. Adjournment.

Attachment: 7-19-16 Common Council Minutes (4979 : Approval of the Minutes of the July 19, 2016 Common Council Meeting.)

Aldersperson Crevier moved, seconded by Aldersperson Rafferty to adjourn the meeting at 10:10 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,

Shana Ledvina, Clerk-Treasurer

City of De Pere, Wisconsin

**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Recommendation from the Board of Park Commissioners to approve donation from De Pere Baseball to improve Gandrud Field.

De Pere Baseball is proposing to conduct several improvements to Gandrud Field. The value of the improvements is listed at \$13,750. A listing of improvements are below.

Southwest Park: Gandrud Field:
Edge all Grass Edges to remove lips.
Till existing infield mix.
Add 3 loads of Waupaca quick pitch red limestone infield mix.
Laser grade the infield skins, baselines, home plate area.
Rebuild pitcher?s mound with clay.
Install clay in the batter?s boxes and catcher?s box.
Install new base anchors, home plate and pitching rubber.
Edge warning track.
Add red limestone and laser grade.
Fill low areas and on deck areas with topsoil and sod.
Re sod in front of pitcher?s mound and small area in left field.

Staff is recommending accepting the donation from De Pere Baseball.

In addition, staff would also like to recognize De Pere Baseball for their recent contributions and dedication to improving the baseball experience for children in the City. Over the last couple years the league has invested over \$45,000 to improving facilities throughout the City.

City of De Pere, Wisconsin

**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Recommendation from the Board of Park Commissioners to accept donation from De Pere Kiwanis Club for the Youth Tennis Tournament.

The 2016 Youth Tennis Tournament will be held on July 25th and July 26th. This tournament is sponsored annually by the De Pere Kiwanis. The Kiwanis club has agreed to cover the cost of t-shirts and 1st place trophies for each division with a total estimated cost of \$300.

I am requesting Common Council approve the donation from the De Pere Kiwanis Club.

Thank you for your time and consideration.

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: Finance Department

FROM: Joe Zegers

SUBJECT: Recommendation from the Finance/Personnel Committee to
Approve the 2015 Audit Report.

ATTACHMENTS:

- Management representation letter (PDF)
- Draft 2015 City of De Pere - ML (PDF)
- Draft 2015 City of De Pere - FS (PDF)

July 29, 2016

Schenck SC
2200 Riverside Drive
P.O. Box 23819
Green Bay, WI 54305-3819

This representation letter is provided in connection with your audit of the financial statements of the City of De Pere, (the "City"), which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of December 31, 2015, and the respective changes in the financial position and where applicable, cash flows for the year then ended, and the related notes to the financial statements for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of July 29, 2016, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated December 30, 2015, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government required by generally accepted accounting principles to be included in the financial reporting entity.
3. In regards to accounting estimates:
 - The measurement processes used by management in determining accounting estimates is appropriate and consistent.

- The assumptions appropriately reflect management's intent and ability to carry out specific courses of action.
 - The disclosures related to accounting estimates are complete and appropriate.
 - No subsequent event has occurred that would require adjustment to the accounting estimates or disclosures included in the financial statements.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
 5. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
 6. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
 7. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
 8. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
 9. We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the City's accounts.
 10. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
 11. Guarantees, whether written or oral, under which the City is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

12. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the meetings of the City Council or summaries of actions of recent meetings for which minutes have not yet been prepared.
13. All material transactions have been recorded in the accounting records and are reflected in the financial statements.

14. We made an assessment of the risk that the financial statements may be materially misstated as a result of fraud. We have disclosed the results of our assessment as follows:
 - a. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - i. Management,
 - ii. Employees who have significant roles in internal control, or
 - iii. Others where the fraud could have a material effect on the financial statements.
 - b. Except as made known to you, we have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements communicated by employees, former employees, regulators, or others.
15. Except as made known to you, we have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
16. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
17. We have disclosed to you the identity of the City's related parties and all the related party relationships and transactions of which we are aware.

Government - specific

18. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
19. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
20. We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
21. The City has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, deferred inflows/outflows of resources, or equity.
22. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and legal and contractual provisions for reporting specific activities in separate funds.
23. We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.
24. We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that we believe have a material effect on the determination of financial statement amounts or other financial data significant to the audit objectives.

25. We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of abuse that could be quantitatively or qualitatively material to the financial statements or other financial data significant to the audit objectives.
26. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
27. As part of your audit, you assisted with preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
28. The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
29. The City has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
30. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
31. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
32. The financial statements properly classify all funds and activities, in accordance with GASB Statement No. 34.
33. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
34. Components of net position (net investment in capital assets, restricted, and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
35. Provisions for uncollectible receivables have been properly identified and recorded.
36. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
37. Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
38. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
39. Deposits and investment securities and derivative transactions are properly classified as to risk and are properly disclosed.

40. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
41. Joint ventures, jointly governed organizations, and other related organizations have been properly disclosed in the financial statements.
42. We have appropriately disclosed the City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
43. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
44. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
45. We acknowledge our responsibility for presenting the nonmajor fund combining statements, individual fund statements, supporting schedules (the supplementary information) in accordance with accounting principles generally accepted in the United States of America, and we believe the supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
46. We agree with the findings of specialists in evaluating the other post-employment benefits, pension benefits, and incurred but not reported claims and have adequately considered the qualifications of the specialist in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
47. The fact that the amount of "uncollateralized" deposits or "uninsured, unregistered securities held by the counterparty, or by its trust department or agent but not in the City's name" during the period significantly exceeded the amounts in those categories as of the balance sheet was properly disclosed in the financial statements.
48. Arrangements with financial institutions involving repurchase, reverse repurchase, or securities lending agreements, compensating balances, or other arrangements involving restrictions on cash balances and line-of-credit or similar arrangements, have been properly recorded or disclosed in the financial statements.
49. The methods and significant assumptions used to determine fair values of financial instruments are as follows: Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The methods and significant assumptions used result in a measure of fair value appropriate for financial statement measurement and disclosure purposes.

Schenck SC
 July 29, 2016
 Page 6

50. Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the balance sheet date and have been reduced to their estimated net realizable value.
51. Capital assets have been evaluated for impairment as a result of significant and unexpected decline in service utility.
52. We believe that the actuarial assumptions and methods used to measure pension and OPEB liabilities and costs for financial accounting purposes are appropriate in the circumstances.
53. We do not plan to make frequent amendments to our pension or other post-retirement benefit plans.
54. We have not completed the process of evaluating the impact that will result from adopting Governmental Accounting Standards Board (GASB) Statements No. 72, *Fair Value Measurement and Application*, No. 74, *Financial Reporting for Post-employment Benefit Plans other than Pension Plans*, No. 75, *Accounting and Financial Reporting for Post-employment Benefits Other Than Pensions* and No. 77, *Tax Abatement Disclosures*, as discussed in Note D.11 The City is therefore unable to disclose the impact that adopting these GASB Statements will have on its financial position and the results of its operations when the Statements are adopted.
55. We have evaluated and classified any subsequent events as recognized or nonrecognized through the date of this letter. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements or in the schedule of findings and questioned costs.

Signed: _____
 Finance Director

Signed: _____
 Clerk/Treasurer

Signed: _____
 City Administrator

DRAFT

MANAGEMENT COMMUNICATIONS
CITY OF DE PERE, WISCONSIN
DECEMBER 31, 2015

Attachment: Draft 2015 City of De Pere - ML (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

CITY OF DE PERE, WISCONSIN
December 31, 2015

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To the City Council
City of De Pere
De Pere, Wisconsin

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of De Pere, Wisconsin (the "City") for the year ended December 31, 2015. The City's financial statements, including our report thereon dated July 29, 2016, are presented in a separate audit report document. Professional standards require that we provide you with the following information related to our audit.

Our Responsibilities Under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter, our responsibility, as described by professional standards, is to express opinions about whether the financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your responsibilities.

In planning and performing our audit, we considered the City's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting.

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants. While our audit provides a reasonable basis for our opinion, it does not provide a legal determination on the City's compliance with those requirements.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our correspondence about planning matters.

Significant Audit Findings

Consideration of Internal Control

In planning and performing our audit of the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2015, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control. Our report on internal control over financial reporting and on compliance and other matters is presented on pages 69 - 70 of the annual report.

DRAFT

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control, that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in the City's internal control to be significant deficiencies:

Finding 2015-001 Preparation of Annual Financial Report
 Finding 2015-002 Adjustments to the City's Financial Records

These findings are described in detail in the schedule of findings and responses on pages 71 - 72 of the annual report.

The City's written response to the significant deficiencies identified in our audit has not been subjected to the audit procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the City are described in Note A to the financial statements. As described in Note D.9 to the financial statements, the City changed accounting policies related to pension accounting by adopting Statement of Governmental Accounting Standards Board (GASB) No. 68, *Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27* and Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68*, in 2015. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. To the best of our knowledge, all significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates included in the financial statements were:

Management's estimate of the depreciable life of the capital assets is based upon analysis of the expected useful life of the capital assets. We evaluated the key factors and assumptions and the consistency in these factors and assumptions used to develop the depreciable life in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of accumulated sick leave is based upon analysis of the employees sick leave balance. We evaluated the key factors and assumptions and the consistency in these factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

DRAFT

Management's estimate of the net pension asset and related deferred outflows of resources is based on information received from the Wisconsin Retirement System. We evaluated the key factors and assumptions used to develop the net pension asset and related deferred outflows of resources in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. Copies of the audit adjustments are available from management. The following material misstatements detected as a result of audit procedures were corrected by management:

- Redistributed expenditures in the Stormwater Utility to capital assets in the amount of \$355,171.
- Reallocated debt premium between the debt service fund and TID #7 in the amount of \$285,231.
- Redistributed expenditures in the Wastewater Utility in the amount of \$4,238,029, and record depreciation expense of \$121,748.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated July 29, 2016. The management representation letter follows this communication.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and, to the best of our knowledge, our responses were not a condition to our retention.

In addition, during our audit, we noted certain other matters that are presented for your consideration. We will review the status of these comments during our next audit engagement. Our comments and recommendations are intended to improve the internal control or result in other operating efficiencies. We will be pleased to discuss these matters in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations. Our comments are summarized in the comments and observations section of this report.

DRAFT

Other Matters

We applied certain limited procedures to the management discussion and analysis, the schedule of funding progress and the schedule of employer contributions, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the City Council, and management of City of De Pere and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

Certified Public Accountants
Green Bay, Wisconsin
July 29, 2016

Attachment: Draft 2015 City of De Pere - ML (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

DRAFT

**SUMMARY FINANCIAL INFORMATION
GENERAL CITY**

1. Governmental Fund Balances

Presented below is a summary of the City's governmental fund balances on December 31, 2015 and 2014. This information is provided for assessing financial results for 2015 and for indicating financial resources available at the start of the 2016 budget year.

	12/31/15	12/31/14
General Fund		
Nonspendable for		
Inventories and prepaid items	\$ 222,723	\$ 289,045
Special assessments held by County	226,689	79,362
Advances to other funds	60,000	60,000
Restricted for		
Recreation scholarship	21,726	20,427
Property tax relief and economic development	1,249,256	-
Committed for		
Subsequent years' expenditures	86,614	106,371
Unassigned	5,259,140	5,178,764
Total General Fund Balance	7,126,148	5,733,969
Debt Service Fund		
Restricted for debt service	629,584	2,618,568
Special Revenue Funds		
Restricted for		
Loans	1,031,729	1,258,617
Park land acquisition	97,967	83,102
Committed for		
Subsequent years' expenditures		
Dog Park	17,527	15,239
Riverwalk Pier	112,513	50,377
Unassigned		
Cable Access	(66,331)	(18,592)
Total Special Revenue Funds	1,193,405	1,388,743
Capital Projects Funds		
Restricted for		
TID No.5	6,357	-
TID No.6	2,606,409	641,328
TID No.7	683,272	1,144,217
TID No.8	1,305,334	1,214,078
TID No.10	-	65,449
Committed for		
Subsequent years' expenditures		
Public Improvements	924,692	2,380,932
Capital Equipment	93,528	93,528
Community Center	2,579	3,672
Police/Fire Expansion	2,932	2,932
Unassigned		
TID No.5	-	(109,714)
TID No.9	(149,591)	(69,591)
TID No.10	(9,345)	-
TID No.11	(6,883)	-
TID No.12	(7,040)	-
Total Capital Projects Funds	5,452,244	5,366,831
Total Governmental Fund Balances	\$ 14,401,381	\$ 15,108,111

Attachment: Draft 2015 City of De Pere - ML (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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1. Governmental Fund Balances (Continued)

Comments on specific accounts and funds included in the above governmental funds are presented in the following comments.

General Fund

In total, the City's general fund increased \$1,392,179 in 2015. The main reason for this large increase was from the receipt of \$1,249,376 of Excess Stadium District Sales Tax.

Overall, the City's general fund balance continues to remain in stable financial condition entering the 2015 budget year. Additional information on various components of the City's general fund balance follows:

General Fund Minimum Fund Balance Policy

The City Council adopted a minimum unassigned general fund balance policy of 25% of the subsequent year General Fund budgeted expenditures. The purpose of the minimum fund balance amount is to ensure there are available cash funds for operating purposes and to segregate that portion of the general fund that is not available for current transfer or appropriation. On December 31, 2015, the City's unassigned general fund balance totaled \$5,259,140 and was higher than 25% of the 2016 budgeted expenditures which totaled \$4,184,717. Furthermore, the Council approved a policy whereby the unassigned reserve account should maintain a balance between 25% and 35% of the subsequent year General Fund budgeted expenditures; 35% of 2016 budgeted expenditures amounted to \$5,858,603.

Debt Service Fund

At December 31, 2015, the City has available resources of \$629,584 in its debt service fund of which the entire balance is restricted to retire debt.

2. Tax Incremental Districts

The City maintains separate accounting funds for each Tax Incremental Districts (TID) created in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the Districts were created, the property tax base within each District was "frozen" and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the City to finance such improvements. Information on the City's eight tax incremental districts on December 31, 2015 is presented below:

	TID 5	TID 6	TID 7	TID 8	TID 9	TID 10	TID 11	TID 12
Date created	8/27/1996	3/3/1998	10/6/2006	8/21/2007	8/7/2012	8/7/2012	9/1/2015	9/1/2015
Latest termination year	2023	2021	2033	2027	2039	2032	2035	2035
Location	West Side Downtown	West Side Industrial Park	East Downtown Business District	West Side Commercial Development	West Downtown Business District	East Side Industrial Park	West Side Industrial Park	West Side Industrial Park
Status	Recipient	Donor	-	-	-	-	-	-
Fund balance at year end	\$ 6,357	\$ 2,606,409	\$ 683,272	\$ 1,305,334	\$ (149,591)	\$ (9,345)	\$ (6,883)	\$ (7,040)
Net unreimbursed cost	\$ 4,854,309	\$ 1,090,461	\$ 2,487,920	\$ 2,084,000	\$ 790,782	\$ 459,681	\$ 6,883	\$ 7,040
2015 Tax increment	\$ 859,976	\$ 1,792,174	\$ -	\$ 221,328	\$ 38,732	\$ 55,554	\$ -	\$ -
2016 Tax increment	\$ 819,914	\$ 1,837,313	\$ 58,043	\$ 191,787	\$ 29,984	\$ 123,551	\$ -	\$ -
Outstanding debt due	\$ 1,866,298	\$ 8,404,369	\$ 2,553,359	\$ 3,129,572	\$ 750,000	\$ 565,000	\$ -	\$ -
Advances from (to) City	\$ 4,860,666	\$ (4,633,214)	\$ 683,272	\$ 259,762	\$ 108,809	\$ 114,664	\$ -	\$ -

Wisconsin Statutes require periodic compliance audits of tax incremental districts to be completed over the life of the TID. Audits of TID 5 and TID 6 are scheduled to be completed later this year.

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3. Employees Medical Self-Insurance Funds

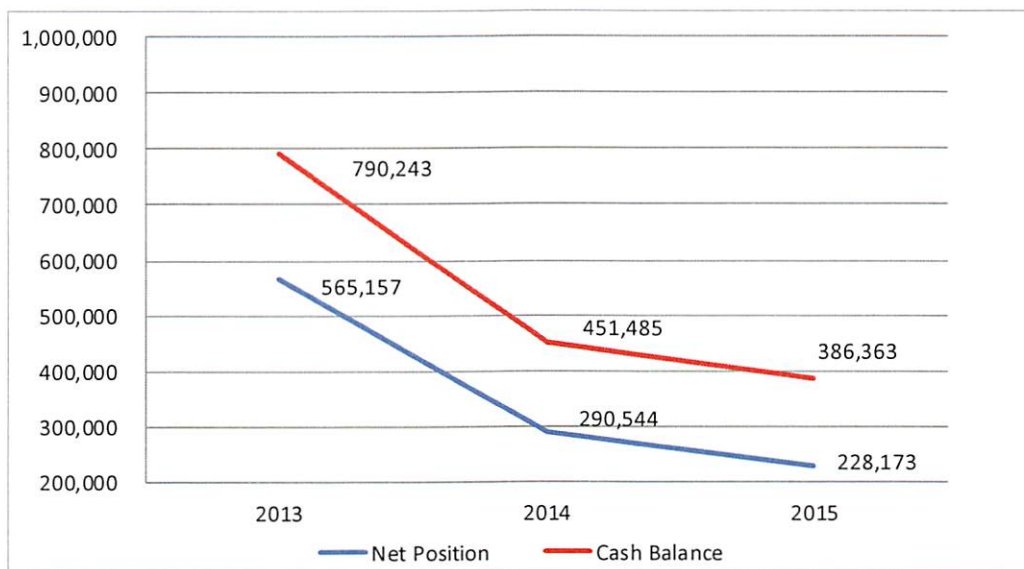
The City utilizes two separate self-insurance internal service funds to account for health and dental claims of City employees. The funds are financed from monthly insurance premiums charged to City employees. During 2015 and in prior years the monthly health insurance premiums were generally financed at 85% by the City with City employees contributing the remaining 15%. Presented below is a summary of each fund's financial transactions for 2015 including comparative totals of the health and dental funds for 2014.

	Health Self-Insurance		Dental Self-Insurance	
	2015	2014	2015	2014
Revenues				
Charges for employees medical and dental insurance premiums	\$ 2,727,199	\$ 2,548,698	\$ 135,863	\$ 126,036
Expenses				
Employees health and dental claims	2,209,223	2,182,003	140,651	120,101
Administrative fees	580,523	641,420	9,657	7,662
Total Expenses	2,789,746	2,823,423	150,308	127,763
Operating Income (Loss)	(62,547)	(274,725)	(14,445)	(1,727)
Nonoperating Revenues				
Interest revenue	176	112	1	-
Change in Net Position	(62,371)	(274,613)	(14,444)	(1,727)
Net Position - January 1	290,544	565,157	45,353	47,080
Net Position - December 31	\$ 228,173	\$ 290,544	\$ 30,909	\$ 45,353

Specific comments applicable to the above self-insurance funds follow:

The "key" component of an internal service fund is operating income since operating revenues should approximate operating expenses on an annual basis. For 2015, the health fund showed operating loss of \$62,547 compared to an operating loss of \$274,725 in 2014. The dental insurance fund showed an operating loss of \$14,445 in 2015 compared to an operating income of \$1,727 in 2014.

Below is a chart illustrating the decrease in fund balance and cash in the Health Self-Insurance fund over the past 3 years, we recommend the City analyze current charges to determine if current rates are sufficient to meet operations expenses and cash flow needs.



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WATER UTILITY

In accordance with generally accepted accounting principles, the Water Utility's financial transactions are recorded in an enterprise fund on the City's financial statements. Enterprise fund accounting is used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

Financial analyses and comments pertaining to the operations of the Water Utility follow:

Income Account

The Water Utility reported an increase in net position of \$586,092 for the year ended December 31, 2015 compared to an increase of \$347,497 for the year ended December 31, 2014.

	2015	2014
Operating Revenues		
Metered sales	\$ 4,532,808	\$ 4,428,939
Fire protection	1,383,526	1,370,657
Other	371,377	346,307
Total Operating Revenues	<u>6,287,711</u>	<u>6,145,903</u>
Operating Expenses		
Operation and maintenance	4,575,374	4,652,458
Depreciation	542,510	560,434
Taxes	46,350	49,076
Total Operating Expenses	<u>5,164,234</u>	<u>5,261,968</u>
Operating Income	<u>1,123,477</u>	<u>883,935</u>
Nonoperating Revenues (Expenses)		
Interest and fiscal charges	<u>(88,565)</u>	<u>(99,108)</u>
Income before Contributions and Transfers	1,034,912	784,827
Transfers out	<u>(448,820)</u>	<u>(437,330)</u>
Change in Net Position	<u>\$ 586,092</u>	<u>\$ 347,497</u>

The last water rate increase implemented in 2011 established a rate of return of 6.5%. In 2015, the City's rate of return calculated to 5.44%. Although the Water Utility has been able to generate a positive rate of return, the present cash balance is overdrawn at year end. This is due to the cost of replacing all water meters over the past three years. The City intends to borrow for the meter purchases in 2016 and reimburse the Water Utility.

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WASTEWATER UTILITY

In accordance with generally accepted accounting principles, the Wastewater Utility's financial transactions are recorded in an enterprise fund on the City's financial statements. Enterprise fund accounting is used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

Financial analyses and comments pertaining to the operations of the Wastewater Utility follow:

Income Account

The Wastewater Utility reported an increase in net position of \$2,017,743 for the year ended December 31, 2015 compared to an increase of \$332,174 for the year ended December 31, 2014.

	2015	2014
Operating Revenues		
Measured sales	\$ 5,207,936	\$ 4,755,100
Other	3,405,131	3,292,943
Total Operating Revenues	<u>8,613,067</u>	<u>8,048,043</u>
Operating Expenses		
Operation and maintenance	7,200,607	6,900,026
Depreciation	673,497	546,376
Total Operating Expenses	<u>7,874,104</u>	<u>7,446,402</u>
Operating Income	738,963	601,641
Nonoperating Revenues		
Interest and fiscal charges	<u>(31,514)</u>	<u>-</u>
Income before Contributions and Transfers	707,449	601,641
Capital contributions	1,582,009	-
Transfers out	<u>(271,715)</u>	<u>(269,467)</u>
Change in Net Position	<u>\$ 2,017,743</u>	<u>\$ 332,174</u>

As of December 31, 2015 the Wastewater Utility owed the general fund \$1,220,617 for operating purposes, which was an increase of \$209,387 from the amount owed a year earlier. The primary reason for the amount due to the general fund is the cost of replacing water meters, of which 50% was charged to the wastewater utility. The City intends to borrow for the meter purchases in 2016 and reimburse the wastewater utility.

The City has increased rates each year with the last rate increase implemented in 2015, effective in the 1st Quarter of 2016.

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STORMWATER UTILITY

Financial analyses and comments pertaining to the operations of the Stormwater Utility follow:

Income Account

The Stormwater Utility reported an increase in net position of \$425,809 for the year ended December 31, 2015 compared to an increase of \$142,556 for the year ended December 31, 2014.

	2015	2014
Operating Revenues		
Charges for services	\$ 1,321,246	\$ 1,221,174
Operating Expenses		
Operation and maintenance	540,934	729,798
Depreciation	354,503	348,820
Total Operating Expenses	895,437	1,078,618
Change in Net Position	\$ 425,809	\$ 142,556

At year end, available cash of the Stormwater Utility totaled \$1,254,076.

STATUS OF PRIOR YEAR COMMENTS AND RECOMMENDATIONS

The following comments and observations have been discussed in prior year management letters. Although progress has been made, the recommendations have not yet been fully implemented. Since complete implementation of the recommendations has not been made, we recommend the City develop a specific timetable for implementation, including identifying persons responsible for implementation, for each recommendation. Presented below is a summary of prior year comments along with any current status.

1. Development of Capital Assets Records

The city purchased capital asset software in the beginning of 2015, which was implemented for the year ended December 31, 2015. All 2015 capital transactions were entered into the software by April 30, 2016. Plans are to have the 2016 and subsequent years' information captured during the year to be able to enter capital asset additions and retirements as they occur during the year.

2. Recording of Accounting Journal Entries for Allocation of Project Expenditures

The accounting journal entries were not completed during the year as suggested primarily due to additional time required to convert the water and wastewater billing and meter reading system to new software. Plans are to prepare accounting journal entries currently in 2016 as construction and other major infrastructure projects are completed.

3. Reconciliation of Special Assessment Records

Monthly journal entries for special assessment transactions were not made during 2015. Entries were made in May of 2016 in order to reconcile the special assessment accounts receivable balances to the agree with outstanding detail. Plans are to begin the monthly journal entry process starting in June of 2016.

4. Recording of Non-lapsing Carryovers and Other Budget Amendments in the Accounting System

This recommendation was not implemented during the 2015 year. General fund carryover appropriations and other budget amendments were entered into the financial statements prior to issuance. General fund carryover appropriations for 2016 were entered into the 2016 accounting software. Additional, plans are to enter current year budget amendments into the accounting software as they occur.

5. Developing Cash Flow Analyses for the Water and Wastewater Utilities with the Annual Budget

This recommendation was not implemented with the 2016 budget. The borrowing for meter purchases has been delayed until 2016 and plans are to develop cash flow analyses with the 2017 budget.

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STATUS OF PRIOR YEAR COMMENTS AND RECOMMENDATIONS (Continued)

6. Suggestions from Review of the Finance Department Procedures

The following suggestions were noted last year from a detailed review of finance department procedures:

Provide for a Review of Monthly Bank Account Reconciliations: This suggestion was not implemented during 2015. Plans are to develop a review by the Clerk-Treasurer to start in 2016.

Provide for a Separation of Duties between Entering Pay Rate Information and Processing Payroll: This suggestion was not implemented because a review of the City's software revealed that the software did not allow payroll processing personnel to not have access to the pay rate field. As a result, an alternative control feature was implemented in 2016 to have personnel in the Human Resources Department verify on a test basis during the year pay rates used to process payroll.

Provide for a Review of Final Pay Calculations for Retiring or Departing Employees: This suggestion was implemented in 2015.

Enter Additional Receivables and Invoices into the Automated Accounts Receivable System: This suggestion was implemented in 2015 for additional police department and public works department receivables. Plans are to enter miscellaneous water department invoices into the system in 2016.

Provide City Departments with Unpaid Receivable Reports: This recommendation was implemented in 2015 for the police and public works department.

Provide for Additional Separation of Duties Between the Depositing and Accounting Functions by Reviewing the Feasibility of a Bank Courier Pickup of Deposits: Quotes for courier pickup were received in 2016 and it was determined that the cost was too high and that current City employees have available time to continue to make deposits. To provide for separation of duties between depositing and accounting functions, it was proposed that the City Clerk-Treasurer become the primary deposit person with the Deputy Clerk-Treasurer the backup.

Attachment: Draft 2015 City of De Pere - ML (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

CURRENT YEAR COMMENTS AND RECOMMENDATIONS

1. Enter Manual Reconciling Adjustments into the City's Bank Reconciliation Software

During our current audit, we reviewed the process used to reconcile the City's pooled cash and investments. The City uses a pooled cash system where all accounting funds share the same checking account and investment funds. The City accounting software contains bank reconciliation features that provide for an automated process to reconcile the pooled cash accounts in a combined all-cash transaction fund.

While our review indicated that the features of the software are being used to reconcile the pooled cash on a daily basis, we noted certain items that presently make the monthly reconciliations difficult to review and compare to recorded accounting transactions. The items noted are summarized as follows:

- Numerous reconciling items are used to agree the combined all-cash transactions fund month end balance to the sum of the fund accounting system pooled cash balances. A number of the reconciling items have been carried forward for years and should be cleared from the bank reconciliation program.
- Because of dates used in the entry of payables and receivables, specific receipt types and check runs can be recorded in different months in the fund cash accounts from the combined all-cash fund. The different months posting procedures can result in additional reconciling items in the month end process.

Accordingly, we recommend that all reconciling items be cleared from the combined all-cash fund on a timely basis. In addition, the City should review the software features and change recording procedures if necessary to avoid having specific receipt types or check runs record in different months.

CITY RESPONSE: The City will review the bank reconciliation and clear reconciling items and post any needed adjustments on a monthly basis. The City will change its procedures and post payables and receivables on a daily basis using a software update and procedure that distributes the activity from the pooled cash account to each respective fund cash account in 2016.

2. Revenue Bond Requirements

The City's \$4,475,000 Water Utility Revenue Bonds, Series 2007 requires the City to maintain the following restricted cash balances:

Water System Special Redemption Fund

This fund consists of a reserve requirement, which represents debt proceeds set aside to provide financial resources in the event the City would have insufficient revenues in any year to make debt service payments and a principal and interest redemption fund which should be funded monthly from operating revenues of the water utility based on the upcoming principal and interest maturities. The bond ordinance requires the special redemption fund to be maintained as a separate bank or investment account from other funds of the City.

Water System Depreciation Fund

This fund is used to pay for repairs, replacements, extensions or additions to the water system and should be maintained at \$250,000.

At present time, the City has not segregated the special redemption fund from other municipal funds. In addition, because of cash used in the acquisition of capital assets, the City's water utility currently does not have available cash to fund either the water system special redemption or depreciation funds. Under the moral obligation clause of the bond ordinance, the City is required to appropriate funds sufficient to restore the reserve account to the minimum reserve amount, as defined in the ordinance. We therefore recommend the City develop a plan to set aside funds in a water system redemption fund in 2016.

3. Fair Value Measurement and Application

In February 2015, the Governmental Accounting Standards Board (GASB) issued Statement No. 72, Fair Value Measurement and Application, which addresses accounting and financial reporting issues related to fair value measurement, primarily for investments.

GASB Statement No. 72 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. It also provides guidance on how fair value should be measured, what assets and liabilities should be measured at fair value, and what information about fair value should be disclosed in the notes to the financial statements. This Statement requires a government to use valuation techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair value. The techniques should be consistent with one or more of the following approaches: the market approach, the cost approach, or the income approach. It establishes a hierarchy of inputs to valuation techniques used to measure fair value. That fair value hierarchy has three levels of inputs based on the objectivity and reliability of the information. Level 1 inputs are quoted prices in active markets for identical assets or liabilities. Level 2 inputs are observable inputs for similar assets or liabilities. Finally, Level 3 inputs are unobservable inputs. GASB Statement No. 72 requires additional footnote disclosures about fair value measurement, the level of fair value hierarchy and valuation techniques used.

The new standard is effective for years beginning after June 15, 2015, although early application is encouraged. We recommend that the City review the new standard, determine its investments that are subject to fair value measurement and value those investments according to the valuation techniques and inputs outlined in the Statement. We are able to assist you in implementing this standard.

4. Accounting and Reporting for Other Post-Employment Benefits

In June 2015, the Governmental Accounting Standards Board (GASB) issued two new pronouncements relating to other post-employment benefits (OPEB). GASB Statement No. 74, Financial Reporting for Post-employment Benefit Plans Other than Pension Plans and GASB Statement No. 75, Accounting and Financial Reporting for Post-employment Benefits Other than Pensions significantly change the accounting and financial reporting of post-employment benefits that was established in GASB Statement Nos. 43 and 45. The primary purpose of these Statements is to improve accounting and financial reporting of OPEB obligations and enhance transparency of OPEB related information in your financial statements similar to how GASB Statements Nos. 67 and 68 were designed.

Currently, governments report a liability related to other post-employment liabilities for the unfunded portion of the annual required contribution, which includes an amortization of the Unfunded Actuarial Liability (UAL) over an open period of time, not to exceed 30 years. Upon implementing the new standards, the City will recognize the difference between total OPEB liability and any plan assets (net OPEB liability) in the government-wide and proprietary financial statements, often resulting in a significant increase in the OPEB liability reported in your financial statements. The new standards also require that the entry age normal cost method be used to determine the liability, deferred inflows and outflows of resources to be reported for changes in economic and demographic assumptions and differences between expected and actual experience, and additional note disclosures and schedules.

The new standards are effective for financial statements for OPEB plans for fiscal years beginning after June 15, 2016 and for employers for fiscal years beginning after June 15, 2017. We recommend that the City evaluate impact of the new standards with your actuary, and determine an implementation strategy to minimize your costs while ensuring adequate communication of the impact of these changes will have on your financial statements. As you develop your implementation strategy, you should evaluate the following:

- Do you anticipate any changes in benefits? If yes, you should approve benefit changes prior to implementation, as any changes in benefits in the future are treated as a current year activity.
- What is your valuation measurement date? You can roll back to a valuation date 12 months prior to year end, allowing you to complete your actuarial valuation prior to year end or you can roll forward to your reporting date, requiring your actuarial valuation to be completed after year end but before you anticipate issuance of your financial statements.

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APPENDIX

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CITY OF DE PERE, WISCONSIN
ANNUAL FINANCIAL REPORT
DECEMBER 31, 2015

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CITY OF DE PERE, WISCONSIN
December 31, 2015

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CITY OF DE PERE, WISCONSIN

December 31, 2015

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INDEPENDENT AUDITORS' REPORT

To the City Council
City of De Pere, Wisconsin

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of De Pere, Wisconsin ("the City") as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2015, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note D.9, the City recorded a prior period adjustment of \$659,831 in the proprietary fund and government-wide financial statements to properly record the sale of the City's wastewater treatment plant. Our opinions are not modified with respect to this matter.

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As discussed in Note D.10 the City implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27* and Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68*. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 9 and the schedules relating to pensions and other post-employment benefits on pages 53 through 55 be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The financial information listed in the table of contents as supplementary information is presented for purposes of additional analysis and are not a required part of the financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Report on Summarized Financial Information

We have previously audited the City of De Pere's 2014 financial statements, and our report dated August 11, 2015, expressed unmodified opinions on those respective financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2014, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 29, 2016, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Certified Public Accountants
Green Bay, Wisconsin
July 29, 2016

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis December 31, 2015

As management of the City of De Pere, Wisconsin, we offer readers of the City's basic financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2015.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources as of December 31, 2015 by \$96,947,984 (*net position*). Of this amount, \$11,676,423 (*unrestricted net position*) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$9,749,284. The main factor contributing to the overall increase as follows:
 - Cumulative effort of change in accounting principle of \$4,328,518.
 - Decrease in public works net expense of \$1,932,288.
 - Excess stadium sales tax collections of \$1,249,256.
- Total property taxes increased 6.0% per \$1,000 of property value for the year ended December 31, 2015.
- As of December 31, 2015, the City's governmental funds reported combined ending fund balances of \$14,401,381, a decrease of \$706,730 in comparison with the prior year. Approximately 35% of this total amount, \$5,019,950 is *available for spending* at the City's discretion (*unassigned fund balance*).
- As of December 31, 2015, unassigned fund balance for the general fund was \$5,259,140, or approximately 32% of total general fund expenditures.
- The City's total general-obligation debt increased by \$645,000 (1.9%) during 2015. The key factor in this increase was the issuance of \$8,285,000 to refinance 2005 debt issuances (\$2,045,000) and for public improvements (\$6,240,000) while the City paid principal on debt of \$7,640,000 in 2015.

Overview of the Basic Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains supplemental information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets, liabilities and deferred outflows/inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods. (e.g., earned but unused vacation leave.)

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, sanitation, health and human services, culture and recreation, and conservation and development. The business-type activities of the City include the water, wastewater treatment, wastewater collection and stormwater utilities.

The government-wide financial statements can be found on pages 10 - 12 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

It is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains 19 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, public improvements capital project fund and TID No. 6 capital projects fund, all of which are considered to be major funds. Data from the other 15 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual appropriated budget for all its governmental funds. As part of the basic governmental fund financial statements, budgetary comparison statements have been provided for the general fund to demonstrate compliance with the budget.

The basic governmental fund financial statements can be found on pages 13 - 19 of this report.

Proprietary funds. The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its water, wastewater treatment plant, stormwater utility, and wastewater collection utilities. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its health and dental self insurance funds. Because these services predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the enterprise and internal service funds. The four enterprise funds are considered to be major funds of the City. The two internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of *combining statements* elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 20 - 22 of this report.

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Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on page 23 of this report.

Notes to the basic financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 24 - 52 of this report.

Other information. Required supplementary information relating to pensions and other postemployment benefits and the combining statements referred to earlier in connection with nonmajor governmental funds, nonmajor enterprise funds and internal service funds are presented immediately following the notes to the basic financial statements. These statements and schedules can be found on pages 53 - 68.

Government-wide Financial Analysis

Net position. As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$95,947,984 at the close of 2015.

City of De Pere's Net Position (in thousands of dollars)						
	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
Current and other assets	\$ 34,301	\$ 32,749	\$ 5,381	\$ 7,283	\$ 39,682	\$ 40,032
Capital assets	64,585	62,194	47,764	40,890	112,349	103,084
Total Assets	98,886	94,943	53,145	48,173	152,031	143,116
Deferred Outflows of Resources	2,047	-	188	-	2,235	-
Other liabilities	2,328	1,995	1,732	1,688	4,060	3,683
Long-term liabilities outstanding	35,398	36,468	4,300	2,595	39,698	39,063
Total Liabilities	37,726	38,463	6,032	4,283	43,758	42,746
Deferred Inflows of Resources	14,560	14,171	-	-	14,560	14,171
Net Position						
Net Investment in Capital Assets	32,833	29,611	43,709	40,891	76,542	70,502
Restricted	7,377	2,602	353	-	7,730	2,602
Unrestricted	8,437	10,096	3,239	2,999	11,676	13,095
Total Net Assets	\$ 48,647	\$ 42,309	\$ 47,301	\$ 43,890	\$ 95,948	\$ 86,199

By far the largest portion of the City's net position (80%) reflects its investment in capital assets (e.g. land, buildings, machinery and equipment, infrastructure, etc.); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although, the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (8%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* (\$11,676,423) may be used to meet the City's ongoing obligations to citizens and creditors.

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Change in net position. Governmental activities increased the City's net position by \$2,344,695, while business-type activities increased \$3,076,071. Key elements of the changes in net position are as follows:

City of De Pere's Change in Net Position						
(In thousands of dollars)						
	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
Revenues						
Program Revenues						
Charges for services	\$ 3,170	\$ 3,043	\$ 16,222	\$ 15,415	\$ 19,392	\$ 18,458
Operating grants and contributions	1,467	1,469	-	-	1,467	1,469
Capital grants and contributions	1,036	871	1,582	-	2,618	871
General Revenues						
Property taxes	14,200	13,398	-	-	14,200	13,398
Other taxes	1,587	513	-	-	1,587	513
Grants and contributions not restricted to specific programs	2,111	2,046	-	-	2,111	2,046
Other	384	645	75	81	459	726
Total Revenues	23,955	21,985	17,879	15,496	41,834	37,481
Expenses						
General government	1,653	1,931	-	-	1,653	1,931
Public safety	8,540	8,537	-	-	8,540	8,537
Public works and sanitation	7,126	8,962	-	-	7,126	8,962
Health and human services	486	363	-	-	486	363
Culture and recreation	2,416	2,663	-	-	2,416	2,663
Conservation and development	1,010	504	-	-	1,010	504
Interest on long-term debt	1,101	1,228	-	-	1,101	1,228
Water utility	-	-	5,264	5,400	5,264	5,400
Wastewater Collection	-	-	7,921	7,511	7,921	7,511
Stormwater utility	-	-	897	1,087	897	1,087
Total Expenses	22,332	24,188	14,082	13,998	36,414	38,186
Change in Net Position Before Transfers	1,623	(2,203)	3,797	1,498	5,420	(705)
Transfers	721	707	(721)	(707)	-	-
Change in Net Position	2,344	(1,496)	3,076	791	5,420	(705)
Cumulative Effect of Change in Accounting Principle	3,994	-	335	-	4,329	-
Prior Period Adjustment	-	-	-	(660)	-	(660)
Net Position - January 1	42,309	43,805	43,890	43,759	86,199	87,564
Net Position - December 31	\$ 48,647	\$ 42,309	\$ 47,301	\$ 43,890	\$ 95,948	\$ 86,199

Property taxes increased by \$801,000 (6%) during the year.

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

As of December 31, 2015, the City's governmental funds reported combined ending fund balances of \$14,401,381, a decrease of \$706,730 in comparison with the prior year. Approximately 35% of this amount (\$5,019,950) constitutes *unassigned fund balance*, which is available for spending at the City's discretion. The remainder of fund balance is either restricted (\$7,631,634) or committed (\$1,240,385) or it is nonspendable (\$509,412).

The general fund is the main operating fund of the City. At the end of the current year, unassigned fund balance of the general fund was \$5,259,140, while total fund balance reached \$7,126,148. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 32% of total general fund expenditures, while total fund balance represents 44% of that same amount.

The fund balance of the City's general fund increased by \$1,392,179 during the current year. The key factor in this increase was due to an excess stadium tax collection of \$1,249,256.

The debt service fund has a total fund balance of \$629,584. This fund balance represents 7% of total debt service fund expenditures. The City spent \$1,831,576 of the total to retire a 2004 debt issue.

The public improvements fund has a total fund balance of \$924,692. This decreased by \$1,456,240 during the current year.

Proprietary funds. The City's proprietary funds provide the same type of information found in the City's government-wide financial statements, but in more detail.

Unrestricted net position of the water utility fund at the end of the year amounted to \$901,742. The total increase in net position was \$708,239.

Unrestricted net position of the wastewater treatment plant fund at the end of the year amounted to \$1,497,666.

Unrestricted net position of the wastewater utility fund at the end of the year was a deficit of \$224,408. The total increase in net position was \$2,140,039.

Unrestricted net position of the stormwater utility fund at the end of the year amounted to \$1,189,603. The total increase in net position was \$516,381.

Other factors concerning the finances of these funds have already been addressed in the discussion of the City's business-type activities.

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General Fund Budgetary Highlights

Generally the original budget is modified in small amounts. The City allocated a total of \$113,693 from the contingency account to various expenditure accounts in the general fund as approved by the City Council.

During the year, actual revenues were more than budgeted revenues by \$1,173,434 primarily due to an excess stadium tax collection of \$1,249,256. Actual expenditures were less than budgeted expenditures by \$239,529 primarily in general government, public works, and culture and recreation.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of December 31, 2015 amounts to \$12,349,536 (net of accumulated depreciation). This investment in capital assets includes land, land improvements, buildings, machinery and equipment, vehicles, infrastructure (highways and bridges), and construction in progress. The total increase in the City's investment in capital assets for the current year was \$7,924,777 or 7.59% over last year.

City of De Pere's Capital Assets (in thousands of dollars)						
	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
Land	\$ 9,878	\$ 8,445	\$ 53	\$ 53	\$ 9,931	\$ 8,498
Land improvements	5,978	5,850	-	-	5,978	5,850
Buildings	11,301	11,301	892	892	12,193	12,193
Machinery and equipment	3,689	3,265	5,979	5,472	9,668	8,737
Vehicles	5,509	6,770	-	-	5,509	6,770
Infrastructure	71,866	70,054	63,571	58,545	135,437	128,599
Accumulated depreciation	(43,636)	(43,491)	(22,731)	(21,731)	(66,367)	(65,222)
Net Capital Assets	\$ 64,585	\$ 62,194	\$ 47,764	\$ 43,231	\$ 112,349	\$ 105,425

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Long-term debt. At the end of the current fiscal year, the City had total general obligation debt outstanding of \$35,020,000. The remainder of the City's debt represents bonds secured solely by specified revenue sources (i.e., revenue bonds).

City of De Pere's Outstanding Debt						
General Obligation Debt and Revenue Bonds						
(in thousands of dollars)						
	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
General Obligation Debt						
Bonds	\$ 24,090	\$ 30,730	\$ -	\$ -	\$ 24,090	\$ 30,730
Notes	8,915	3,645	2,015	-	10,930	3,645
Total General Obligation						
Debt	33,005	34,375	2,015	-	35,020	34,375
Revenue bonds	-	-	2,040	2,340	2,040	2,340
Total	\$ 33,005	\$ 34,375	\$ 4,055	\$ 2,340	\$ 37,060	\$ 36,715

The City's total general obligation debt increased by \$645,000 (2%) during the current fiscal year. The key factor in this increase was the newly incurred debt was more than debt retirements.

The City maintains an Aa3 rating from Moody's Investors Service for its general obligation debt.

State statutes limit the amount of general obligation debt the City may issue to 5% of its total equalized valuation. The current debt limitation for the City is \$91,716,355 which is significantly in excess of the City's \$35,020,000 in outstanding general obligation debt.

Economic Factors and Next Year's Budgets and Rates

- The economic condition and outlook of the City has remained fairly stable based on a relatively healthy mix of manufacturing, tourism, service industry, retail, and farming activities which support our tax base.
- Inflationary trends in our region compare favorably to national indices.
- During the current year, unassigned fund balance in the general fund increased by \$80,376 to \$5,259,140.

All of these factors were considered in preparing the City's budget for the 2016 fiscal year.

Contacting the City's Financial Management

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Joseph G. Zegers, Finance Director of the City of De Pere, 335 S. Broadway, De Pere, Wisconsin 54115.

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BASIC FINANCIAL STATEMENTS

CITY OF DE PERE, WISCONSIN

Statement of Net Position

December 31, 2015

(With summarized financial information as of December 31, 2014)

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	Governmental Activities	Business-type Activities	Totals	
			2015	2014
ASSETS				
Cash and investments	\$ 12,606,762	\$ 1,329,321	\$ 13,936,083	\$ 13,109,680
Receivables				
Taxes	14,571,445	-	14,571,445	14,474,146
Accounts	385,053	3,876,943	4,261,996	3,984,629
Special assessments	771,555	-	771,555	1,055,772
Loans	335,305	-	335,305	445,764
Other	-	140,781	140,781	143,141
Internal balances	1,814,885	(1,814,885)	-	-
Due from other governments	-	1,422,421	1,422,421	1,507,530
Inventories and prepaid items	222,723	24,643	247,366	314,046
Restricted assets				
Cash and investments	1,629,504	236,310	1,865,814	2,618,568
Net pension asset	1,963,426	164,712	2,128,138	-
Other assets - post employment benefits	-	-	-	38,036
Capital assets, nondepreciable				
Land	9,878,041	53,207	9,931,248	8,497,805
Capital assets, depreciable				
Land improvements	5,977,759	-	5,977,759	5,849,781
Buildings and improvements	11,301,100	892,181	12,193,281	12,193,281
Machinery and equipment	9,197,746	5,979,452	15,177,198	15,506,827
Infrastructure	71,866,345	63,571,059	135,437,404	128,599,219
Less: Accumulated depreciation	(43,635,952)	(22,731,402)	(66,367,354)	(65,222,157)
TOTAL ASSETS	98,885,697	53,144,743	152,030,440	143,116,068
DEFERRED OUTFLOWS OF RESOURCES				
Pension related deferred outflows	2,047,122	187,929	2,235,051	-
LIABILITIES				
Accounts and claims payable	1,209,524	1,703,132	2,912,656	2,064,626
Short-term notes payable	147,000	-	147,000	-
Accrued and other current liabilities	754,477	8,757	763,234	1,279,291
Due to other governments	96,138	-	96,138	876
Accrued interest payable	118,878	19,233	138,111	116,644
Unearned revenue	2,789	-	2,789	221,246
Long-term obligations				
Due within one year	4,451,730	650,000	5,101,730	5,947,802
Due in more than one year	30,945,774	3,650,494	34,596,268	33,115,645
TOTAL LIABILITIES	37,726,310	6,031,616	43,757,926	42,746,130
DEFERRED INFLOWS OF RESOURCES				
Property taxes	14,559,581	-	14,559,581	14,171,238
NET POSITION				
Net investment in capital assets	32,833,309	43,709,497	76,542,806	70,501,954
Restricted for				
Debt service	629,584	-	629,584	793,568
Property tax relief and economic development	1,249,256	-	1,249,256	-
Loans	1,367,033	-	1,367,033	1,704,380
Recreation scholarship	21,726	-	21,726	20,427
Park land acquisition	97,967	-	97,967	83,102
Pension benefits	4,010,548	352,641	4,363,189	-
Unrestricted	8,437,505	3,238,918	11,676,423	13,095,269
TOTAL NET POSITION	\$ 48,646,928	\$ 47,301,056	\$ 95,947,984	\$ 86,198,700

The notes to the basic financial statements are an integral part of this statement.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

DRAFT**CITY OF DE PERE, WISCONSIN**

Statement of Activities

For the Year Ended December 31, 2015

(With summarized financial information for the year ended December 31, 2014)

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General government	\$ 1,652,656	\$ 335,830	\$ -	\$ -
Public safety	8,540,229	1,392,284	100,490	-
Public works	6,436,592	845,183	1,197,037	869,894
Sanitation	689,329	-	99,220	-
Health and human services	486,236	5,292	65,973	-
Culture and recreation	2,416,268	544,589	4,740	142,525
Conservation and development	1,010,095	47,255	-	23,862
Interest on debt	1,100,807	-	-	-
Total Governmental Activities	22,332,212	3,170,433	1,467,460	1,036,281
Business-type Activities				
Water utility	5,263,633	6,287,711	-	-
Wastewater treatment	-	-	-	-
Wastewater collection	7,921,923	8,613,067	-	1,582,009
Stormwater utility	897,247	1,321,246	-	-
Total Business-type Activities	14,082,803	16,222,024	-	1,582,009
Total	\$ 36,415,015	\$ 19,392,457	\$ 1,467,460	\$ 2,618,290

General revenues

Taxes

Property taxes, levied for general purposes

Property taxes, levied for debt service

Property taxes, levied for capital projects

Property tax increments

Other taxes and franchise fees

Excess stadium sales tax

Federal and state grants and other contributions

not restricted to specific functions

Interest and investment earnings

Miscellaneous

Gain on sale of assets

Transfers

Total general revenues and transfers

Change in net position

Net position - January 1, as originally stated

Prior period adjustment

Cumulative effect of change in accounting principle

Net position - January 1, restated

Net position - December 31

The notes to the basic financial statements are an integral part of this statement.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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Net (Expense) Revenue and Changes in Net Position			
Governmental Activities	Business-type Activities	Totals	
		2015	2014
\$ (1,316,826)	\$ -	\$ (1,316,826)	\$ (1,662,399)
(7,047,455)	-	(7,047,455)	(7,135,884)
(3,524,478)	-	(3,524,478)	(5,456,766)
(590,109)	-	(590,109)	(681,367)
(414,971)	-	(414,971)	(301,280)
(1,724,414)	-	(1,724,414)	(2,060,611)
(938,978)	-	(938,978)	(346,774)
(1,100,807)	-	(1,100,807)	(1,160,015)
(16,658,038)	-	(16,658,038)	(18,805,096)
-	1,024,078	1,024,078	744,414
-	-	-	(8,262)
-	2,273,153	2,273,153	545,508
-	423,999	423,999	134,425
-	3,721,230	3,721,230	1,416,085
(16,658,038)	3,721,230	(12,936,808)	(17,389,011)
7,932,835	-	7,932,835	7,751,706
1,656,282	-	1,656,282	1,500,164
1,643,276	-	1,643,276	1,591,936
2,967,764	-	2,967,764	2,553,529
338,185	-	338,185	513,388
1,249,256	-	1,249,256	-
2,110,668	-	2,110,668	2,046,092
163,810	75,376	239,186	166,640
141,851	-	141,851	559,225
78,271	-	78,271	-
720,535	(720,535)	-	-
19,002,733	(645,159)	18,357,574	16,682,680
2,344,695	3,076,071	5,420,766	(706,331)
42,308,730	43,889,970	86,198,700	87,564,862
-	-	-	(659,831)
3,993,503	335,015	4,328,518	-
46,302,233	44,224,985	90,527,218	86,905,031
\$ 48,646,928	\$ 47,301,056	\$ 95,947,984	\$ 86,198,700

CITY OF DE PERE, WISCONSIN

Balance Sheet
Governmental Funds
December 31, 2015

(With summarized financial information as of December 31, 2014)

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	General	Debt Service	Capital Projects - Public Improvements	TID No.6
ASSETS				
Cash and investments	\$ 5,705,796	\$ -	\$ 1,485,752	\$ 2,606,409
Receivables				
Taxes	7,982,544	1,837,313	700,000	1,788,033
Accounts	338,805	-	18,040	-
Special assessments	229,295	-	542,260	-
Loans	-	-	-	-
Due from other funds	1,970,468	-	-	-
Advance to other funds	60,000	-	-	-
Due from other governments	3	-	-	-
Inventories and prepaid items	222,723	-	-	-
Restricted assets				
Cash and investments	-	629,584	-	-
TOTAL ASSETS	\$ 16,509,634	\$ 2,466,897	\$ 2,746,052	\$ 4,394,442
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 509,241	\$ -	\$ 579,104	\$ -
Short-term notes payable	147,000	-	-	-
Accrued and other current liabilities	753,776	-	-	-
Due to other funds	-	-	-	-
Due to other governments	-	-	95,976	-
Unearned revenues	2,789	-	-	-
Total Liabilities	1,412,806	-	675,080	-
Deferred Inflows of Resources				
Property taxes	7,970,680	1,837,313	700,000	1,788,033
Special assessments	-	-	446,280	-
Loans receivable	-	-	-	-
Total Deferred Inflows of Resources	7,970,680	1,837,313	1,146,280	1,788,033
Fund Balances				
Nonspendable for				
Inventories and prepaid items	222,723	-	-	-
Special assessments	226,689	-	-	-
Advances to other funds	60,000	-	-	-
Restricted for				
Debt service	-	629,584	-	-
Property tax relief and economic development	1,249,256	-	-	-
Loans	-	-	-	-
Recreation scholarship	21,726	-	-	-
Park land acquisition	-	-	-	-
Tax increment district projects	-	-	-	2,606,409
Committed for				
Subsequent years' expenditures	86,614	-	-	-
Capital outlay	-	-	924,692	-
Unassigned				
General fund	5,259,140	-	-	-
Special revenue fund	-	-	-	-
Capital projects funds	-	-	-	-
Total Fund Balances	7,126,148	629,584	924,692	2,606,409
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 16,509,634	\$ 2,466,897	\$ 2,746,052	\$ 4,394,442

(Continued)

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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Nonmajor Governmental Funds	Total Governmental Funds	
	2015	2014
\$ 2,379,441	\$ 12,177,398	\$ 11,758,228
2,263,555	14,571,445	14,474,146
28,043	384,888	402,730
-	771,555	1,055,772
335,305	335,305	445,764
-	1,970,468	1,321,514
-	60,000	60,000
-	3	-
-	222,723	289,045
999,920	1,629,504	2,618,568
<u>\$ 6,006,264</u>	<u>\$ 32,123,289</u>	<u>\$ 32,425,767</u>

\$ 10,887	\$ 1,099,232	\$ 910,566
-	147,000	-
701	754,477	675,466
281,268	281,268	225,044
-	95,976	876
-	2,789	5,210
<u>292,856</u>	<u>2,380,742</u>	<u>1,817,162</u>

2,263,555	14,559,581	14,171,238
-	446,280	883,491
335,305	335,305	445,765
<u>2,598,860</u>	<u>15,341,166</u>	<u>15,500,494</u>

-	222,723	289,045
-	226,689	79,362
-	60,000	60,000
-	629,584	2,618,568
-	1,249,256	-
1,031,729	1,031,729	1,258,617
-	21,726	20,427
97,967	97,967	83,102
1,994,963	4,601,372	3,065,072
130,040	216,654	171,987
99,039	1,023,731	2,481,064
-	5,259,140	5,178,764
(66,331)	(66,331)	(18,592)
(172,859)	(172,859)	(179,305)
<u>3,114,548</u>	<u>14,401,381</u>	<u>15,108,111</u>
<u>\$ 6,006,264</u>	<u>\$ 32,123,289</u>	<u>\$ 32,425,767</u>

DRAFT**CITY OF DE PERE, WISCONSIN**

Balance Sheet (Continued)

Governmental Funds

December 31, 2015

(With summarized financial information as of December 31, 2014)

	2015	2014
<u>Reconciliation to the Statement of Net Position</u>		
Total Fund Balances as shown on previous page	\$ 14,401,381	\$ 15,108,111
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds.	64,585,039	62,194,133
Other long-term assets are not available to pay current period expenditures and therefore are deferred in the funds.	781,585	1,113,220
Benefit plan payments in excess of actuarially determined costs for post-employment benefits are not financial resources; therefore, are not reported in the fund financial statements.	(61,918)	38,036
The City's proportionate share of the Wisconsin Retirement System pension plan is not an available financial resource; therefore, it is not reported in the fund financial statements:		
Net pension asset	\$ 1,963,426	
Deferred outflows of resources	<u>2,047,122</u>	<u>4,010,548</u>
Internal service funds are used by management to charge the costs of health and dental insurance to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.	384,757	432,633
Some liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Bonds and notes payable	\$ (33,005,000)	
Capital leases payable	(96,730)	
Compensated absences	(1,588,760)	
Bond premium	(645,096)	
Accrued interest on long-term obligations	<u>(118,878)</u>	<u>(35,454,464)</u>
Net Position of Governmental Activities as Reported on the Statement of Net Position (see page 10)	<u>\$ 48,646,928</u>	<u>\$ 42,308,730</u>

The notes to the basic financial statements are an integral part of this statement.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2015
(With summarized financial information for the year ended December 31, 2014)

	General	Debt Service	Capital Projects - Public Improvements	TID No.6
Revenues				
Taxes	\$ 9,240,762	\$ 1,656,282	\$ 943,276	\$ 1,792,174
Special assessments	-	-	645,819	-
Intergovernmental	2,986,084	34,200	263,750	7,485
Licenses and permits	582,954	-	-	-
Fines and forfeits	190,859	-	-	-
Public charges for services	1,431,182	-	-	-
Intergovernmental charges for services	1,296,225	-	-	-
Miscellaneous	212,305	-	53	695
Total Revenues	15,940,371	1,690,482	1,852,898	1,800,354
Expenditures				
Current				
General government	1,704,347	-	-	-
Public safety	8,574,280	-	-	-
Public works	2,357,659	-	-	-
Sanitation	689,701	-	-	-
Health and human services	483,832	-	-	-
Culture and recreation	2,076,918	-	-	-
Conservation and development	312,864	-	-	116,750
Debt service				
Principal	-	7,640,000	-	-
Interest and fiscal charges	-	1,091,800	14,996	26,918
Capital outlay	-	-	4,639,108	1,278,794
Total Expenditures	16,199,601	8,731,800	4,654,104	1,422,462
Excess (Deficiency) of Revenues Over (Under) Expenditures	(259,230)	(7,041,318)	(2,801,206)	377,892
Other Financing Sources (Uses)				
Long-term debt issued	-	2,045,000	1,425,000	2,550,000
Debt premium	-	74,258	44,966	108,494
Capital leases	96,730	-	-	-
Sale of capital assets	35,644	-	-	110,425
Transfers in	1,519,035	2,933,076	-	-
Transfers out	-	-	(125,000)	(1,181,730)
Total Other Financing Sources (Uses)	1,651,409	5,052,334	1,344,966	1,587,189
Net Change in Fund Balances	1,392,179	(1,988,984)	(1,456,240)	1,965,081
Fund Balances - January 1	5,733,969	2,618,568	2,380,932	641,328
Fund Balances - December 31	\$ 7,126,148	\$ 629,584	\$ 924,692	\$ 2,606,409

(Continued)

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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Nonmajor Governmental Funds	Total Governmental Funds	
	2015	2014
\$ 1,875,590	\$ 15,508,084	\$ 13,635,043
-	645,819	777,603
296,976	3,588,495	3,723,556
111,806	694,760	572,167
-	190,859	189,673
11,460	1,442,642	1,336,180
-	1,296,225	1,195,929
306,417	519,470	982,850
2,602,249	23,886,354	22,413,001
-	1,704,347	1,618,516
-	8,574,280	8,489,787
-	2,357,659	2,329,539
-	689,701	778,083
-	483,832	357,251
133,117	2,210,035	2,093,908
409,520	839,134	597,461
-	7,640,000	3,710,000
2,636	1,136,350	1,314,712
509,094	6,426,996	6,539,648
1,054,367	32,062,334	27,828,905
1,547,882	(8,175,980)	(5,415,904)
250,000	6,270,000	3,605,000
8,198	235,916	-
-	96,730	68,047
-	146,069	-
-	4,452,111	4,862,518
(2,424,846)	(3,731,576)	(4,155,721)
(2,166,648)	7,469,250	4,379,844
(618,766)	(706,730)	(1,036,060)
3,733,314	15,108,111	16,144,171
\$ 3,114,548	\$ 14,401,381	\$ 15,108,111

CITY OF DE PERE, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balances (Continued)
Governmental Funds
For the Year Ended December 31, 2015
(With summarized financial information for the year ended December 31, 2014)

DRAFTReconciliation to the Statement of Activities

	2015	2014
Net Change in Fund Balances as shown on previous page	\$ (706,730)	\$ (1,036,060)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital assets reported as capital outlay in governmental fund statements	\$ 5,118,226	
Depreciation expense reported in the statement of activities	<u>(2,659,522)</u>	
Amount by which capital additions are greater than depreciation in current period	2,458,704	239,416
Some capital assets acquired during the year were financed with a capital lease. The amount of the capital lease is reported in the governmental funds as a source of financing. In the statement of net position, however, capital leases constitute a long-term liability. The amount of capital leases reported in the governmental statement is:	(96,730)	-
In governmental funds the entire proceeds, if any, from the disposal of capital assets is reported as an other financing source. In the statement of activities only the gain (or loss) on the disposal is reported.		
Net book value of assets disposed of	(67,798)	(264,726)
Certain employee benefits are reported in the governmental funds when amounts are paid. The statement of activities reports the value of benefits earned during the year. This year the accrual of these benefits (increased) decreased by:	(82,714)	6,903
Change in the net pension asset and related deferred inflows and outflows of resources as a result of employer contributions, changes in assumptions and proportionate share and the difference between the expected and actual experience of the pension plan	17,045	-
Internal service funds are used by management to charge the costs of health and dental insurance to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities.	(47,876)	(171,601)
Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the statement of activities when earned.	(331,635)	(377,720)
The issuance of long-term debt provides current financial resources to governmental funds, but is reported as an increase in long-term debt in the statement of net position and does not affect the statement of activities. amount of debt issued in the current year is:	(6,270,000)	(3,605,000)
Repayment of principal on long-term debt is reported in the governmental funds as an expenditure, but is reported as a reduction in long-term debt in the statement of net position and does not affect the statement of activities. The amount of long-term debt principal payments in the current year, including \$32,802 of capital lease payments in current expenditures, is:	7,672,802	3,745,245
Bond premiums issued are reported in the governmental funds as an other financing source. In the statement of activities, these costs are capitalized and amortized over the life of the bonds.	(190,709)	(92,190)
Interest payments on outstanding debt are reported in the governmental funds as an expenditure when paid, in the statement of activities interest is reported as it accrues.	<u>(9,664)</u>	<u>59,058</u>
Change in Net Position of Governmental Activities as Reported in the Statement of Activities (see pages 11 - 12)	<u>\$ 2,344,695</u>	<u>\$ (1,496,675)</u>

The notes to the basic financial statements are an integral part of this statement.

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CITY OF DE PERE, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended December 31, 2015

	Budgeted Amounts		Actual	Variance Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Taxes	\$ 7,979,237	\$ 7,979,237	\$ 9,240,762	\$ 1,261,525
Intergovernmental	3,010,585	3,010,585	2,986,084	(24,501)
Licenses and permits	530,985	530,985	582,954	51,969
Fines and forfeits	199,500	199,500	190,859	(8,641)
Public charges for services	1,485,601	1,485,601	1,431,182	(54,419)
Intergovernmental charges for services	1,295,732	1,295,732	1,296,225	493
Miscellaneous	265,297	265,297	212,305	(52,992)
Total Revenues	14,766,937	14,766,937	15,940,371	1,173,434
Expenditures				
Current				
General government	1,721,163	1,733,485	1,704,347	29,138
Public safety	8,496,470	8,515,581	8,574,280	(58,699)
Public works	2,532,079	2,536,734	2,357,659	179,075
Sanitation	636,300	636,300	689,701	(53,401)
Health and human services	487,480	487,480	483,832	3,648
Culture and recreation	2,188,484	2,239,189	2,076,918	162,271
Conservation and development	263,461	290,361	312,864	(22,503)
Total Expenditures	16,325,437	16,439,130	16,199,601	239,529
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,558,500)	(1,672,193)	(259,230)	1,412,963
Other Financing Sources				
Capital leases	-	-	96,730	96,730
Sale of capital assets	-	-	35,644	35,644
Transfers in	1,558,500	1,558,500	1,519,035	(39,465)
Total Other Financing Sources	1,558,500	1,558,500	1,651,409	92,909
Net Change in Fund Balance	-	(113,693)	1,392,179	1,505,872
Fund Balance - January 1	5,733,969	5,733,969	5,733,969	-
Fund Balance - December 31	\$ 5,733,969	\$ 5,620,276	\$ 7,126,148	\$ 1,505,872

The notes to the basic financial statements are an integral part of this statement.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN

Statement of Net Position

Proprietary Funds

December 31, 2015

(With summarized financial information as of December 31, 2014)

	Enterprise Funds					Governmental	
	Water Utility	Wastewater Treatment Plant Utility	Wastewater Utility	Stormwater Utility	Totals		Activities - Internal Service Funds
					2015	2014	
ASSETS							
Cash and investments	\$ -	\$ 75,245	\$ -	\$ 1,254,076	\$ 1,329,321	\$ 878,004	\$ 429,364
Receivables							
Accounts	1,780,416	-	2,096,527	-	3,876,943	3,581,899	-
Other	140,781	-	-	-	140,781	143,141	-
Due from other governments	-	1,422,421	-	-	1,422,421	1,507,530	-
Inventories and prepaid items	24,643	-	-	-	24,643	25,001	-
Restricted assets							
Cash and investments	236,310	-	-	-	236,310	-	-
Net pension asset	60,054	-	60,128	44,530	164,712	-	-
Capital assets, nondepreciable							
Land	53,207	-	-	-	53,207	53,207	-
Capital assets, depreciable							
Buildings and improvements	892,181	-	-	-	892,181	892,181	-
Machinery and equipment	4,215,557	-	1,433,945	329,950	5,979,452	5,471,704	-
Infrastructure	23,458,646	-	24,037,025	16,075,388	63,571,059	58,545,075	-
Less: Accumulated depreciation	(6,250,024)	-	(9,814,446)	(6,666,932)	(22,731,402)	(21,731,544)	-
TOTAL ASSETS	24,611,771	1,497,666	17,813,179	11,037,012	54,959,628	49,366,198	429,364
DEFERRED OUTFLOWS OF RESOURCES							
Pension related deferred outflows	75,672	-	64,615	47,642	187,929	-	-
LIABILITIES							
Accounts and claims payable	603,811	-	1,085,424	13,897	1,703,132	1,671,314	110,292
Accrued and other current liabilities	3,833	-	2,749	2,175	8,757	9,020	-
Accrued interest payable	6,477	-	12,756	-	19,233	7,430	-
Due to other funds	618,583	-	1,070,617	-	1,689,200	1,096,470	60,000
Long-term obligations							
Due within one year	310,000	-	340,000	-	650,000	300,000	-
Due in more than one year	1,777,704	-	1,824,389	48,401	3,650,494	2,295,258	-
TOTAL LIABILITIES	3,320,408	-	4,335,935	64,473	7,720,816	5,379,492	170,292
NET POSITION							
Net investment in capital assets	20,329,567	-	13,641,524	9,738,406	43,709,497	40,890,623	-
Restricted for							
Pension benefits	135,726	-	124,743	92,172	352,641	-	-
Unrestricted	901,742	1,497,666	(224,408)	1,189,603	3,364,603	3,096,083	259,072
TOTAL NET POSITION	\$ 21,367,035	\$ 1,497,666	\$ 13,541,859	\$ 11,020,181	47,426,741	43,986,706	\$ 259,072
Adjustment to reflect the consolidation of the internal service fund activities related to enterprise funds					(125,685)	(96,736)	
Net position of business-type activities as reported on the Statement of Net Position (page 10)					\$ 47,301,056	\$ 43,889,970	

The notes to the basic financial statements are an integral part of this statement.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Year Ended December 31, 2015
(With summarized financial information for the year ended December 31, 2014)

	Enterprise Funds						Governmental Activities - Internal Service Funds
	Water Utility	Wastewater Treatment Plant Utility	Wastewater Utility	Stormwater Utility	Totals		
					2015	2014	
Operating Revenues							
Charges for services	\$ 5,916,334	\$ -	\$ 5,207,936	\$ 1,321,246	\$ 12,445,516	\$ 11,775,870	\$ 2,863,062
Other	371,377	-	3,405,131	-	3,776,508	3,639,250	-
Total Operating Revenues	6,287,711	-	8,613,067	1,321,246	16,222,024	15,415,120	2,863,062
Operating Expenses							
Claims and administrative fees	-	-	-	-	-	-	2,940,064
Operation and maintenance	4,575,374	-	7,200,607	540,934	12,316,915	12,282,282	-
Depreciation	542,510	-	673,497	354,503	1,570,510	1,455,630	-
Taxes	46,350	-	-	-	46,350	49,076	-
Total Operating Expenses	5,164,234	-	7,874,104	895,437	13,933,775	13,786,988	2,940,064
Operating Income (Loss)	1,123,477	-	738,963	425,809	2,288,249	1,628,132	(77,002)
Nonoperating Revenues (Expenses)							
Interest income	-	75,376	-	-	75,376	81,056	177
Interest and fiscal charges	(88,565)	-	(31,514)	-	(120,079)	(107,308)	-
Total Nonoperating Revenues (Expenses)	(88,565)	75,376	(31,514)	-	(44,703)	(26,252)	177
Income (Loss) Before Contributions and Transfers	1,034,912	75,376	707,449	425,809	2,243,546	1,601,880	(76,825)
Capital contributions	-	-	1,582,009	-	1,582,009	-	-
Transfers out	(448,820)	-	(271,715)	-	(720,535)	(706,797)	-
Total Contributions and Transfers	(448,820)	-	1,310,294	-	861,474	(706,797)	-
Change in Net Position	586,092	75,376	2,017,743	425,809	3,105,020	895,083	(76,825)
Net Position - January 1 as originally stated	20,658,796	1,422,290	11,401,820	10,503,800	43,986,706	43,751,454	335,897
Prior Period Adjustment	-	-	-	-	-	(659,831)	-
Cumulative Effect of Change in Accounting Principle	122,147	-	122,296	90,572	335,015	-	-
Net Position - January 1, restated	20,780,943	1,422,290	11,524,116	10,594,372	44,321,721	43,091,623	335,897
Net Position - December 31	\$ 21,367,035	\$ 1,497,666	\$ 13,541,859	\$ 11,020,181	\$ 47,426,741	\$ 43,986,706	\$ 259,072
Change in Net Position per above					\$ 3,105,020	\$ 895,083	
Adjustment to reflect the consolidation of the internal service fund activities related to enterprise funds					(28,949)	(104,739)	
Change in net position of business-type activities as reported on the Statement of Activities (pages 11-12)					\$ 3,076,071	\$ 790,344	

The notes to the basic financial statements are an integral part of this statement.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2015
(With summarized financial information for the year ended December 31, 2014)

	Enterprise Funds						Governmental Activities - Internal Service Funds
	Water Utility	Wastewater Treatment Plant Utility	Wastewater Utility	Stormwater Utility	Totals		
					2015	2014	
Cash Flows from Operating Activities							
Cash received from user charges	\$ 6,191,007	\$ -	8,417,087	\$ 1,321,246	\$ 15,929,340	\$ 15,178,340	\$ -
Cash received from interfund services provided	71,749	-	(71,749)	-	-	-	2,863,062
Cash payments to suppliers	(3,968,625)	-	(6,548,992)	(149,704)	(10,667,321)	(10,701,344)	(2,907,323)
Cash payments to employees	(817,555)	-	(567,207)	(394,693)	(1,779,455)	(1,559,755)	-
Net Cash Provided (Used) by Operating Activities	1,476,576	-	1,229,139	776,849	3,482,564	2,917,241	(44,261)
Cash Flows from Noncapital Financing Activities							
Changes in assets and liabilities							
Due to other funds	618,583	(85,240)	59,387	-	592,730	15,694	-
Transfers out	(448,820)	-	(271,715)	-	(720,535)	(706,797)	-
Net Cash Provided (Used) by Noncapital Financing Activities	169,763	(85,240)	(212,328)	-	(127,805)	(691,103)	-
Cash Flows from Capital and Related Financing Activities							
Acquisition of capital assets	(1,066,114)	-	(3,101,087)	(355,171)	(4,522,372)	(2,934,436)	-
Proceeds of long-term debt	-	-	2,015,000	-	2,015,000	-	-
Debt premium from proceeds	-	-	90,572	-	90,572	-	-
Proceeds from sale of treatment plant	-	85,109	-	-	85,109	160,485	-
Principal payments on long-term debt	(300,000)	-	-	-	(300,000)	(285,000)	-
Debt issuance costs paid	-	-	(21,296)	-	(21,296)	-	-
Interest payments on long-term debt	(89,521)	-	-	-	(89,521)	(108,212)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(1,455,635)	85,109	(1,016,811)	(355,171)	(2,742,508)	(3,167,163)	-
Cash Flows from Investing Activities							
Investment income	-	75,376	-	-	75,376	-	177
Change in Cash and Cash Equivalents	190,704	75,245	-	421,678	687,627	(941,025)	(44,084)
Cash and Cash Equivalents - January 1	45,606	-	-	832,398	878,004	1,819,029	473,448
Cash and Cash Equivalents - December 31	\$ 236,310	\$ 75,245	-	\$ 1,254,076	\$ 1,565,631	\$ 878,004	\$ 429,364
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:							
Operating income (loss)	\$ 1,123,477	\$ -	\$ 738,963	\$ 425,809	\$ 2,288,249	\$ 1,628,132	\$ (77,002)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:							
Depreciation	542,510	-	673,497	354,503	1,570,510	1,455,630	-
Depreciation charged to sewer	71,749	-	(71,749)	-	-	-	-
Changes in pension assets and related deferred outflows	(13,579)	-	(2,447)	(1,600)	(17,626)	-	-
Changes in assets and liabilities							
Accounts receivable	(99,064)	-	(195,980)	-	(295,044)	(299,890)	-
Other accounts receivable	2,360	-	-	-	2,360	63,110	-
Inventories and prepaid items	358	-	-	-	358	184,545	-
Accounts and claims payable	(72,230)	-	104,753	(705)	31,818	(184,114)	32,741
Accrued liabilities	(593)	-	228	102	(263)	(1,010)	-
Compensated absences	(78,412)	-	(18,126)	(1,260)	(97,798)	70,838	-
Net Cash Provided (Used) by Operating Activities	\$ 1,476,576	\$ -	1,229,139	\$ 776,849	\$ 3,482,564	\$ 2,917,241	\$ (44,261)
Noncash Investing, Capital and Financing Activities							
Capital contributions	\$ -	\$ -	\$ 1,582,009	\$ -	\$ 1,582,009	\$ -	\$ -

The notes to the basic financial statements are an integral part of this statement.

DRAFT**CITY OF DE PERE, WISCONSIN**

Statement of Net Position

Agency Funds

December 31, 2015

(With summarized financial information as of December 31, 2014)

	Tax Collection	Trust Deposits	Totals	
			2015	2014
ASSETS				
Cash and cash equivalents	\$ 5,335,655	\$ 25,130	\$ 5,360,785	\$ 9,601,294
Accounts receivable				
Taxes receivable	23,753,892	-	23,753,892	18,828,569
TOTAL ASSETS	\$ 29,089,547	\$ 25,130	\$ 29,114,677	\$ 28,429,863
LIABILITIES				
Due to other governments				
State of Wisconsin	\$ 322,208	\$ -	\$ 322,208	\$ 311,296
Brown County	8,209,730	-	8,209,730	7,857,716
Northeast Wisconsin Technical College	1,374,672	-	1,374,672	1,340,621
School District of De Pere	9,516,401	-	9,516,401	9,039,047
West De Pere School District	9,666,536	-	9,666,536	9,856,053
Deposits held in trust	-	25,130	25,130	25,130
TOTAL LIABILITIES	\$ 29,089,547	\$ 25,130	\$ 29,114,677	\$ 28,429,863

The notes to the basic financial statements are an integral part of this statement.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of De Pere, Wisconsin ("the City") have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the City are described below:

1. Reporting Entity

The City of De Pere is a municipal corporation governed by an elected eight-member council. In accordance with GAAP, the basic financial statements are required to include the City (the primary government) and any separate component units that have a significant operational or financial relationship with the City. The City has not identified any component units that are required to be included in the basic financial statements in accordance with standards established by GASB Statement No. 61.

2. Related Organization

The Mayor and City Council are responsible for appointing the board members of the De Pere Housing Authority, but the City's involvement with this organization does not extend beyond making the appointments. The City is not financially accountable for the Housing Authority as defined by standards in GASB Statement No. 61. Therefore this organization is not included in the City's reporting entity.

3. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which are primarily supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for services.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Governmental funds include general, special revenue, debt service and capital projects funds. Proprietary funds include enterprise and internal service funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

GENERAL FUND

This is the City's main operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

DEBT SERVICE FUND

This fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

PUBLIC IMPROVEMENTS FUND

This fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

TAX INCREMENTAL DISTRICT (TID) NO. 6 FUND

This fund is used to account for financing and construction of tax incremental district projects. Significant revenues include tax increments and special assessments.

The City reports the following major enterprise funds:

WATER UTILITY FUND

This fund is used to account for the operations of the City's water utility.

WASTEWATER TREATMENT PLANT UTILITY FUND

This fund is used to account for the collection of the long-term receivable from the sale of the City's wastewater treatment plant utility.

WASTEWATER UTILITY FUND

This fund is used to account for the operations of the City's wastewater utility.

STORMWATER UTILITY FUND

This fund is used to account for the operations of the City's stormwater utility.

Additionally, the government reports the following fund types:

Internal service funds account for health insurance and dental insurances services provided to other departments or agencies of the City, or to other governments, on a cost reimbursement basis.

The City accounts for property taxes collected on behalf of other governments and trust deposits in *agency funds*.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

4. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund (other than agency funds) financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Agency funds follow the accrual basis of accounting, and do not have a measurement focus.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's water and sewer function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, and fees and fines, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for services. Operating expenses for enterprise funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources, as they are needed.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

5. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance

a. Cash and Investments

Cash and investments are combined in the financial statements. Cash deposits consist of demand and nonnegotiable time deposits with financial institutions and are carried at cost. Investments with maturity dates of less than one year are stated at amortized cost, which approximates fair value. Investments with maturity dates exceeding one year are stated at fair value. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. For purposes of the statement of cash flows, all cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less from date of acquisition are considered to be cash equivalents.

b. Accounts Receivable

Accounts receivable are recorded at gross amount with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that the amount of such allowance would not be material to the basic financial statements.

c. Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" and "due to other funds" in the fund financial statements. Noncurrent portions of the interfund receivables for the governmental funds are reported as "advances to other funds" and are offset by nonspendable fund balance since they do not constitute expendable available financial resources and therefore are not available for appropriation.

The amount reported on the statement of net position for internal balances represents the residual balance outstanding between the governmental activities and business-type activities.

d. Inventories

Inventories are recorded at cost, which approximates market, using the first-in, first-out method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are consumed rather than when purchased.

Inventories of governmental funds in the fund financial statements are offset by nonspendable fund balance to indicate that they do not represent spendable available financial resources.

e. Prepaid Items

Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid items.

Prepaid items of governmental funds in the fund financial statements are offset by nonspendable fund balance to indicate that they do not represent spendable available financial resources.

f. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 or higher and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital assets of the City are depreciated using the straight-line method over the following estimated useful lives:

	Governmental Activities	Business-type Activities
	Years	
<u>Assets</u>		
Land improvements	10 - 40	-
Buildings and improvements	30 - 40	25 - 50
Machinery and equipment	3 - 15	3 - 10
Infrastructure	15 - 75	25 - 100

Annual depreciation expense for the enterprise fund reported on the statement of cash flows may exceed depreciation expense reported on the statement of revenues, expenses and changes in net position. The difference results from depreciation expense applicable to transportation and certain other operating equipment of the water utility enterprise fund being charged to operating expense accounts other than the depreciation expense account. This accounting procedure is required by the Public Service Commission of the State of Wisconsin.

g. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick leave benefits in accordance with bargaining unit agreements. All vacation and sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds in the fund financial statements only if they have matured, for example, as a result of employee resignations and retirements.

h. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category in the statement of net position. This item is related to the City's proportionate share of the Wisconsin Retirement System pension plan and is deferred and amortized over the expected remaining service lives of the pension plan participants.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represent an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category, property taxes. This amount will be recognized as an inflow of resources in the subsequent year for which it was levied. The City also has an additional type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources, special assessments and loans receivable. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available.

i. Long-term Obligations

In the government-wide financial statements, and proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

j. Pensions

For purposes of measuring the net pension asset, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

k. Fund Equity

GOVERNMENTAL FUND FINANCIAL STATEMENTS

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Nonspendable fund balance - Amounts that are not in spendable form (such as inventory, prepaid items, or long-term receivables) or are legally or contractually required to remain intact.
- Restricted fund balance - Amounts that are constrained for specific purposes by external parties (such as grantor or bondholders), through constitutional provisions, or by enabling legislation.
- Committed fund balance - Amounts that are constrained for specific purposes by action of the City Council. These constraints can only be removed or changed by the City Council using the same action that was used to create them.
- Assigned fund balance - Amounts that are constrained for specific purposes by action of City management. The City Council has not authorized any City official or committee to assign fund balance. Residual amounts in any governmental fund, other than the General Fund, are also reported as assigned, unless committed by City Council action.
- Unassigned fund balance - Amounts that are available for any purpose. Positive unassigned amounts are only reported in the General Fund.

The City has adopted a fund balance spend-down policy regarding the order in which fund balance will be utilized. Where applicable, the policy requires restricted funds to be spent first, followed by committed funds, and then assigned funds. Unassigned funds would be spent last.

GOVERNMENT-WIDE AND PROPRIETARY FUND STATEMENTS

Equity is classified as net position and displayed in three components:

- Net investment in capital assets - Amount of capital assets, net of accumulated depreciation, and capital related deferred outflows of resources less outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets and any capital related deferred inflows of resources.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- Restricted net position - Amount of net position that is subject to restrictions that are imposed by 1) external groups, such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
 - Unrestricted net position - Net position that is neither classified as restricted nor as net investment in capital assets.
- l. Use of Estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.
- m. Summarized Comparative Information
The basic financial statements include certain prior-year summarized comparative information in total, but not at the level of detail for a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the City's financial statements for the year ended December 31, 2014, from which the summarized information was derived.

NOTE B - STEWARDSHIP AND COMPLIANCE

1. Budgets and Budgetary Accounting
The City follows these procedures in establishing the budgetary data reflected in the basic financial statements:
- a. During November, City management submits to the City Council a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted by City Council action.
 - b. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general, special revenue, debt service, capital project, and enterprise funds. Budget is defined as the originally approved budget plus or minus approved amendments. Individual amendments throughout the year were not material in relation to the original budget. Budget appropriations not expended during the year are closed to fund balance unless authorized by the governing body to be forwarded into the succeeding year's budget.
 - c. During the year, formal budgetary integration is employed as a management control device for the general, debt service and certain capital project funds. Management control of special revenue funds and other capital projects funds are achieved through grant contracts, bond issuance resolutions, Tax Incremental District project plans and available balances.
 - d. Expenditures may not exceed appropriations provided in detailed budget accounts maintained for each activity or department of the City. Amendments to the budget during the year require initial approval by management and are subsequently authorized by the City Council.
 - e. Encumbrance accounting is not used by the City to record commitments related to unperformed contracts for goods or services.

The City did not have any material violation of legal or contractual provisions for the fiscal year ended December 31, 2015.

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE B - STEWARDSHIP AND COMPLIANCE (Continued)2. Deficit Fund Balance

The following funds had a deficit fund balance as of December 31, 2015:

Funds	Deficit Fund Equity
Special Revenue Fund	
Cable Access	\$ 66,331
Capital Projects Funds	
TID No. 9	149,591
TID No. 10	9,345
TID No. 11	6,883
TID No. 12	7,040

The City anticipates funding the above deficits from future revenues of the fund.

NOTE C - DETAILED NOTES ON ALL FUNDS1. Cash and Investments

The City maintains various cash and investment accounts, including pooled funds that are available for use by all funds. Each fund's portion of these accounts is displayed on the financial statements as "Cash and investments."

Invested cash consists of deposits and investments that are restricted by Wisconsin Statutes to the following:

Time deposits; repurchase agreements; securities issued by federal, state and local governmental entities; statutorily authorized commercial paper and corporate securities; and the Wisconsin local government investment pool.

The carrying amount of the City's cash and investments totaled \$21,162,682 on December 31, 2015 as summarized below:

Petty cash funds	\$ 3,466
Deposits with financial institutions	2,655,750
Investments	18,503,466
	<u>\$ 21,162,682</u>

Reconciliation to the basic financial statements:

Government-wide statement of net position	
Cash and investments	\$ 13,936,083
Restricted cash and investments	1,865,814
Fiduciary funds statement of net position	
Agency funds	5,360,785
	<u>\$ 21,162,682</u>

Deposits and investments of the City are subject to various risks. Presented on the following page is a discussion of the specific risks and the City's policy related to the risk.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Wisconsin statutes require repurchase agreements to be fully collateralized by bonds or securities issued or guaranteed by the federal government or its instrumentalities. The City's policy requires collateralization for depository institutions rated average. Collateralization is not required for institutions rated superior or excellent.

Deposits with financial institutions within the State of Wisconsin are insured by the Federal Deposit Insurance Corporation (FDIC) in the amount of \$250,000 for the combined amount of all time and savings deposits and \$250,000 for interest-bearing and noninterest-bearing demand deposits per official custodian per insured depository institution. Deposits with financial institutions located outside the State of Wisconsin are insured by the FDIC in the amount of \$250,000 for the combined amount of all deposit accounts per official custodian per depository institution. Also, the State of Wisconsin has a State Guarantee Fund which provides a maximum of \$400,000 per public depository above the amount provided by an agency of the U.S. Government. However, due to the relatively small size of the State Guarantee Fund in relation to the Fund's total coverage, total recovery of insured losses may not be available.

As of December 31, 2015, \$2,053,472 of the City's deposits with financial institutions were in excess of federal and state depository insurance limits.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Wisconsin statutes limit investments in securities to the top two ratings assigned by nationally recognized statistical rating organizations. The City does not have an additional credit risk policy. Presented below is the actual rating as of year end for each investment type.

Investment Type	Amount	Exempt From Disclosure	AAA	Not Rated
U.S. Treasury notes	\$ 4,619,046	\$ 4,619,046	\$ -	\$ -
Money market funds	351,986	351,986	-	-
Federal agency securities	5,718,707	-	5,718,707	-
Wisconsin local government investment pool	7,813,727	-	-	7,813,727
Totals	<u>\$ 18,503,466</u>	<u>\$ 4,971,032</u>	<u>\$ 5,718,707</u>	<u>\$ 7,813,727</u>

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)Concentration of Credit Risk

The investment policy of the City limits the amount that can be invested in any one security type or issuer. Investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments are as follows:

Issuer	Reported Amount	Percent of Total
Federal National Mortgage Association	\$ 1,445,877	8.1%
Federal Home Loan Mortgage Corporation	1,096,348	6.1%

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Information about the sensitivity of the fair values of the City's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Investment Type	Amount	Remaining Maturity (in Months)			
		12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
U.S. Treasury notes	\$ 4,619,046	\$ -	\$ 2,528,132	\$ 2,090,914	\$ -
Money market funds	351,986	351,986	-	-	-
Federal agency securities	5,718,707	1,385,958	-	474,652	3,858,097
Wisconsin local government investment pool	7,813,727	7,813,727	-	-	-
Totals	<u>\$ 18,503,466</u>	<u>\$ 9,551,671</u>	<u>\$ 2,528,132</u>	<u>\$ 2,565,566</u>	<u>\$ 3,858,097</u>

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations

The City's investments include the following investments that are highly sensitive to interest rate fluctuations (to a greater degree than already indicated in the information provided above):

Highly Sensitive Investments	Fair Value at Year End
Mortgage backed securities. These securities are subject to early payment in a period of declining interest rates. The resultant reduction in expected total cash flows affects the fair value of these securities and makes the fair values of these securities highly sensitive to changes in interest rates.	\$ 5,718,707

Investment in Wisconsin Local Government Investment Pool

The City has investments in the Wisconsin local government investment pool of \$7,813,727 at year-end. The Wisconsin local government investment pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2015, the fair value of the City's share of the LGIP's assets was substantially equal to the carrying value.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

2. Restricted Cash and Investments

Restricted cash and investments as of December 31, 2015 totaled \$1,865,814. Of this total, \$629,584 is held in the Debt Service fund for debt retirement, \$999,920 is held in the Development Loan Program restricted for use in that program, and \$236,310 is held in the Water Utility fund for revenue bond retirement.

3. Property Taxes

Property taxes consist of taxes on real estate and personal property. They are levied during December of the prior year and become an enforceable lien on property the following January 1. Property taxes are payable in various options depending on the type and amount. Personal property taxes are payable on or before January 31 in full. Real estate taxes are payable in full by January 31 or in two equal installments on or before January 31 and July 31. Real estate taxes not paid by January 31 are purchased by the County as part of the February tax settlement. Delinquent personal property taxes remain the collection responsibility of the City.

The City bills and collects its own property taxes and also levies and collects taxes for the School District of De Pere, West De Pere School District, Brown County and the State of Wisconsin. The Brown County Treasurer collects property taxes billed by the City in accordance with a contract between the County and the City.

4. Due From Other Governments

On December 31, 2007, the City of De Pere sold its wastewater treatment facility to the Green Bay Metropolitan Sewerage District (GBMSD). The 20 year note receivable from GBMSD was discounted using a 5% interest rate. Annual principal and interest payments of \$1,925,820 are due through 2027, as summarized below:

Due	Principal	Interest	Total
2016	\$ 89,364	\$ 71,121	\$ 160,485
2017	93,832	66,653	160,485
2018	98,524	61,961	160,485
2019	103,450	57,035	160,485
2020	108,622	51,863	160,485
2021-2025	630,218	172,207	802,425
2026-2027	298,411	22,559	320,970
	<u>\$ 1,422,421</u>	<u>\$ 503,399</u>	<u>\$ 1,925,820</u>

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

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NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)5. Capital Assets

Capital asset activity for the year ended December 31, 2015 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 8,444,598	\$ 1,479,568	\$ 46,125	\$ 9,878,041
Capital assets, being depreciated:				
Land improvements	5,849,781	127,978	-	5,977,759
Buildings and improvements	11,301,100	-	-	11,301,100
Machinery and equipment	3,265,325	822,402	398,822	3,688,905
Vehicles	6,769,798	221,006	1,481,963	5,508,841
Infrastructure	70,054,144	2,467,272	655,071	71,866,345
Subtotals	97,240,148	3,638,658	2,535,856	98,342,950
Less accumulated depreciation for:				
Land improvements	2,217,701	120,314	-	2,338,015
Buildings and improvements	6,499,615	271,458	-	6,771,073
Machinery and equipment	2,148,965	271,609	398,822	2,021,752
Vehicles	5,617,064	397,594	1,460,290	4,554,368
Infrastructure	27,007,268	1,598,547	655,071	27,950,744
Subtotals	43,490,613	2,659,522	2,514,183	43,635,952
Total capital assets, being depreciated, net	53,749,535	979,136	21,673	54,706,998
Governmental activities capital assets, net	<u>\$ 62,194,133</u>	<u>\$ 2,458,704</u>	<u>\$ 67,798</u>	64,585,039
Less related long-term debt outstanding				<u>31,751,730</u>
Net investment in capital assets				<u>\$ 32,833,309</u>
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 53,207	\$ -	\$ -	\$ 53,207
Capital assets, being depreciated:				
Buildings	892,181	-	-	892,181
Machinery and equipment	5,471,707	806,814	299,069	5,979,452
Infrastructure	58,545,075	5,297,567	271,583	63,571,059
Subtotals	64,908,963	6,104,381	570,652	70,442,692
Less accumulated depreciation:	21,731,544	1,570,510	570,652	22,731,402
Total capital assets, being depreciated, net	43,177,419	4,533,871	-	47,711,290
Business-type activities capital assets, net	<u>\$ 43,230,626</u>	<u>\$ 4,533,871</u>	<u>\$ -</u>	47,764,497
Less related long-term debt outstanding				<u>4,055,000</u>
Net investment in capital assets				<u>\$ 43,709,497</u>

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Depreciation expense was charged to functions of the City as follows:

Governmental activities	
General government	\$ 47,820
Public safety	275,504
Public works	2,039,868
Culture and recreation	296,330
Total depreciation expense - governmental activities	<u>\$ 2,659,522</u>
Business-type activities	
Water utility	\$ 542,510
Wastewater utility	673,497
Stormwater utility	354,503
Total depreciation expense - business-type activities	<u>\$ 1,570,510</u>

6. Interfund Receivable, Payables, and Transfers

Interfund receivables and payables between individual funds of the City, as reported in the fund financial statements, as of December 31, 2015 are detailed below:

	Interfund Receivables	Interfund Payables
Long Term Advance		
General Fund	\$ 60,000	\$ -
Internal Service Funds		
Health Self Insurance	-	50,000
Dental Self Insurance	-	10,000
Temporary Cash Advances to Finance Operating Cash		
Deficits of Other Funds		
General Fund	1,970,468	-
Special Revenue Fund		
Cable Access	-	108,409
Capital Project funds		
TID No. 9	-	149,591
TID No. 10	-	9,345
TID No. 11	-	6,883
TID No. 12	-	7,040
Enterprise Funds		
Water Utility	-	618,583
Wastewater Utility	-	1,070,617
Totals	<u>\$ 2,030,468</u>	<u>\$ 2,030,468</u>

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Interfund transfers for the year ended December 31, 2015 were as follows:

	Transfer to:		
	General Fund	Debt Service	Total
Transfers from:			
Public Improvements	\$ -	\$ 125,000	\$ 125,000
Cable Access	18,500	-	18,500
Riverwalk Pier	80,000	-	80,000
Capital Equipment	700,000	-	700,000
TID No. 5	-	653,841	653,841
TID No. 6	-	1,181,730	1,181,730
TID No. 7	-	330,289	330,289
TID No. 8	-	394,731	394,731
TID No. 9	-	131,525	131,525
TID No. 10	-	115,960	115,960
Water Utility	448,820	-	448,820
Wastewater Utility	271,715	-	271,715
	<u>\$ 1,519,035</u>	<u>\$ 2,933,076</u>	<u>\$ 4,452,111</u>

Transfers are made in accordance with annual budgets.

7. Long-term Obligations

The following is a summary of changes in long-term obligations of the City for the year ended December 31, 2015:

	Outstanding 1/1/15	Issued	Retired	Outstanding 12/31/15	Due Within One Year
Governmental activities:					
General Obligation Debt					
Bonds	\$ 24,010,000	\$ -	\$ 6,100,000	\$ 17,910,000	\$ 2,015,000
Taxable Bonds	6,720,000	-	540,000	6,180,000	555,000
Notes	3,155,000	6,270,000	885,000	8,540,000	1,665,000
Taxable Notes	490,000	-	115,000	375,000	120,000
Total General Obligation Debt	34,375,000	6,270,000	7,640,000	33,005,000	4,355,000
Debt premium	454,387	235,916	45,207	645,096	-
Capital lease payable	32,802	96,730	32,802	96,730	96,730
Other post-employment benefits	-	257,638	195,720	61,918	-
Compensated absences	1,606,000	34,198	51,438	1,588,760	-
Governmental activities Long-term obligations	<u>\$ 36,468,189</u>	<u>\$ 6,894,482</u>	<u>\$ 7,965,167</u>	<u>\$ 35,397,504</u>	<u>\$ 4,451,730</u>
Business-type activities:					
General Obligation Debt					
Notes	\$ -	\$ 2,015,000	\$ -	\$ 2,015,000	\$ 340,000
Debt premium	-	90,572	2,538	88,034	-
Water utility revenue bonds	2,340,000	-	300,000	2,040,000	310,000
Compensated absences	255,258	-	97,798	157,460	-
Business-type activities Long-term obligations	<u>\$ 2,595,258</u>	<u>\$ 2,105,572</u>	<u>\$ 400,336</u>	<u>\$ 4,300,494</u>	<u>\$ 650,000</u>

Total interest paid during the year on long-term debt totaled \$1,149,622.

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

Bonds

\$4,815,000 issued 3/25/04; \$220,000 due in 2016; interest 2.0%	\$ 220,000
\$4,050,000 issued 6/15/06; \$210,000 to \$315,000 due annually through 2025; interest 4.03%	2,585,000
\$2,020,000 issued 11/7/07; \$100,000 to \$155,000 due annually through 2026; interest 4.05%	1,365,000
\$1,000,000 issued 8/1/08; \$50,000 to \$75,000 due annually through 2027; interest 4.25%	725,000
\$2,270,000 issued 8/1/08; \$90,000 to \$255,000 due annually through 2027; interest 4.55%	1,960,000
\$2,245,000 issued 8/15/11; \$140,000 to \$180,000 due annually through 2025; interest 0.50% to 3.45%	1,575,000
\$2,980,000 issued 9/20/2012; \$150,000 to \$175,000 due annually through 2027; interest 0.50% to 2.40%	1,950,000
\$5,650,000 issued 8/13/2013; \$150,000 to \$600,000 due annually through 2028; interest 3.00% to 3.625%	4,410,000
\$1,075,000 issued 11/20/14; \$65,000 to \$85,000 due annually through 2029; interest 2.0% to 3.0%	1,010,000
\$2,530,000 issued 11/20/14; \$75,000 to \$470,000 due annually through 2023; interest 2.0% to 3.0%	2,110,000
Total Bonds	<u>17,910,000</u>

Taxable Bonds

\$1,875,000 issued 5/12/09; \$95,000 to \$155,000 due annually through 2028; interest 2.0% to 5.625%	1,540,000
\$2,850,000 issued 9/20/2012; \$50,000 to \$235,000 due annually through 2031; interest 0.85% to 3.90%	2,710,000
\$2,530,000 issued 8/13/2013; \$140,000 to \$340,000 due annually through 2023; interest 2.00% to 3.50%	1,930,000
Total Taxable Bonds	<u>6,180,000</u>

Notes

\$1,220,000 issued 8/1/08; \$150,000 to \$155,000 due annually through 2017; interest 3.43%	305,000
\$2,985,000 issued 10/28/10; \$205,000 to \$360,000 due annually through 2020; interest 1.50% to 3.0%	1,455,000
\$1,565,000 issued 8/15/11; \$75,000 to \$200,000 due annually through 2020; interest 2.0% to 2.70%	510,000
\$8,285,000 issued 9/24/15; \$180,000 to \$1,320,000 due annually through 2025 starting in 2016; interest 2.0% to 3.0%	8,285,000
Total Notes	<u>10,555,000</u>

Taxable Notes

\$800,000 issued 5/12/09; \$120,000 to \$130,000 due annually through 2018; interest 2.0% to 4.75%	375,000
Total General Obligation Debt	<u>\$ 35,020,000</u>

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Annual principal and interest maturities of the outstanding general obligation debt of \$35,020,000 on December 31, 2015 are detailed below:

Year Ended December 31	Governmental Activities		Business-type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ 4,355,000	\$ 961,038	\$ 340,000	\$ 45,635	\$ 4,695,000	\$ 1,006,673
2017	3,970,000	866,439	260,000	41,950	4,230,000	908,389
2018	3,940,000	780,299	270,000	36,750	4,210,000	817,049
2019	3,540,000	700,704	275,000	31,350	3,815,000	732,054
2020	3,245,000	620,551	280,000	23,100	3,525,000	643,651
2021-2025	10,475,000	2,076,589	590,000	20,700	11,065,000	2,097,289
2026-2030	3,430,000	492,578	-	-	3,430,000	492,578
2031	50,000	7,215	-	-	50,000	7,215
	<u>\$ 33,005,000</u>	<u>\$ 6,505,413</u>	<u>\$ 2,015,000</u>	<u>\$ 199,485</u>	<u>\$ 35,020,000</u>	<u>\$ 6,704,898</u>

For governmental activities, the other long-term liabilities are generally funded by the general fund.

Build America Bonds

The taxable general obligation bonds and notes issued on May 12, 2009 totaling \$1,875,000 qualify as Build America Bonds, as described in Section 54AA of the Internal Revenue Code. The interest on the debt is taxable as set forth in the regulations. The City is eligible to receive a 35% subsidy of the annual interest payment from the Federal government. In order to receive this subsidy it is necessary for the City to file a claim form annually.

Legal Margin for New Debt

The City's legal margin for creation of additional general obligation debt on December 31, 2015 was \$57,325,939 as follows:

Equalized valuation of the City		\$ 1,834,327,100
Statutory limitation percentage		(x) 5%
General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes		<u>91,716,355</u>
Total outstanding general obligation debt applicable to debt limitation	\$ 35,020,000	
Less: Funds held in debt service fund for retirement of general obligation debt	<u>629,584</u>	<u>34,390,416</u>
Legal Margin for New Debt		<u>\$ 57,325,939</u>

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Water Utility Revenue Bonds

Water Utility Revenue Bonds outstanding on December 31, 2015 totaled \$2,040,000 and is composed of the following issue:

\$4,395,000 issued 3/7/07; \$310,000 to \$370,000 due annually through 2021;
interest 3.810%

\$ 2,040,000

Annual principal and interest maturities of the outstanding water utility revenue bonds of \$2,040,000 on December 31, 2015 are detailed below:

Due	Business-type Activities		
	Principal	Interest	Total
2016	\$ 310,000	\$ 77,724	\$ 387,724
2017	320,000	65,913	385,913
2018	335,000	53,721	388,721
2019	345,000	40,957	385,957
2020	360,000	27,813	387,813
2021	370,000	14,097	384,097
	<u>\$ 2,040,000</u>	<u>\$ 280,225</u>	<u>\$ 2,320,225</u>

Water Utility Revenues Pledged

The City has pledged future water customer revenues, net of specified operating expenses, to repay the water system revenue bonds. Proceeds from the bonds provided financing for the construction or acquisition of capital assets used with the utility. The bonds are payable through 2021. The total principal and interest remaining to be paid on the bonds is \$2,320,225. Principal and interest paid for the current year and total customer net revenues were \$389,154 and \$1,665,987 respectively.

Capital Leases

During 2015 the City entered into a capital lease for the purchase of police vehicles. The future payment on the capital lease is as follows as of December 31, 2015.

Year Ending December 31,	Amount
2016	\$ 103,695
Less: Amount representing interest	6,965
Present Value of Future Minimum Lease Payments	<u>\$ 96,730</u>

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)**8. Fund Equity**

In the fund financial statements, portions of governmental fund balances are committed by City Council action. At December 31, 2015, fund balance was committed as follows:

General Fund

Committed for subsequent years' expenditures

Administrator - city hall roof study	\$ 7,361
Mayor - office furniture	825
Police - community policing	1,907
Police - training	8,589
Fire - training	4,800
Fire/Rescue - ACT 102	10,616
Machinery & equipment - Four leg rotating hoist and hoist restoration	4,655
Parks & recreation - boat launch parking lot and VFW pool repair	14,500
Parks & public lands - water cooler replacement program	2,445
Economic development - survey work & city signage	7,000
GIS - Arc GIS online initiative	20,480
GIS - training	786
GIS - mobile GIS hardware	2,650
Total	<u>\$ 86,614</u>

Special Revenue Funds

Committed for subsequent years' expenditures

Dog park	\$ 17,527
Riverwalk Pier	112,513
Total	<u>\$ 130,040</u>

Capital Projects Funds

Committed for capital outlay

Public improvements	\$ 924,692
Capital equipment	93,528
Community center	2,579
Police/Fire expansion	2,932
Total	<u>\$ 1,023,731</u>

9. Minimum Fund Balance Policy

The City Council has adopted a policy that fund balance in the amount of 25% of the ensuing year's budgeted general fund expenditures be maintained for cash flow and working capital purposes. The minimum fund balance amount is calculated as follows:

Budgeted 2016 General Fund Expenditures	\$ 16,738,866
Minimum Fund Balance %	(x) 25%
Minimum Fund Balance Amount	<u>\$ 4,184,717</u>

The City's unassigned general fund balance of \$5,259,140 is above the range of the minimum fund balance amount.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION

1. Post-Employment Benefits Other Than Pension Benefits

The City provides post-employment health care benefits to employees who are eligible to retire from the City.

a. Plan Description and Contribution Information

Plan Membership. Membership of the Plan as of December 31, 2014, the date of the latest actuarial valuation, consisted of the following:

Active Employees	Retirees	Total
118	16	134

Plan Description: The Plan is a single-employer defined benefit postemployment health insurance plan that covers retired employees of the City. Eligible retired employees have access to group medical coverage through the City's group plan. All employees of the City who are eligible to retire from the City are eligible for coverage.

Retired plan members and beneficiaries currently receiving benefits are required to contribute specified amounts monthly toward the cost of health insurance premiums.

- b. Annual OPEB Cost and Net OPEB Obligation - The City's annual other post-employment benefit (OPEB) cost (expense) is calculated based on the annual required contribution (ARC), and the amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following table shows the components of the City's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the City's net OPEB obligation.

Component	Amount
Annual required contribution	\$ 297,195
Interest on net OPEB	(1,521)
Adjustment to annual required contribution	-
Annual OPEB cost (expense)	295,674
Contributions made	(195,720)
Change in net OPEB obligation	99,954
OPEB asset - beginning of year	(38,036)
OPEB obligation - end of year	\$ 61,918

Projections of benefits for financial reporting purposes are based on the types of benefits provided under the terms of the substantive plan (the plan as understood by the employer and plan members) at the time of the valuation and on the historical pattern of sharing of costs between the employer and plan members to that point.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

Actuarial calculations reflect a long-term perspective and consistent with that perspective, actuarial methods and assumptions used may include techniques that are designed to reduce short-term volatility in Actuarial Accrued Liability and Actuarial Value of Assets. Additional information as of the latest actuarial valuation follows:

Valuation date	January 1, 2014
Actuarial cost method	Individual Entry Age Normal Cost
Amortization method	Level Percent of Payroll Open
Remaining amortization period	2 years
Actuarial assumptions:	
Discount rate	4%
Projected salary increases	3%
Healthcare cost trend rate	7.5% initial 5.0% ultimate

Trend Information - The City's annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation is as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation (Asset)
12/31/2014	\$ 297,195	112.8%	\$ (38,036)
12/31/2015	295,674	66.2%	61,918

c. Funded Status and Funding Progress

The funded status of the plan as of the most recent actuarial valuation date is as follows:

Actuarial Valuation Date	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability (AAL) - Entry Age Normal	(3) Funded Ratio (1) / (2)	(4) Unfunded Actuarial Accrued Liability (UAAL) (2) - (1)	(5) Covered Payroll	UAAL as a Percentage of Covered Payroll (4) / (5)
1/1/2014	\$ -	\$ 518,677	0.00%	\$ 518,677	\$ 9,073,681	5.72%

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

2. Pension Plan

a. Plan Description

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, and expected to work at least 1200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and State executive participants) are entitled to receive an unreduced retirement benefit. The factors influencing the benefit are: (1) final average earnings, (2) years of creditable service, and (3) a formula factor.

Final average earnings is the average of the participant's three highest years' earnings. Creditable service is the creditable current and prior service expressed in years or decimal equivalents of partial years for which a participant receives earnings and makes contributions as required. The formula factor is a standard percentage based on employment category.

Employees may retire at age 55 (50 for protective occupation employees) and receive reduced benefits. Employees terminating covered employment before becoming eligible for a retirement benefit may withdraw their contributions and forfeit all rights to any subsequent benefits.

The WRS also provides death and disability benefits for employees.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

b. Post-Retirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the "floor") set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment	Variable Fund Adjustment
2005	2.6%	7%
2006	0.8%	3%
2007	3.0%	10%
2008	6.6%	0%
2009	(2.1)%	(42)%
2010	(1.3)%	22%
2011	(1.2)%	11%
2012	(7.0)%	(7)%
2013	(9.6)%	9%
2014	4.7%	25%

c. Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for general category employees, including teachers, and Executives and Elected Officials. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$850,644 in contributions from the City.

Contribution rates as of December 31, 2015 are:

Employee Category	Employee	Employer
General (including teachers)	6.8%	6.8%
Executives & Elected Officials	7.7%	7.7%
Protective with Social Security	6.8%	9.5%
Protective without Social Security	6.8%	13.1%

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

d. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources Related to Pensions

At December 31, 2015, the City reported an asset of \$2,128,138 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2014, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2013 rolled forward to December 31, 2014. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net pension asset was based on the City's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2014, the City's proportion was 0.08664090%, which was a decrease of 0.00152239% from its proportion measured as of December 31, 2013.

For the year ended December 31, 2015, the City recognized pension expense of \$847,029.

At December 31, 2015, the City reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 308,514
Net differences between projected and actual earnings on pension plan investments	1,030,547
Changes in proportion and differences between employer contributions and proportionate share of contributions	52,215
Employer contributions subsequent to the measurement date	843,775
Total	<u>\$ 2,235,051</u>

\$843,775 reported as deferred outflows related to pension resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension asset in the year ended December 31, 2016. Other amounts reported as deferred outflows of resources related to pension will be recognized in pension expense as follows:

Year ended December 31	Deferred Outflow of Resources
2015	\$ 339,878
2016	339,878
2017	339,878
2018	339,878
2019	31,764

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

e. Actuarial Assumption

The total pension liability in the December 31, 2014, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2013
Measurement Date of Net Pension Asset:	December 31, 2014
Actuarial Cost Method:	Entry Age
Asset Valuation Method:	Fair Market Value
Long-Term Expected Rate of Return:	7.2%
Discount Rate:	7.2%
Salary Increases:	
Inflation	3.2%
Seniority/Merit	0.2% - 5.8%
Mortality:	Wisconsin 2012 Mortality Table
Post-retirement Adjustments*	2.1%

* No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 2.1% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

Actuarial assumptions are based upon an experience study conducted in 2012 using experience from 2009 – 2011. The total pension liability for December 31, 2014 is based upon a roll-forward of the liability calculated from the December 31, 2013 actuarial valuation.

Long-term Expected Return on Plan Assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Long-Term Real Rate of Return	Target Allocation
US Equities	5.3%	21%
International Equities	5.7%	23%
Fixed Income	1.7%	36%
Inflation Sensitive Assets	2.3%	20%
Real Estate	4.2%	7%
Private Equity/Debt	6.9%	7%
Multi-Asset	3.9%	6%
Cash	0.9%	-20%

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

Single Discount Rate. A single discount rate of 7.20% was used to measure the total pension liability. This single discount rate was based on the expected rate of return on pension plan investments of 7.20% and a long term bond rate of 3.56%. Because of the unique structure of WRS, the 7.20% expected rate of return implies that a dividend of approximately 2.1% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's proportionate share of the net pension asset to changes in the discount rate. The following presents the City's proportionate share of the net pension asset calculated using the discount rate of 7.20 percent, as well as what the City's proportionate share of the net pension asset would be if it were calculated using a discount rate that is 1-percentage-point lower (6.20 percent) or 1-percentage-point higher (8.20 percent) than the current rate:

	1% Decrease to Discount Rate (6.2%)	Current Discount Rate (7.2%)	1% Increase to Discount Rate (8.2%)
City's proportionate share of the net pension asset (liability)	\$ (6,003,842)	\$ 2,128,138	\$ 8,550,447

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <http://legis.wisconsin.gov/lab/> and reference report number 15-11.

3. Risk Management

The City has purchased commercial insurance policies for various risks of loss related to torts; theft, damage or destruction of assets; errors or omissions; injuries to employees; or acts of God. Payments of premiums for these policies are recorded as expenditures or expenses in various funds of the City.

In addition to the above, the City has established two separate internal service funds for risk management programs to finance employees' health and employees' dental claims. The risk management programs are funded by charges to City departments and employees. For 2015, the health insurance program had stop loss health insurance coverage commencing at \$80,000 per individual claim and \$2,183,558 for the aggregate of claims. Fund expenses consist of payments to a third-party administrator for medical and dental claims, stop loss insurance premiums and administrative fees. Settlements have not exceeded insurance coverage for each of the past three years. On December 31, 2015, the health self-insurance fund had a net position balance of \$228,173, while the dental self-insurance fund had an unrestricted net position balance of \$30,899. Claim liabilities at year-end are recorded based on actual claim payments reported at year-end and paid after the balance sheet date of December 31 up to the date of preparing the financial statements. The City does not report an estimated liability for claims incurred but not reported. Changes in each fund's claims liability amount for 2014 and 2015 follow:

	2014			
	Liability January 1	Current Year Claims	Claim Payments	Liability December 31
Health	\$ 175,086	\$ 2,182,003	\$ 2,282,148	\$ 74,941
Dental	2,290	120,101	119,781	2,610
Total	\$ 177,376	\$ 2,302,104	\$ 2,401,929	\$ 77,551

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

	2015			
	Liability January 1	Current Year Claims	Claim Payments	Liability December 31
Health	\$ 74,941	\$ 2,209,223	\$ 2,175,974	\$ 108,190
Dental	2,610	140,661	141,169	2,102
Total	\$ 77,551	\$ 2,349,884	\$ 2,317,143	\$ 110,292

4. Conduit Debt

The City has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the City. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is approximately \$2.5 million, made up of three series.

5. Tax Incremental Districts

The City maintains capital projects funds for six Tax Incremental Districts (TID) created in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the Districts were created, the property tax base within each District was "frozen" and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the City to finance such improvements. The Statutes allow eligible project costs to be incurred up to five years prior to the maximum termination date. All six of the City's Districts are still eligible to incur project costs. Accordingly, the Districts are accounted for in capital projects funds.

A summary of pertinent financial information for the City's TID Districts on December 31, 2015 follows:

	TID No. 5	TID No. 6	TID No. 7	TID No. 8
Creation date	8/26/1996	3/18/1998	1/1/2007	1/1/2007
Termination date	12/31/2023	12/31/2021	12/33/2033	12/31/2027
Tax increment property tax revenues for 2015	\$ 859,976	\$ 1,792,174	\$ -	\$ 221,328
Net unreimbursed project costs due City	4,854,309	1,090,461	2,487,920	2,084,000

	TID No. 9	TID No. 10	TID No. 11	TID No. 12
Creation date	8/13/2012	8/13/2012	9/15/2015	1/1/2015
Termination date	12/31/2039	12/31/2032	12/31/2029	12/31/2029
Tax increment property tax revenues for 2015	\$ 38,732	\$ 55,554	\$ -	\$ -
Net unreimbursed project costs due City	790,782	459,681	6,883	7,040

Unless terminated by the City prior thereto, the Districts will statutorily terminate on their termination dates.

6. Water Purchase Contract with Central Brown County Water Authority

The City of De Pere is a Charter Member of the Central Brown County Water Authority with five other Brown County communities. The Authority was formed under Wisconsin Statutes in 1998 to provide a long-term solution to water quantity and quality concerns. In 2004, the Authority entered into a contract to purchase Lake Michigan water from the City of Manitowoc. In 2007, the Authority completed construction of a 30 mile water transmission main from the City of Manitowoc and a 35 mile long spoke transmission system to distribute the water to its individual members. To provide funds to complete construction projects, the Authority issued \$136,625,000 of revenue bonds in June of 2005.

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

Each Charter Member has entered into a water purchase contract under which they agree to purchase wholesale water from the Authority. Rates charged to each member are billed monthly and are based on (1) operation and maintenance costs, (2) fixed costs, including debt service on the revenue bonds and (3) required Security Fund deposits. During 2015 the City paid the Authority \$3,296,302 in accordance with the water purchase contract.

The contract requires each Charter Member to purchase water through 2040 or when the revenue bonds are retired, whichever is sooner. The contract also requires the members to fund the revenue bond Security Fund to provide additional funds for Authority debt service if sufficient funds are not available from the monthly billings.

7. Contingencies

From time to time, the City is party to other various pending claims and legal proceedings. Although the outcome of such matters cannot be forecast with certainty, it is the opinion of management and the City Attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the City's financial position or results of operations.

8. Property Tax Levy Limit

Wisconsin state statutes provide for a limit on the property tax levies for all Wisconsin cities, towns and counties. For the 2015 and 2016 budget years, the increase in the maximum allowable tax levy is limited to the greater of the percentage change in the City's January 1 equalized value as a result of net new construction or 3.0% per year. The actual limit for the City for the 2015 budget was 1.86%. The actual limit for the City for the 2016 budget was 1.49%. Debt service for debt authorized after July 1, 2005 is exempt from the levy limit. In addition, Wisconsin statutes allow the limit to be adjusted for the increase in debt service authorized prior to July 1, 2005 and in certain other situations.

9. Prior Period Adjustment

During 2015, the City of De Pere, Wisconsin determined that an interest rate of 5% should have been imputed on the note received from the Green Bay Metropolitan Sewerage District (GBMSD) as part of the sale of the City's wastewater treatment plant. As a result, a prior period adjustment of \$659,831 was made to the wastewater treatment plant enterprise fund, as summarized below:

Wastewater Treatment Plant Utility Fund Financial Statements	Original 2014 Financial Statements	Prior Period Adjustment	Revised 2014 Financial Statements
Statement of Net Position			
Due from other governments	\$ 2,086,305	\$ (578,775)	\$ 1,507,530
Net position - unrestricted	2,001,065	(578,775)	1,422,290
Statement of Revenues, Expenses and Changes in Fund Net Position			
Interest income	\$ -	\$ 81,056	\$ 81,056
Change in net position	(8,200)	81,056	72,856
Net position - beginning of year	2,009,265	(659,831)	1,349,434
Net position - ending	2,001,065	(578,775)	1,422,290

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CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

The City reports summarized financial statements for 2014; therefore, the summarized financial information for enterprise funds and the governmental activities were restated, as follows:

Proprietary Fund Financial Statements	Original 2014 Financial Statements	Prior Period Adjustment	Revised 2014 Financial Statements
Statement of Net Position			
Due from other governments	\$ 2,086,305	\$ (578,775)	\$ 1,507,530
Net position - unrestricted	3,674,858	(578,775)	3,096,083
Net position - total	44,565,481	(578,775)	43,986,706
Statement of Revenues, Expenses and Changes in Fund Net Position			
Interest income	\$ -	\$ 81,056	\$ 81,056
Change in net position	814,027	81,056	895,083
Net position - beginning of year	43,751,454	(659,831)	43,091,623
Net position - ending	44,565,481	(578,775)	43,986,706

Government-wide Financial Statements	Original 2014 Financial Statements	Prior Period Adjustment	Revised 2014 Financial Statements
Statement of Net Position			
Due from other governments	\$ 2,086,305	\$ (578,775)	\$ 1,507,530
Net position - unrestricted	13,674,044	(578,775)	13,095,269
Net position - total	86,777,475	(578,775)	86,198,700
Statement of Activities			
Interest income	\$ 85,584	\$ 81,056	\$ 166,640
Change in net position	(787,387)	81,056	(706,331)
Net position - beginning of year	87,564,862	(659,831)	86,905,031
Net position - ending	86,777,475	(578,775)	86,198,700

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

CITY OF DE PERE, WISCONSIN
Notes to Basic Financial Statements
December 31, 2015

NOTE D - OTHER INFORMATION (Continued)

10. Cumulative Effect of Change in Accounting Principle

The City has adopted GASB Statement No. 68, Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27 and Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68, which revised and established new financial reporting requirements for governments that provide their employees with pension benefits. The new standards recognize pension costs as employment services are provided, rather than when the pensions are funded. The cumulative effect of this change is summarized below:

	Governmental Activities	Business-type Activities				Total
		Water Utility	Wastewater Utility	Stormwater Utility	Total	
Net Pension Asset	\$ 3,206,816	\$ 98,085	\$ 98,205	\$ 72,730	\$ 269,020	\$ 3,475,836
Deferred Outflows of Resources	786,687	24,062	24,091	17,842	65,995	852,682
Total Cumulative Effect of Change in Accounting Principle	\$ 3,993,503	\$ 122,147	\$ 122,296	\$ 90,572	\$ 335,015	\$ 4,328,518

11. Upcoming Accounting Pronouncements

In June 2015, the Governmental Accounting Standards Board (GASB) issued two new pronouncements relating to other post-employment benefits (OPEB). GASB Statement No. 74, *Financial Reporting for Post-employment Benefit Plans Other than Pension Plans* and GASB Statement No. 75, *Accounting and Financial Reporting for Post-employment Benefits Other than Pensions* significantly change the accounting and financial reporting of post-employment benefits that was established in GASB Statement Nos. 43 and 45. The primary purpose of these Statements is to improve accounting and financial reporting of OPEB obligations and enhance transparency of OPEB related information in your financial statements similar to how GASB Statements Nos. 67 and 68 were designed. The new standards are effective for financial statements for OPEB plans for fiscal years beginning after June 15, 2016 and for employers for fiscal years beginning after June 15, 2017.

In February 2015, the Governmental Accounting Standards Board (GASB) issued Statement No. 72, *Fair Value Measurement and Application*, which addresses accounting and financial reporting issues related to fair value measurement, primarily for investments. GASB Statement No. 72 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. It also provides guidance on how fair value should be measured, what assets and liabilities should be measured at fair value, and what information about fair value should be disclosed in the notes to the financial statements. The new standard is effective for years beginning after June 15, 2015, although early application is encouraged.

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REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF DE PERE, WISCONSIN
 Required Supplementary Information
 Other Post Employment Benefits
 For the Year Ended December 31, 2015

Schedule of Funding Progress

Actuarial Valuation Date	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability (AAL) - Entry Age Normal	(3) Funded Ratio (1) / (2)	(4) Unfunded Actuarial Accrued Liability (UAAL) (2) - (1)	(5) Covered Payroll	UAAL as a Percentage of Covered Payroll (4) / (5)
1/1/2014	\$ -	\$ 518,677	0.00%	\$ 518,677	\$ 9,073,681	5.72%

Schedule of Employer Contributions

Year Ended	Annual Required Contribution	Actual Contribution	Percentage Contributed
12/31/2014	\$ 297,195.00	\$ 335,231	112.80%
12/31/2015	297,195	195,720	65.86%

See Notes to Required Supplementary Information.

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CITY OF DE PERE, WISCONSIN
Schedule of Proportionate Share of the Net Pension Asset
Wisconsin Retirement System
Last 10 Fiscal Years*

	2015
Proportion of the net pension asset	0.08664090%
Proportionate share of the net pension asset	\$ 2,128,138
Covered-employee payroll	\$ 9,073,681
Plan fiduciary net position as a percentage of the total pension asset	102.74%

* The amounts presented for each fiscal year were determined as of the calendar year-end of the prior year.

See Notes to Required Supplementary Information.

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CITY OF DE PERE, WISCONSIN
Schedule of Contributions
Wisconsin Retirement System
Last 10 Fiscal Years*

	2015
Contractually required contributions	\$ 850,644
Contributions in relation to the contractually required contributions	\$ 850,644
Contribution deficiency (excess)	\$ -
Covered-employee payroll	\$ 9,073,681
Contributions as a percentage of covered-employee payroll	9.37%

* The amounts presented for each fiscal year were determined as of the calendar year-end of the prior year.

See Notes to Required Supplementary Information.

CITY OF DE PERE, WISCONSIN
Notes to Required Supplementary Information
December 31, 2015

NOTE A - GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NOS. 68 AND 71

The City implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27* and Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68* for the fiscal year ended December 31, 2015. Information for prior years is not available.

NOTE B - WISCONSIN RETIREMENT SYSTEM

There were no changes of benefit terms or assumptions for any participating employer in WRS.

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SUPPLEMENTARY INFORMATION

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CITY OF DE PERE, WISCONSIN
General Fund
Detailed Comparison of Budgeted and Actual Revenues
For the Year Ended December 31, 2015

	Budget		Actual	Variance Final Budget - Positive (Negative)
	Original	Final		
Taxes				
General property	\$ 7,903,917	\$ 7,903,917	\$ 7,932,835	\$ 28,918
Mobile home	7,100	7,100	6,454	(646)
Excess stadium district sales tax	-	-	1,249,256	1,249,256
Sales tax	120	120	120	-
Room tax	6,500	6,500	7,768	1,268
Payments in lieu of taxes	2,500	2,500	1,274	(1,226)
Housing authority	28,000	28,000	28,492	492
Interest and penalties	1,100	1,100	1,434	334
Interest and penalties on special assessments	30,000	30,000	13,129	(16,871)
Total Taxes	7,979,237	7,979,237	9,240,762	1,261,525
Intergovernmental				
Law enforcement training	5,200	5,200	16,597	11,397
State shared taxes	1,430,486	1,430,486	1,425,585	(4,901)
Exempt computer aid	154,361	154,361	97,779	(56,582)
Fire insurance	66,000	66,000	73,394	7,394
Rescue squad	-	-	6,899	6,899
Transportation	903,997	903,997	902,247	(1,750)
Mass transit	294,790	294,790	294,790	-
Public health	55,251	55,251	65,973	10,722
Recycling	97,000	97,000	97,820	820
Other	3,500	3,500	5,000	1,500
Total Intergovernmental	3,010,585	3,010,585	2,986,084	(24,501)
Licenses and Permits				
Licenses				
Liquor and malt beverages	38,500	38,500	32,400	(6,100)
Operators	15,400	15,400	14,732	(668)
Cigarette	2,310	2,310	1,900	(410)
Food and beverage	55,000	55,000	60,892	5,892
DATCP licensing	13,200	13,200	17,351	4,151
Cable television	165,000	165,000	167,708	2,708
Trailer park	100	100	-	(100)
Dog	4,950	4,950	3,840	(1,110)
Other licenses/permits	5,280	5,280	7,375	2,095
Permits				
Construction	110,565	110,565	142,080	31,515
Electrical and plumbing	91,300	91,300	100,926	9,626
Sanitary sewer	4,510	4,510	5,500	990
Zoning	24,870	24,870	28,250	3,380
Total Licenses and Permits	530,985	530,985	582,954	51,969

(Continued)

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

DRAFT**CITY OF DE PERE, WISCONSIN**

General Fund

Detailed Comparison of Budgeted and Actual Revenues (Continued)
For the Year Ended December 31, 2015

	Budget		Actual	Variance Final Budget - Positive (Negative)
	Original	Final		
Fines and Forfeits				
Court forfeitures and costs	157,500	157,500	151,315	(6,185)
Parking violations	42,000	42,000	39,544	(2,456)
Total Fines and Forfeits	199,500	199,500	190,859	(8,641)
Public Charges for Services				
General government	34,799	34,799	31,055	(3,744)
Police	10,780	10,780	3,564	(7,216)
Alarm monitoring fees	12,100	12,100	1,925	(10,175)
Ambulance	822,193	822,193	742,510	(79,683)
Streets	69,500	69,500	83,119	13,619
Snow removal	6,600	6,600	2,095	(4,505)
Weed cutting	600	600	3,527	2,927
Recycling	1,100	1,100	4,875	3,775
Public health	8,800	8,800	5,287	(3,513)
Community center	265,445	265,445	264,159	(1,286)
Swimming pools	140,557	140,557	113,391	(27,166)
Parks	9,292	9,292	10,409	1,117
Recreation	103,835	103,835	144,676	40,841
Concession sales	-	-	20,590	20,590
Total Public Charges for Services	1,485,601	1,485,601	1,431,182	(54,419)
Intergovernmental Charges for Services				
General government	167,983	167,983	176,297	8,314
Public safety	337,800	337,800	331,161	(6,639)
Public works	751,567	751,567	751,567	-
Public health	38,382	38,382	37,200	(1,182)
Total Intergovernmental Charges for Services	1,295,732	1,295,732	1,296,225	493
Miscellaneous				
Investment income	100,000	100,000	150,616	50,616
Land contracts				
Donations	-	-	5,000	5,000
Sale of assets				
Sale of City property	66,500	66,500	4,960	(61,540)
Salvage products	-	-	2,491	2,491
Rental income	97,547	97,547	48,369	(49,178)
Department revenue	700	700	869	169
Other	550	550	-	(550)
Total Miscellaneous	265,297	265,297	212,305	(52,992)
Total Revenues	\$ 14,766,937	\$ 14,766,937	\$ 15,940,371	\$ 1,173,434

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
General Fund
Detailed Comparison of Budgeted and Actual Expenditures
For the Year Ended December 31, 2015

	Budget		Actual	Variance Final Budget - Positive (Negative)
	Original	Final		
General Government				
Council	\$ 89,810	\$ 92,060	\$ 87,546	\$ 4,514
Council outlay	3,000	3,000	3,000	-
Municipal court	97,479	97,479	118,442	(20,963)
Mayor	37,226	38,551	36,573	1,978
Mayor outlay	6,653	6,653	7,978	(1,325)
Administrator	115,184	122,234	113,144	9,090
Clerk/treasurer	229,813	229,813	231,488	(1,675)
Elections	21,660	21,660	9,882	11,778
Assessment of property	35,258	35,258	34,969	289
Accounting and finance	115,773	115,773	115,979	(206)
Data processing	78,924	78,924	129,974	(51,050)
Data processing outlay	7,800	7,800	-	7,800
Personnel and insurance	248,003	249,700	246,467	3,233
Legal	165,564	165,564	152,288	13,276
City hall	115,393	115,393	114,026	1,367
City hall outlay	80,000	80,000	80,823	(823)
Other general government	273,623	273,623	221,768	51,855
Total General Government	1,721,163	1,733,485	1,704,347	29,138
Public Safety				
Police department	4,479,828	4,492,405	4,311,562	180,843
Police department outlay	140,960	140,960	273,423	(132,463)
Traffic control	95,416	95,416	87,629	7,787
Fire/ambulance department	3,417,527	3,424,061	3,499,872	(75,811)
Fire/ambulance department outlay	91,000	91,000	130,074	(39,074)
Building and electrical	260,739	260,739	263,670	(2,931)
Jail	11,000	11,000	8,050	2,950
Total Public Safety	8,496,470	8,515,581	8,574,280	(58,699)
Public Works				
Street machinery repair	133,880	138,535	174,689	(36,154)
Street machinery repair outlay	18,375	18,375	32,281	(13,906)
Municipal service center	112,405	112,405	122,801	(10,396)
Municipal service center outlay	35,000	35,000	22,105	12,895
Mechanics	213,725	213,725	136,945	76,780
Mechanics outlay	3,189	3,189	2,323	866
Administration	158,335	158,335	184,453	(26,118)
Administration outlay	-	-	1,000	(1,000)
Engineer	278,177	278,177	266,931	11,246
Engineer outlay	800	800	-	800
Street maintenance	139,606	139,606	105,262	34,344
Street maintenance outlay	-	-	1,000	(1,000)
Storm sewer maintenance	-	-	11	(11)
Brush pickup	82,114	82,114	76,695	5,419
Brush pickup outlay	5,000	5,000	3,441	1,559

(Continued)

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

DRAFT**CITY OF DE PERE, WISCONSIN**

General Fund

Detailed Comparison of Budgeted and Actual Expenditures (Continued)
For the Year Ended December 31, 2015

	Budget		Actual	Variance Final Budget - Positive (Negative)
	Original	Final		
Public Works (Continued)				
Weed cutting	4,904	4,904	10,611	(5,707)
Snow and ice control	274,515	274,515	134,969	139,546
Traffic signs and markings	145,099	145,099	138,721	6,378
Traffic lights	44,600	44,600	61,170	(16,570)
Traffic lights outlay	22,000	22,000	10,814	11,186
Street lighting	426,405	426,405	442,126	(15,721)
Transit system	433,950	433,950	429,311	4,639
Total Public Works	2,532,079	2,536,734	2,357,659	179,075
Sanitation				
Garbage and refuse collection	319,056	319,056	313,598	5,458
Landfill waste disposal	204,000	204,000	279,144	(75,144)
Recycling	113,244	113,244	96,959	16,285
Total Sanitation	636,300	636,300	689,701	(53,401)
Health and Human Services				
Nurse	485,558	485,558	482,130	3,428
Board of health	1,922	1,922	1,702	220
Total Health and Human Services	487,480	487,480	483,832	3,648
Culture and Recreation				
Community center	564,340	564,340	552,045	12,295
Community center outlay	10,000	12,500	9,288	3,212
Special events and celebrations	10,975	10,975	2,105	8,870
Park and recreation administration	219,805	219,805	228,209	(8,404)
Recreation	289,158	289,158	224,288	64,870
Swimming pools	289,228	289,228	244,953	44,275
Swimming pools outlay	15,000	15,000	11,038	3,962
Parks	401,081	401,081	423,260	(22,179)
Parks outlay	39,600	39,600	37,118	2,482
Parks equipment maintenance	63,855	63,855	103,200	(39,345)
Parks equipment outlay	30,000	72,945	29,663	43,282
Boat ramps	23,220	23,220	20,690	2,530
Boat ramps outlay	14,500	14,500	-	14,500
Forestry	207,277	207,277	183,861	23,416
Historical society	10,445	15,705	7,200	8,505
Total Culture and Recreation	2,188,484	2,239,189	2,076,918	162,271
Conservation and Development				
Economic development	263,461	290,361	312,864	(22,503)
Total Expenditures	\$ 16,325,437	\$ 16,439,130	\$ 16,199,601	\$ 239,529

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN

Combining Balance Sheet

Nonmajor Governmental Funds

December 31, 2015

	Special Revenue Funds						Capital Project Funds	
	Development Loan Program	Public Land Acquisition	Riverwalk Pier	Cable Access	Dog Park	Total Special Revenue Funds	Capital Equipment	Community Center
ASSETS								
Cash and investments	\$ 31,809	\$ 97,967	\$ 112,513	\$ 16,565	\$ 17,527	\$ 276,381	\$ 102,528	\$ 2,579
Receivables								
Taxes	-	-	-	-	-	-	1,041,276	-
Accounts	-	-	-	28,043	-	28,043	-	-
Loans	335,305	-	-	-	-	335,305	-	-
Restricted assets	999,920	-	-	-	-	999,920	-	-
TOTAL ASSETS	\$ 1,367,034	\$ 97,967	\$ 112,513	\$ 44,608	\$ 17,527	\$ 1,639,649	\$ 1,143,804	\$ 2,579
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES								
Liabilities								
Accounts payable	\$ -	\$ -	\$ -	\$ 1,887	\$ -	\$ 1,887	\$ 9,000	\$ -
Accrued and other current liabilities	-	-	-	643	-	643	-	-
Due to other funds	-	-	-	108,409	-	108,409	-	-
Total Liabilities	-	-	-	110,939	-	110,939	9,000	-
Deferred Inflows of Resources								
Property taxes	-	-	-	-	-	-	1,041,276	-
Loans receivable	335,305	-	-	-	-	335,305	-	-
Total Deferred Inflows of Resources	335,305	-	-	-	-	335,305	1,041,276	-
Fund Balances								
Restricted for								
Loans	1,031,729	-	-	-	-	1,031,729	-	-
Park land acquisition	-	97,967	-	-	-	97,967	-	-
Tax increment district projects	-	-	-	-	-	-	-	-
Committed for								
Subsequent years' expenditures	-	-	112,513	-	17,527	130,040	-	-
Capital outlay	-	-	-	-	-	-	93,528	2,579
Unassigned, reported in								
Special revenue fund	-	-	-	(66,331)	-	(66,331)	-	-
Capital projects funds	-	-	-	-	-	-	-	-
Total Fund Balances	1,031,729	97,967	112,513	(66,331)	17,527	1,193,405	93,528	2,579
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 1,367,034	\$ 97,967	\$ 112,513	\$ 44,608	\$ 17,527	\$ 1,639,649	\$ 1,143,804	\$ 2,579

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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Capital Projects Funds (Continued)									Total Nonmajor Governmental Funds
Police/Fire Expansion	TID No.5	TID No.7	TID No.8	TID No.9	TID No. 10	TID No. 11	TID No. 12	Total Capital Projects Funds	2015
\$ 2,932	\$ 6,357	\$ 683,330	\$ 1,305,334	\$ -	\$ -	\$ -	\$ -	\$ 2,103,060	\$ 2,379,441
-	818,914	58,043	191,787	29,984	123,551	-	-	2,263,555	2,263,555
-	-	-	-	-	-	-	-	-	28,043
-	-	-	-	-	-	-	-	-	335,305
-	-	-	-	-	-	-	-	-	999,920
\$ 2,932	\$ 825,271	\$ 741,373	\$ 1,497,121	\$ 29,984	\$ 123,551	\$ -	\$ -	\$ 4,366,615	\$ 6,006,264
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 10,887
-	-	58	-	-	-	-	-	58	701
-	-	-	-	149,591	9,345	6,883	7,040	172,859	281,268
-	-	58	-	149,591	9,345	6,883	7,040	181,917	292,856
-	818,914	58,043	191,787	29,984	123,551	-	-	2,263,555	2,263,555
-	-	-	-	-	-	-	-	-	335,305
-	818,914	58,043	191,787	29,984	123,551	-	-	2,263,555	2,598,860
-	-	-	-	-	-	-	-	-	1,031,729
-	-	-	-	-	-	-	-	-	97,967
-	6,357	683,272	1,305,334	-	-	-	-	1,994,963	1,994,963
-	-	-	-	-	-	-	-	-	130,040
2,932	-	-	-	-	-	-	-	99,039	99,039
-	-	-	-	-	-	-	-	-	(66,331)
-	-	-	-	(149,591)	(9,345)	(6,883)	(7,040)	(172,859)	(172,859)
2,932	6,357	683,272	1,305,334	(149,591)	(9,345)	(6,883)	(7,040)	1,921,143	3,114,548
\$ 2,932	\$ 825,271	\$ 741,373	\$ 1,497,121	\$ 29,984	\$ 123,551	\$ -	\$ -	\$ 4,366,615	\$ 6,006,264

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2015

	Special Revenue Funds						Capital Projects Funds	
	Development Loan Program	Public Land Acquisition	Riverwalk Pier	Cable Access	Dog Park	Total Special Revenue Funds	Capital Equipment	Community Center
Revenues								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ -
Intergovernmental	-	-	-	-	-	-	-	-
Licenses and permits	-	-	-	111,806	-	111,806	-	-
Public charges for services	-	11,460	-	-	-	11,460	-	-
Miscellaneous	120,628	8,900	142,525	823	2,998	275,874	-	1,742
Total Revenues	120,628	20,360	142,525	112,629	2,998	399,140	700,000	1,742
Expenditures								
Current								
Culture and recreation	-	-	-	132,407	710	133,117	-	-
Conservation and development	347,516	-	389	9,461	-	357,366	-	-
Debt service								
Interest and fiscal charges	-	-	-	-	-	-	-	-
Capital outlay	-	5,495	-	-	-	5,495	-	2,835
Total Expenditures	347,516	5,495	389	141,868	710	495,978	-	2,835
Excess (Deficiency) of Revenues Over (Under) Expenditures	(226,888)	14,865	142,136	(29,239)	2,288	(96,838)	700,000	(1,093)
Other Financing Sources (Uses)								
Long-term debt issued	-	-	-	-	-	-	-	-
Debt premium	-	-	-	-	-	-	-	-
Transfers out	-	-	(80,000)	(18,500)	-	(98,500)	(700,000)	-
Total Other Financing Sources (Uses)	-	-	(80,000)	(18,500)	-	(98,500)	(700,000)	-
Net Change in Fund Balances	(226,888)	14,865	62,136	(47,739)	2,288	(195,338)	-	(1,093)
Fund Balances (Deficit) - January 1	1,258,617	83,102	50,377	(18,592)	15,239	1,388,743	93,528	3,672
Fund Balances (Deficit) - December 31	\$ 1,031,729	\$ 97,967	\$ 112,513	\$ (66,331)	\$ 17,527	\$ 1,193,405	\$ 93,528	\$ 2,579

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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Capital Projects Funds (Continued)									Total Nonmajor Governmental Funds
Police/Fire Expansion	TID No.5	TID No.7	TID No.8	TID No.9	TID No. 10	TID No. 11	TID No. 12	Total Capital Projects Funds	2015
\$ -	\$ 859,976	\$ -	\$ 221,328	\$ 38,732	\$ 55,554	\$ -	\$ -	\$ 1,875,590	\$ 1,875,590
-	2,632	994	272,478	16,260	4,612	-	-	296,976	296,976
-	-	-	-	-	-	-	-	-	111,806
-	-	-	-	-	-	-	-	-	11,460
-	25,001	-	-	-	3,800	-	-	30,543	306,417
-	887,609	994	493,806	54,992	63,966	-	-	2,203,109	2,602,249
-	-	-	-	-	-	-	-	-	133,117
-	3,229	3,640	5,095	3,467	22,800	6,883	7,040	52,154	409,520
-	-	2,636	-	-	-	-	-	2,636	2,636
-	114,468	383,572	2,724	-	-	-	-	503,599	509,094
-	117,697	389,848	7,819	3,467	22,800	6,883	7,040	558,389	1,054,367
-	769,912	(388,854)	485,987	51,525	41,166	(6,883)	(7,040)	1,644,720	1,547,882
-	-	250,000	-	-	-	-	-	250,000	250,000
-	-	8,198	-	-	-	-	-	8,198	8,198
-	(653,841)	(330,289)	(394,731)	(131,525)	(115,960)	-	-	(2,326,346)	(2,424,846)
-	(653,841)	(72,091)	(394,731)	(131,525)	(115,960)	-	-	(2,068,148)	(2,166,648)
-	116,071	(460,945)	91,256	(80,000)	(74,794)	(6,883)	(7,040)	(423,428)	(618,766)
2,932	(109,714)	1,144,217	1,214,078	(69,591)	65,449	-	-	2,344,571	3,733,314
\$ 2,932	\$ 6,357	\$ 683,272	\$ 1,305,334	\$ (149,591)	\$ (9,345)	\$ (6,883)	\$ (7,040)	\$ 1,921,143	\$ 3,114,548

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Combining Statement of Net Position
Internal Service Funds
December 31, 2015

(With summarized financial information as of December 31, 2014)

	Health Self Insurance	Dental Self Insurance	Totals	
			2015	2014
ASSETS				
Cash and investments	\$ 386,363	\$ 43,001	\$ 429,364	\$ 473,448
LIABILITIES				
Accounts and claims payable	108,190	2,102	110,292	77,551
Due to other funds	50,000	10,000	60,000	60,000
TOTAL LIABILITIES	158,190	12,102	170,292	137,551
NET POSITION				
Unrestricted	\$ 228,173	\$ 30,899	\$ 259,072	\$ 335,897

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

DRAFT**CITY OF DE PERE, WISCONSIN**

Combining Statement of Revenues, Expenses and Changes in Fund Net Position
 Internal Service Funds
 For the Year Ended December 31, 2015
 (With summarized financial information for the year ended December 31, 2014)

	Health Self Insurance	Dental Self Insurance	Totals	
			2015	2014
Operating Revenues				
Charges for services	\$ 2,727,199	\$ 135,863	\$ 2,863,062	\$ 2,674,734
Operating Expenses				
Claims and administrative fees	2,789,746	150,318	2,940,064	2,951,186
Operating Loss	(62,547)	(14,455)	(77,002)	(276,452)
Nonoperating Revenues				
Interest income	176	1	177	112
Change in Net Position	(62,371)	(14,454)	(76,825)	(276,340)
Net Position - January 1	290,544	45,353	335,897	612,237
Net Position - December 31	\$ 228,173	\$ 30,899	\$ 259,072	\$ 335,897

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
Combining Statement of Cash Flows
Internal Service Funds

For the Year Ended December 31, 2015

(With summarized financial information for the year ended December 31, 2014)

	Health Self Insurance	Dental Self Insurance	Totals	
			2015	2014
Cash Flows from Operating Activities				
Cash received from interfund services provided	\$ 2,727,199	\$ 135,863	\$ 2,863,062	\$ 2,674,734
Cash payments to suppliers	(2,756,497)	(150,826)	(2,907,323)	(3,051,011)
Net Cash Used by Operating Activities	(29,298)	(14,963)	(44,261)	(376,277)
Cash Flows from Investing Activities				
Investment income	176	1	177	112
Change in Cash and Cash Equivalents	(29,122)	(14,962)	(44,084)	(376,165)
Cash and Cash Equivalents - January 1	415,485	57,963	473,448	849,613
Cash and Cash Equivalents - December 31	\$ 386,363	\$ 43,001	\$ 429,364	\$ 473,448
Reconciliation of Operating Loss to Net Cash Used by Operating Activities:				
Operating loss	\$ (62,547)	\$ (14,455)	\$ (77,002)	\$ (276,452)
Adjustments to reconcile operating loss to net cash used by operating activities:				
Changes in current liabilities				
Accounts and claims payable	33,249	(508)	32,741	(99,825)
Net Cash Used by Operating Activities	\$ (29,298)	\$ (14,963)	\$ (44,261)	\$ (376,277)

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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CITY OF DE PERE, WISCONSIN
 Water Utility Enterprise Fund
 Statement of Revenues, Expenses and Changes in Net Position
 For the Years Ended December 31, 2015 and 2014

	2015	2014
Operating Revenues		
Charges for Services		
Residential	\$ 2,780,042	\$ 2,844,602
Commercial	1,021,200	924,411
Industrial	559,981	489,602
Public authorities	171,585	170,324
Public fire protection	1,383,526	1,370,657
Total Charges for Services	<u>5,916,334</u>	<u>5,799,596</u>
Other Operating Revenues		
Forfeited discounts	68,333	61,424
Other water revenues	303,044	284,883
Total Other Operating Revenues	<u>371,377</u>	<u>346,307</u>
 Total Operating Revenues	 <u>6,287,711</u>	 <u>6,145,903</u>
Operating Expenses		
Operation and Maintenance		
Source of supply	54,169	36,098
Pumping	80,853	84,180
Water treatment	38,803	31,947
Transmission and distribution	644,085	711,613
Customer accounts	195,051	175,950
Administrative and general	3,562,413	3,612,670
Total Operation and Maintenance	<u>4,575,374</u>	<u>4,652,458</u>
Depreciation	542,510	560,434
Taxes	46,350	49,076
Total Operating Expenses	<u>5,164,234</u>	<u>5,261,968</u>
 Operating Income	 <u>1,123,477</u>	 <u>883,935</u>
Nonoperating Expenses		
Interest and amortization expense	<u>(88,565)</u>	<u>(99,108)</u>
 Income Before Contributions and Transfers	 <u>1,034,912</u>	 <u>784,827</u>
 Transfers out	 <u>(448,820)</u>	 <u>(437,330)</u>
 Changes in Net Position	 <u>586,092</u>	 <u>347,497</u>
 Net Position - January 1, as originally stated	 20,658,796	 20,311,299
 Cumulative Effect of Change in Accounting Principle	 <u>122,147</u>	 <u>-</u>
 Net Position - January 1, restated	 <u>20,780,943</u>	 <u>20,311,299</u>
 Net Position - December 31	 <u>\$ 21,367,035</u>	 <u>\$ 20,658,796</u>

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

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**ADDITIONAL INDEPENDENT AUDITORS' REPORT
FOR BASIC FINANCIAL STATEMENTS**

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the City Council
City of De Pere, Wisconsin

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of De Pere, Wisconsin, as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the City of De Pere's basic financial statements, and have issued our report thereon which included emphasis of matter paragraphs as indicated on page 2 dated July 29, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of De Pere, Wisconsin's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of De Pere, Wisconsin's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of De Pere, Wisconsin's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and responses as items 2014-001 and 2014-002 that we consider to be significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of De Pere, Wisconsin's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

DRAFT**City of De Pere, Wisconsin's Response to Findings**

City of De Pere, Wisconsin's response to the findings identified in our audit is described in the accompanying schedule of findings and responses. City of De Pere, Wisconsin's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of City of De Pere, Wisconsin's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of De Pere, Wisconsin's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Certified Public Accountants
Green Bay, Wisconsin
July 29, 2016

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

CITY OF DE PERE, WISCONSIN
Schedule of Findings and Responses
For the Year Ended December 31, 2015

Section I - Internal Control Over Financial Reporting

Finding No.	Control Deficiencies
-------------	----------------------

2014-001 Preparation of Annual Financial Report

Condition: Current City staff maintain accounting records which reflect the City's financial transactions; however, preparing the City's annual financial report, including note disclosures, involves the selection and application of specific accounting principles which would require additional experience and knowledge. The City contracts with us and our knowledge of applicable accounting principles, financial statement formats, and note disclosures to assist in the preparation of the annual financial report in an efficient manner.

Criteria: The preparation and review of the annual financial report by staff with expertise in financial reporting is an internal control intended to prevent, detect and correct a potential omission or misstatement in the financial statements or notes.

Cause: City management has determined that the additional costs associated with training staff to become experienced in applicable accounting principles and note disclosures outweigh the derived benefits.

Effect: Without our involvement, the City may not be able to completely prepare an annual financial report in accordance with accounting principles generally accepted in the United States of America.

Recommendation: We recommend the City continue reviewing the annual financial report. While it may not be cost beneficial to train additional staff to completely prepare the report, a thorough review of this information by appropriate staff of the City is necessary to obtain a complete and adequate understanding of the City's annual financial report.

Management Response: Management agrees it may not be cost effective to train additional staff to completely prepare the report, but will more thoroughly review the information to gain an increased understanding in hopes of assisting with the annual report preparation in 2016.

2014-002 Adjustments to the City's Financial Records

Condition: As part of our 2015 audit, we proposed adjusting journal entries that were material to the City's financial statement.

Criteria: Material adjusting journal entries proposed by the auditors are considered to be an internal control deficiency.

Cause: While City staff maintains financial records which accurately report revenues and expenditures throughout the year, preparing year end adjusting and closing entries requires additional expertise that would entail additional training and staff time to develop.

Effect: Year-end financial records prepared by the City may contain material misstatements.

Recommendation: We recommend the City Finance Director work to prepare the adjusting and closing entries necessary, prior to the audit, to reduce the risk of material misstatement to the financial statements.

Management Response: The City intends to utilize Schenck to work with the City Administrator to complete quarterly reviews to benchmark the status of implementation of the recommendation.

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CITY OF DE PERE, WISCONSIN
Schedule of Findings and Responses (Continued)
For the Year Ended December 31, 2015

Section II - Compliance and Other Matters

There are no findings related to compliance and other matters that are required to be reported under governmental auditing standards generally accepted in the United States of America for the year ended December 31, 2015.

Attachment: Draft 2015 City of De Pere - FS (4970 : Recommendation from the Finance/Personnel Committee to Approve the 2015 Audit

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: Ordinance #16-13, Amending Section 106-6(a)(5) De Pere Municipal Code Regarding Special Event Service Charges

ATTACHMENTS:

- Ord16-13 (DOCX)
- current 106-6(a)(5) special charges redlined 8-2-16 (DOCX)
- Mayor CC-special events charges for service8-2-16 (PDF)

ORDINANCE #16-13

AMENDING SECTION 106-6(a)(5) DE PERE MUNICIPAL CODE
REGARDING SPECIAL EVENT CHARGES FOR CITY SERVICES

THE COMMON COUNCIL OF THE CITY OF DE PERE, WISCONSIN, DO ORDAIN
AS FOLLOWS:

SECTION 1: Section 106-6(a)(5), *Additional city services*, is hereby repealed and
recreated as follows:

106-6(a)(5)

Additional city services.

- (a) If the special event will require more than the minimal use of any city equipment or services, the applicant shall pay a fee for such services. This may include, but is not limited to, police services, fire/rescue services, barricades and the like. The fee for such equipment or services shall be as determined by resolution of the common council. Charitable organizations which have IRS section 501(c) status shall be charged 50 percent of the established fee. As a condition of the approval of any application, the applicant shall agree to pay, within 30 days of billing, the costs of any additional city services.
- (b) Paragraph (a) shall not apply to IRS 501(c) applicants who do not collect any form of revenue, payment, entrance fee, application fee or cost sharing arrangement, whether in the form of money, in-kind benefit, or repayment deferment or forgiveness from event participants, patrons or event sponsors. This exception shall apply to all events occurring in 2016 and after.
- (c) To ensure public safety for the event and the city, the city reserves the right to require special events to maintain minimum levels of dedicated fire/EMS services and police/security services throughout the duration of the event. Estimated minimum services will be determined prior to the event (see guidelines), but may reasonably increase or decrease as actual event conditions change to ensure public safety. Actual public safety services shall be determined in the sole discretion of the police/fire chief or their respective designee. Outside vendors may be retained for such services; however, city approval of such vendors and services shall be obtained prior to the event.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby
repealed.

SECTION 3: This ordinance shall take effect on and after passage and publication.

Ordinance #16-13

Page 2 of 2

Adopted by the Common Council of the City of De Pere, Wisconsin, this 2nd day of
August, 2016.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana D. Ledvina, Clerk-Treasurer

Ayes: _____

Nays: _____

Board/Committee Approval: Council Request

Publication Date: _____

Effective Date: _____

Current Ordinance with changes red-lined

106-6(a)(5)

Additional city services.

- (a) If the special event will require more than the minimal use of any city equipment or services, the applicant shall pay a fee for such services. This may include, but is not limited to, police services, fire/rescue services, barricades and the like. The fee for such equipment or services shall be as determined by resolution of the common council. Charitable organizations which have IRS section 501(c) status shall be charged 50 percent of the established fee. As a condition of the approval of any application, the applicant shall agree to pay, within 30 days of billing, the costs of any additional city services.
- (b) Paragraph (a) shall not apply to IRS 501(c) applicants who do not collect any form of revenue, payment, entrance fee, application fee or cost sharing arrangement, whether in the form of money, in-kind benefit, or repayment deferment or forgiveness from event participants, patrons or event sponsors. This exception shall apply to all events occurring in 2016 and after.
- (c) To ensure public safety for the event and the city, the city reserves the right to require special events to maintain minimum levels of dedicated fire/EMS services and police/security services throughout the duration of the event. Estimated minimum services will be determined prior to the event (see guidelines), but may reasonably increase or decrease as actual event conditions change to ensure public safety. Actual public safety services shall be determined in the sole discretion of the police/fire chief or their respective designee. Outside vendors may be retained for such services; however, city approval of such vendors and services shall be obtained prior to the event.

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CITY OF DE PERE

MEMO

To: Michael J. Walsh, Mayor
Members of the Common Council
From: Judith Schmidt-Lehman, City Attorney *Judy*
RE: Proposed Amendment to Special Event Charges for City Services for Non-
Revenue Generating IRS 503(c) Applicants
Date: August 2, 2016

On July 19, 2016 the Common Council requested the Law Department draft an amendment to the Special Event Ordinance (§106-6(a) De Pere Municipal Code) to exempt non-revenue generating events by IRS 501(c) applicants from charges for city services provided to the event. The proposed ordinance (attached) should accomplish that goal.

Additionally, the proposed ordinance (as drafted) will apply to all 2016 special events and moving forward. Therefore, any 2016 event sponsor that has been billed for those services which meets the newly created exemption will (assuming passage of the amendment) either have their invoice voided or be entitled to a refund from the city.

If you have any questions or concerns regarding this matter, please contact me at 339-4042 or via email at: jschmidt-lehman@mail.de-pere.org.

JSL

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

SUBJECT: Resolution #16-80, Approving Project Plan Amendment (#2) to Tax Increment Financing District No. 7

ATTACHMENTS:

- Reso16-80 (DOCX)
- PC_StaffReport_TID7 (DOCX)
- TID 7 Project Plan Amendment Council (PDF)
- Redevelopment Authority Resolution #RDA 16-01 (DOCX)
- Plan Commission Resolution #PC16-01 (PDF)

RESOLUTION #16-80

APPROVING THE PROJECT PLAN AMENDMENT (#2) FOR TAX
INCREMENTAL FINANCING DISTRICT #7

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wis. Stats. §66.1105(4)(h), for the amendment of the project plan for Tax Incremental Financing District #7 (TID #7) as provided in Resolution #PC16-01 of the Plan Commission Recommending Adoption of the Project Plan Amendment (#2) for Tax Incremental Financing District #7, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Project Plan Amendment (#2) for TID #7 includes:

- a. A statement listing the kind, number and location of approved public works and improvements to be included in the amended project plan, including, to the extent applicable as provided in Wis. Stats. §§ 66.1105(2)(f)1.k and 66.1105(2)(f)1.n., outside the boundary of TID#7;
- b. An economic feasibility study of the projects, as amended;
- c. A detailed list of estimated amended project costs;
- d. A description of the methods of financing all estimated amended project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property within TID #7;
- f. A map showing amended proposed improvements and uses in TID #7;
- g. Proposed changes in zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how TID #7 promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wis. Stats. §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Unified School District of De Pere, and the Northeast Wisconsin Technical College, and any other entities having the power to levy taxes on property located within TID #7, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the City Plan Commission on July 25, 2016, at 7:00 P.M., held a public hearing concerning the proposed Project Plan Amendment (#2), which provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, upon the recitations and findings in the above referenced Resolution #PC 16-01 of the Plan Commission, and the Common Council being aware of all proceedings of the Plan Commission in regard to the Project Plan Amendment (#2) of TID #7, including the recommendation of the Plan Commission to adopt such amendment, the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of De Pere that:

1. TID #7 was created as of January 1, 2007, and amended as of January 1, 2014.
2. The Common Council specifically finds that:
 - a. The Project Plan Amendment (#2) for TID #7 is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010);
 - b. TID #7 is a blighted area District, in that not less than 50% of the real property by area is blighted;
 - c. The project improvements, as amended, are likely to enhance significantly the value of substantially all of the other real property within TID #7;
 - d. The amended project costs relate directly to promoting the elimination of blight within TID #7 consistent with the purpose for which the District is created.
3. The Project Plan Amendment (#2) for Tax Increment Financing District No.7, City of De Pere, attached and incorporated herein as Exhibit B, is approved.

BE IT FURTHER RESOLVED THAT:

The Director of Economic Development and Planning is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution, and schedule a meeting of the Joint Review Board not less than 10 days nor more than 30 days after their receipt of this Resolution for the purpose of considering the approval of this

Resolution and the Project Plan Amendment (#2) for Tax Incremental Financing District #7.

BE IT FURTHER RESOLVED THAT:

All city officers, officials, employees and agents are authorized and directed to take such steps as are lawful and necessary in furtherance hereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 2nd day of August, 2016.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana D. Ledvina, Clerk-Treasurer

Ayes: _____

Nays: _____

Item 2: TID #7 Project Plan Amendment – Public Hearing, Project Plan Review & Resolution*

Project Description:

The City of De Pere requests a second amendment to the project plan for Tax Incremental Financing District #7 (TID #7). The amendment is necessary in order to consider the Mulva Cultural Center on the former 'Block 17' or 'MacDental' property. The Project Plan has been revised to include an updated economic impact analysis and provide for TID land acquisition costs to be used for the proposed non-taxable cultural center. No changes to the TID boundary are proposed.



Figure 1 – TID #7 Boundary

Recommendation:

Staff recommends approval of the Resolution recommending adoption of the TID #7 Project Plan amendment and asks that it be submitted to the Common Council for its approval following the Statutory requirements.

City of De Pere, Wisconsin

Draft Project Plan Amendment (#2)

for

Tax Incremental Financing District No. 7

Recommended by the City Plan Commission

Expected: July 25, 2016

Adopted by the Common Council

Expected: August 2, 2016

Adopted by Joint Review Board

Expected: August 8, 2016

Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

EXECUTIVE SUMMARY

The purpose of the Amendment to the Project Plan is to include additional projects within the Tax Incremental Financing District not previously planned in the original or amended project plan.

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Project Plan Amendment

Section A Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

Tax Increment District No. 7 was created in 2007 following the requirements and it was designated as a blighted area in the project plan. The Project Plan Amendment for Tax Incremental Financing District No. 7, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is

defined by the boundary shown on Map 1 found on Page 11. Pursuant to s. 66.1105(4)(f), the Project Plan (original and any subsequent amendments) shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 13, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I. The

**TID NUMBER 7 - TABLE I
Proposed Project Costs, Public Works and Improvements**

Project Amendment Only

	Total	Year			
	Costs	2016	2017	2018	2019-2031
CAPITAL COSTS					
Subtotal					
PRIVATE COSTS					
102 N Broadway Dev Grant	780,000	780,000			780,000
Façade Grants	15,000		30,000	30,000	900,00
Front Street Developer Grants	800,000				800,000
Wells Park Developer Grant	500,000				500,000
Future Project A	500,000			500,000	
Future Project B	217,000				217,000
Subtotal					
ADMINISTRATIVE COSTS	672,000	42,000	42,000	42,000	546,000
FINANCING COSTS					
Bond issuance costs	50,000				50,000
Bond interest costs	491,000				491,000
Subtotal					
TOTAL	4,160,000				

Note: the Block17 project expenditure of \$1.5 million in the original project plan is now anticipated to support a non-taxable cultural/event center.

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

Section C Local Action

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the Project Plan Amendment has been scheduled for the Plan Commission on July 25, 2016. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 11, 2016 and July 18, 2016. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 2, 2016.

State Statutes require the City seeking to create or amend a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB was held on July 19, 2016, with the final meeting to act on the Common Council's resolution anticipated for August 8, 2016.

Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2015 total equalized value is 1,898,625,300. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is \$227,835,036.

The City has 8 outstanding Tax Incremental Districts with \$133,828,000 of equalized value. The Project Plan Amendment for TID 7 is not expected to include any substantial additional incremental value. Therefore, this district can be amended and stay within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the tax incremental districts to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and other existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 7

The original purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment..." and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 on Page 11 and are further described in Appendix A and B . There are no proposed changes with the amendment.

Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on the new development projections and corresponding incremental new value in light of the projected cultural/event center development. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

TID NUMBER 7 – TABLE II
Projected Development
Project Amendment Only

PROJECT	Value	Expected Date of Construction
Creviere Commons (102 N Broadway)	\$3,000,000	2016-2017
Downtown Redevelopment	\$1,000,000	2018-2019
Front Street Redevelopment Phase 1	\$10,000,000	2019-2020
Front Street Redevelopment Phase 2	\$6,000,000	2020-2021
Front Street Redevelopment Phase 3	\$5,000,000	2021-2022
Wells Park Development	\$2,000,000	2023-2024
Downtown Redevelopment	\$1,500,000	2024-2025
Downtown Redevelopment	\$1,500,000	2026-2029
TOTAL ESTIMATED VALUE INCREMENT	\$30,000,000	

The City has estimated that the Project Plan Amendment will create incremental new value as shown in the table above. This table has been revised from the 2014 Project Plan Amendment and represents a reduction based on the revised development on Block 17 (also known as the Mac Dental property), which is now projected to be a privately owned, non-taxable cultural/event center. The value of that redevelopment project had previously been estimated at \$6,000,000. The 2014 Project Plan Amendment included a total estimated value increment of \$39,316,900. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on Page 3.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Project Plan Amendment

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	2,548,400	2,548,400	0	2,548,400	23.43	59,709	59,709
2015	2,548,400	2,548,400	0	2,548,400	23.85	60,778	120,487
2016	2,548,400	2,612,110	0	2,612,110	23.85	62,297	182,784
2017	2,612,110	2,677,413	3,000,000	5,677,413	23.85	135,403	318,187
2018	5,677,413	5,819,348	1,000,000	6,819,348	23.85	162,637	480,824
2019	6,819,348	6,989,832	10,000,000	16,989,832	23.85	405,197	886,022
2020	16,989,832	17,414,578	6,000,000	23,414,578	23.85	558,424	1,444,445
2021	23,414,578	23,999,942	5,000,000	28,999,942	23.85	691,631	2,136,076
2022	28,999,942	29,724,941	0	29,724,941	23.85	708,922	2,844,998
2023	29,724,941	30,468,064	2,000,000	32,468,064	23.85	774,344	3,619,342
2024	32,468,064	33,279,766	1,500,000	34,779,766	23.85	829,477	4,448,819
2025	34,779,766	35,649,260	0	35,649,260	23.85	850,213	5,299,032
2026	35,649,260	36,540,491	500,000	37,040,491	23.85	883,393	6,182,426
2027	37,040,491	37,966,504	500,000	38,466,504	23.85	917,403	7,099,829
2028	38,466,504	39,428,166	0	39,428,166	23.85	940,338	8,040,167
2029	39,428,166	40,413,870	500,000	40,913,870	23.85	975,771	9,015,938
2030	40,913,870	41,936,717	0	41,936,717	23.85	1,000,166	10,016,104
2031	41,936,717	42,985,135	0	42,985,135	23.85	1,025,170	11,041,273
Total			30,000,000			11,041,273	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on July 27, 2016.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Project Plan Amendment

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	Current Debt Service	NEW TID Expenses Non - Bonded	NEW TID Expenses - Bonded	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	(2,022,792)	0	(261,443)	(42,000)	0	166,772	59,709	(\$2,099,754)
2015	(2,099,754)	0	(265,289)	(42,000)	0	0	60,778	(\$2,346,265)
2016	(2,346,265)	0	(265,334)	(42,000)	(35,383)	0	62,297	(\$2,626,685)
2017	(2,626,685)	0	(274,884)	(42,000)	(116,325)	0	135,403	(\$2,924,491)
2018	(2,924,491)	0	(278,683)	(42,000)	(159,925)	0	162,637	(\$3,242,462)
2019	(3,242,462)	0	(260,118)	(42,000)	(226,425)	0	405,197	(\$3,365,807)
2020	(3,365,807)	0	(262,011)	(42,000)	(337,675)	0	558,424	(\$3,449,070)
2021	(3,449,070)	0	(261,325)	(42,000)	(403,425)	0	691,631	(\$3,464,189)
2022	(3,464,189)	0	(267,025)	(42,000)	(531,175)	0	708,922	(\$3,595,467)
2023	(3,595,467)	0	(271,810)	(42,000)	(530,675)	0	774,344	(\$3,665,608)
2024	(3,665,608)	0	(250,860)	(42,000)	(530,175)	0	829,477	(\$3,659,166)
2025	(3,659,166)	0	(254,480)	(42,000)	(529,675)	0	850,213	(\$3,635,108)
2026	(3,635,108)	0	(262,440)	(42,000)	(504,175)	0	883,393	(\$3,560,329)
2027	(3,560,329)	0	(269,280)	(42,000)	(285,000)	0	917,403	(\$3,239,206)
2028	(3,239,206)	0	0	(42,000)	(246,000)	0	940,338	(\$2,586,868)
2029	(2,586,868)	0	0	(42,000)	(179,000)	0	975,771	(\$1,832,097)
2030	(1,832,097)	0	0	(42,000)	(67,000)	0	1,000,166	(\$940,931)
2031	(940,931)	0	0	0	0	0	1,025,170	\$84,238
Total		0	(3,704,982)	(714,000)	(4,682,033)	166,772	11,041,273	

Section G Financing

Financing for the proposed projects within Tax Incremental Financing District Number 7 will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. There are currently not any estimated non-project costs of the district.

Section I Existing Land Uses and Conditions

Map 2, found on Page 12, has been provided to give a general description of the conditions within the area. Map 4, found on page 14, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

Section J Proposed Land Use

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 15 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 14, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section L Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section M Relocation

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Estimated Amount of Bonded Indebtedness

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

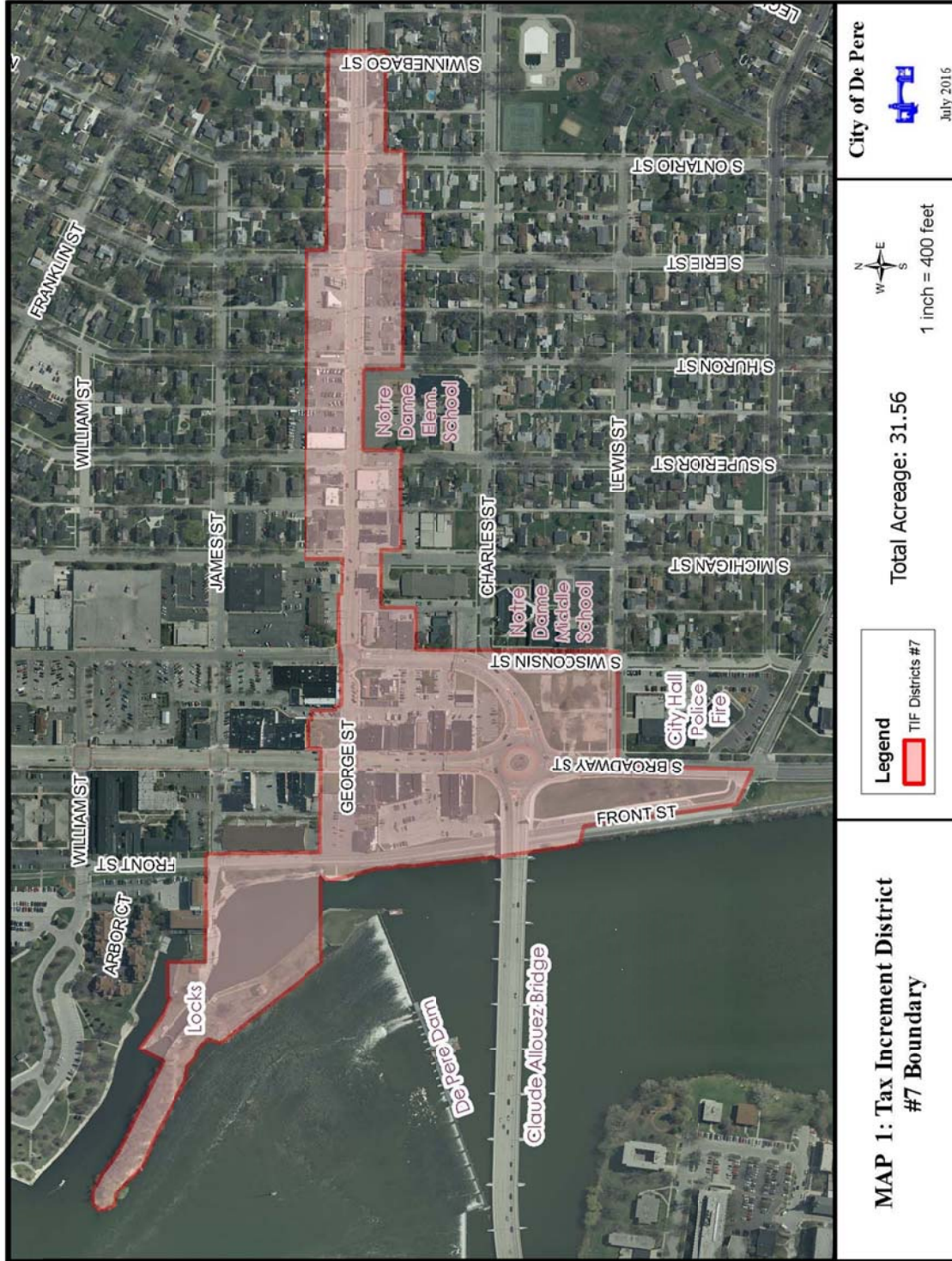
Section O Findings

- A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes.
- B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.
- C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other real property in the District.
- D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

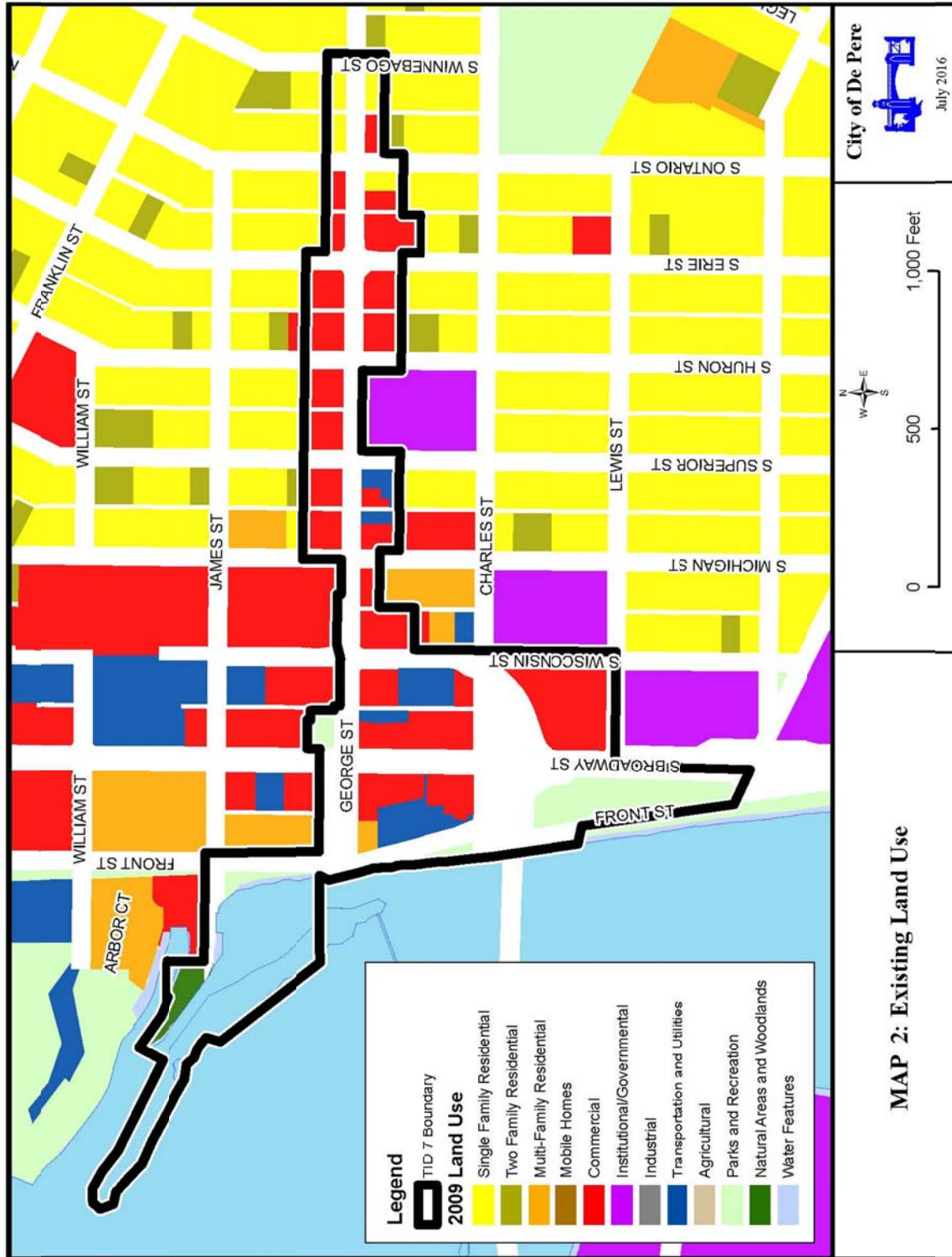
Section P City Attorney Opinion

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated July 25, 2016, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix E.

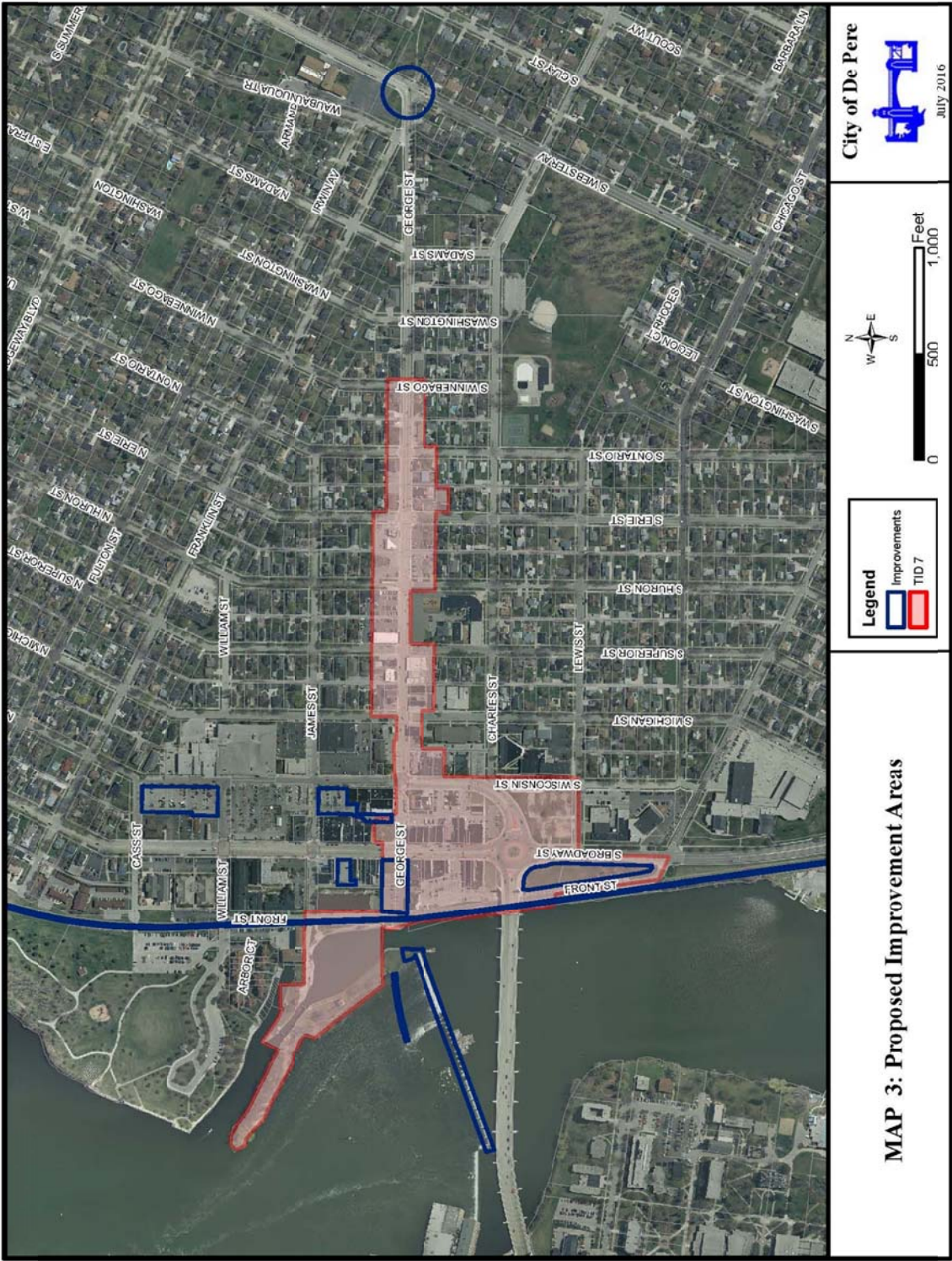
MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 7 BOUNDARIES



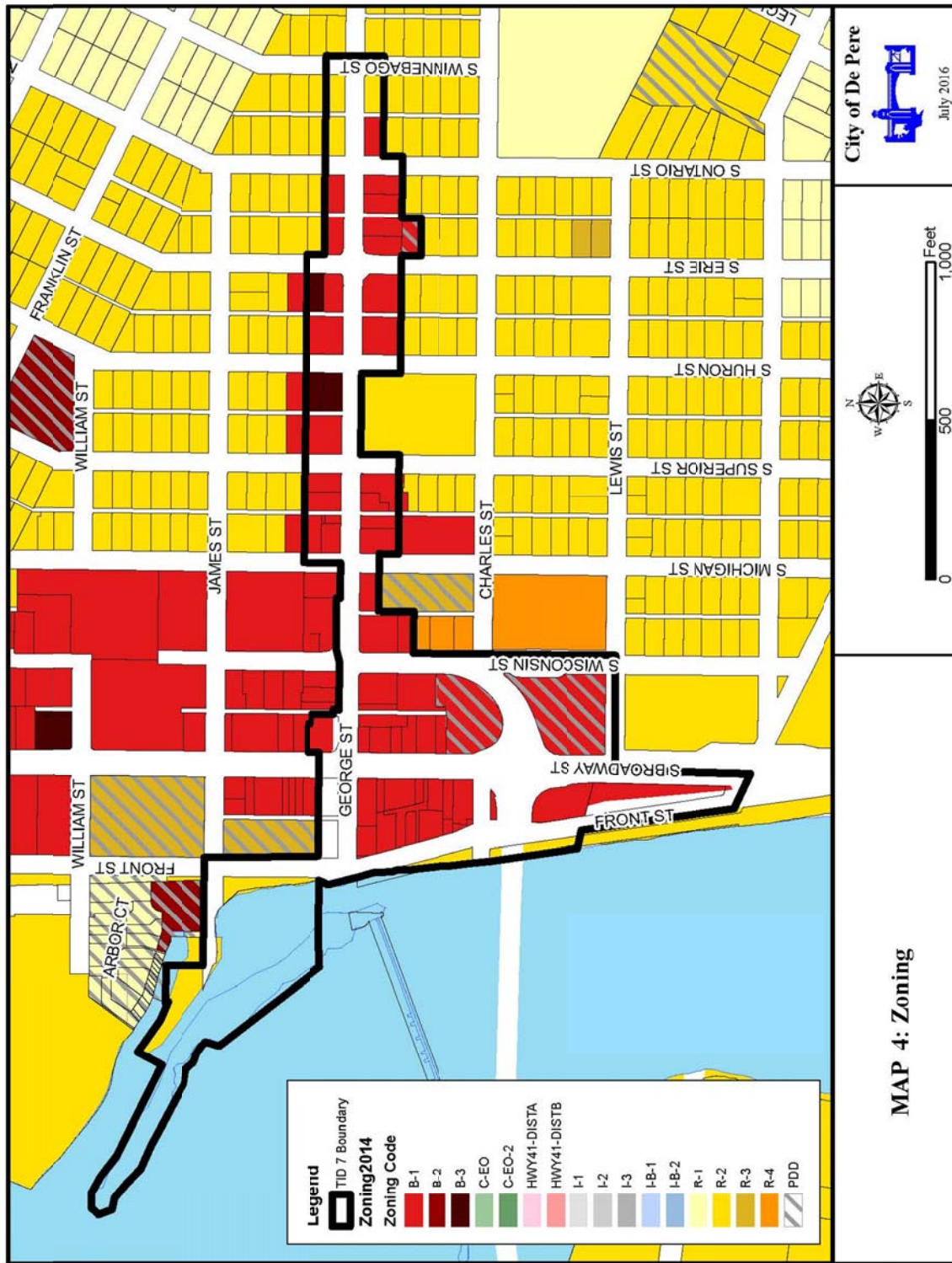
MAP 2 – EXISTING LAND USE & CONDITIONS



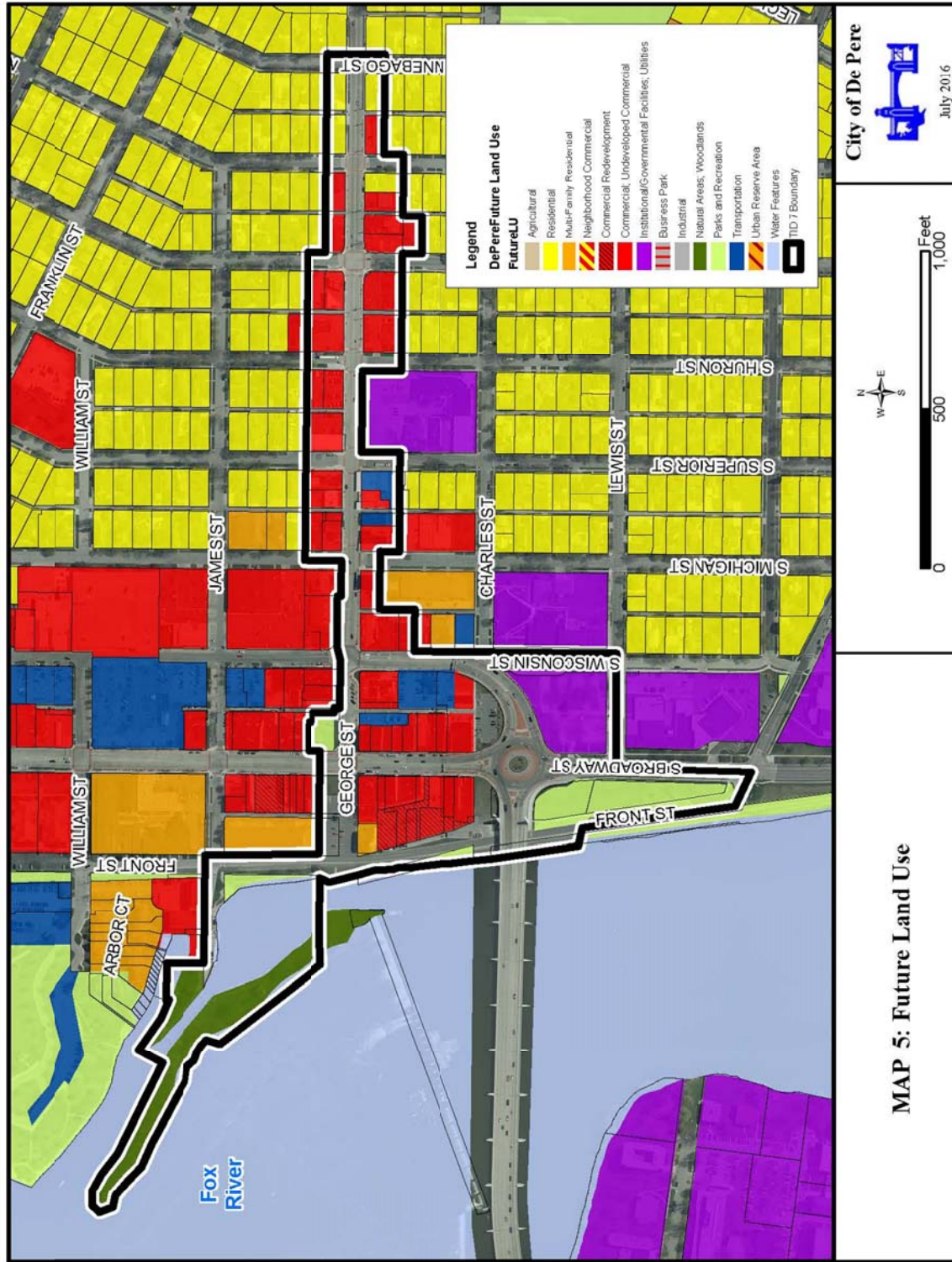
MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



MAP 4 – EXISTING ZONING



MAP 5 – PROPOSED LAND USE & ZONING



APPENDIX A

PARCEL ID AND DESCRIPTION

PARCELID	LOCATION	Legal Description
ED-1006	109 N HURON ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 37
ED-1007	715 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 37
ED-1008	705 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 37
ED-1048	820 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 43 EX RD IN 2251108
ED-1058	802 GEORGE ST	ORIGINAL PLAT OF DE PERE LOT 12 BLK 43
ED-1058-1	S HURON ST	ORIGINAL PLAT OF DEPERE LOT 11 BLK 43
ED-1065	109 N ERIE ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 44
ED-1066	821 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK 44 EX RD IN 2253297
ED-1067	805 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 44
ED-1088	921 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 47
ED-1089	905 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 BLK 47 EX RD IN 2256631
ED-1094	920 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 1 & 2 BLK. 48
ED-1095	914 GEORGE ST	ORIGINAL PLAT OF DEPERE WEST 1/2 OF LOTS 1 & 2 BLK. 48
ED-1103	115 S ERIE ST	ORIGINAL PLAT OF DEPERE LOT 10 BLK. 48
ED-1104	908 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 11 & 12 BLK. 48
ED-1105	900 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 11 & 12 BLK 48 EX RD IN 2251109
ED-287	230 S BROADWAY ST	DICKINSONS ADDN LOTS 1 THRU 16 BLK 64 EX 601 R 495 & EX 661 R 293 & EX RD & EX RR
ED-588	1021 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 6 BLK. 1
ED-589	1003 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 7 BLK. 1
ED-596	1018 GEORGE ST	LESSEY'S ADDN TO DEPERE LOT 1 BLK 2 & MARSH'S ADDN TO DEPERE LOT 1 BLK 2
ED-660	1002 GEORGE ST	MARSH'S ADDN TO DEPERE LOT 12 BLK 2 & LESSEY'S ADDN TO DEPERE LOT 12 BLK 2
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-716	REAR FRONT ST	ORIGINAL PLAT OF DEPERE PART OF LOTS 1 THRU 5 BLK.3 DESC. IN J9453-17
ED-719	FRONT ST	OUTLOT 2 OF 56 CSM 75 BNG PRT OF LOT 1-5 BLK 1 ORIGINAL PLT OF DE PERE
ED-783	100-102 S BROADWAY ST	ORIGINAL PLAT OF DEPERE ALL OF LOT 1 & PART OF LOT 12 DESC IN J15150-01 BLK 15
ED-784	106 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 22 FT OF LOT 2 BLK 15 EX 927 R 490

ED-785	114-116 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 38 FT OF LOT 2 & ALL OF LOT 3 EX S 1.83 FT THEREOF & EX 927 R 486 BLK 15
ED-788	118 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1.83 FT OF LOT 3 & ALL OF LOT 4 EX 353 D 530 & EX 927 R 492 BLK 15
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-789	126 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1/2 OF LOT 5 & S 1/2 OF LOT 8 EX COM SW COR LOT 8 TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 LOT 8 50.7 FT TH S 30 FT TO S/L LOT 8 TH W ALG S/L LOT 8 42.2 FT TO POB BLK 15
ED-790	132 S BROADWAY ST	ORIGINAL PLAT OF DEPERE LOTS 6 & 7 & N 2 FT OF CHARLES ST BLK 15 EX COM NW COR LOT 7 S TO SW COR E 10 FT N TO BEG & EX 944 R 504
ED-793	FRONT ST	ORIGINAL PLAT OF DEPERE THAT PRT OF LOTS 8 & 9 AS DESC IN 258 D 587 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-798	302 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 12 BLK 15 EX J8992-6 & EX J15150-01
ED-799	CHARLES ST	OUTLOT 1 OF 56 CSM 75 BNG PRT OF LOT 1 OF BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-801	S BROADWAY ST	LOT 1 OF 56 CSM 75 BNG PRT OF LOTS 3-6 BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-812	221 S BROADWAY ST	LOT 1 OF 54 CSM 312 BNG ALL OF LOTS 5-8 & PRT OF LOTS 1-4, 9 & 10 BLK 17 OF ORIGINAL PLAT OF DE PERE & BNG PRT OF DICKINSON'S ADDN TO ORIGINAL PLAT OF DE PERE
ED-816	416 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 18 EX RD IN 2237997 & EX W18 FT
ED-818	114 S WISCONSIN ST	LOT 2 OF 54 CSM 312 BNG PRT OF LOTS 3,4 & 5 BLK 18 ORIGINAL PLAT OF DE PERE EX 2646644
ED-823	150 S WISCONSIN ST	LOT 1 OF 58 CSM 342 BNG PRT OF LOTS 1 & 12 BLK 17 & BNG PRT OF LOTS 5,6,7 & 8 BLK 18 & PRT VAC CHARLES ST ALL IN ORIGINAL PLAT OF DE PERE
ED-824	125 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 38 FT OF LOT 8 BLK 18 & PRT OF LOT 8 DESC IN 2646663
ED-826	121 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 2/3 OF LOT 9 BLK. 18
ED-827	123 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S1/3 OF LOT 9 BLK. 18
ED-828	111-113 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 14 1/2' OF LOT 10 & S 18' OF LOT 11 EX E 39 FT THEREOF & PRT DESC IN 1020 R 312 BLK 18
ED-829	115 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 22 1/2' OF N 37' OF LOT 10 EX E 39 FT OF N 18 FT OF S 45 1/2 FT & PRT DESC IN J1509-22 & S 23 FT OF LOT 10 BLK 18
ED-831	107 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 42' OF LOT 11 EX E 39' & S 24' OF LOT 12 EX E 39' BLK 18
ED-833	101 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 36' OF LOT 12 EX E 39 FT BLK. 18 & PRT DESC IN J1447-1 BLK 18
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644

ED`-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-844	102 N BROADWAY ST	ORIGINAL PLAT OF DE PERE N 36.5 FT OF LOT 7 & 6 FT STRIP DESC IN 697 R 69 & S 40 FT OF LOT 8 EX N 10 FT OF E 30 FT BLK 19
ED-907	518-522 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 1 BLK. 26
ED-917	115 S WISCONSIN ST	ORIGINAL PLAT OF DEPERE LOT 10 EX S 10 FT BLK. 26
ED-918	502 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 11 & 12 BLK 26 EX RD IN 2249929
ED-949	620 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOT 1 & ALL OF LOT 2 EX S 2' & EX W 27 FT OF N 27.5 FT OF LOT 2 BLK.31
ED-949-1	614 GEORGE ST	ORIGINAL PLAT OF DEPERE W 27 FT OF N 27.5 FT OF LOT 2 & W1/2 OF LOT 1 BLK. 31
ED-960	610 GEORGE ST	ORIGINAL PLAT OF DEPERE ELY 40' OF LOTS 11 & 12 BLK. 31
ED-961	600-604 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 11 & 12 EX ELY 40' BLK. 31
ED-966	623 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 5 & 6 BLK. 32
ED-967	615-617 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 5 & 6 BLK. 32
ED-968-1	611 GEORGE ST	ORIGINAL PLAT OF DEPERE E 26 FT 11 INCHES OF S 50 FT OF LOT 7 BLK. 32
ED-968-2	609 REAR GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 EXC E 26 FT 11 INCHES OF S 50 FT BLK 32
ED-968-3	609 GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT. OF LOT 7 BLK. 32 DESC. IN J3323-33
ED-969	108 N MICHIGAN ST	ORIGINAL PLAT OF DEPERE LOT 8 BLK. 32

APPENDIX B

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01°-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89°-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00°-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00°-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00°-38'-06"E, 60.00 feet to the north right of way line of Charles Street; continuing N00°-38'-06"E, 190.27 feet; thence S89°-24'-19"E, 134.11 feet; thence N00°-38'-03"E, 110.20 feet; thence S89°-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89°-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00°-38'-00"W, 60.11 feet along said west line; thence S89°-24'-33"E, 120.09 feet; thence N82°-27'-42"E, 14.14 feet; thence S89°-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87°-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00°-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89°-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00°-38'-15"W along said west line, 120.34 feet; thence S89°-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89°-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89°-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00°-38'-22"W, 60.18 feet along said east line; thence S89°-24'-19"E, 120.05 feet; thence N00°-38'-25"E, 60.18 feet; thence S89°-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89°-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00°-38'-29"E, 60.20 feet along said east line; thence S89°-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89°-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00°-37'-47"E, 180.26 feet; thence N89°-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89°-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89°-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89°-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00°-38'-22"E, 60.16 feet along said east line; thence N89°-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89°-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89°-20'-00"W, 29.39 feet; thence S01°-02'-14"W, 119.03 feet; thence S88°-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89°-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00°-38'-03"E, 11.00 feet; thence N89°-25'-02"W, 160.09 feet; thence S82°-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89°-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00°-37'-00"E, 17.50 feet; thence N89°-24'-47"W, 14.00 feet; thence N00°-37'-00"E, 72.98 feet; thence N89°-24'-17"W, 30.00 feet; thence N00°-37'-00"E, 10.05 feet; thence N89°-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00°-35'-34"W, 40.22 feet along said east line; thence N89°-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89°-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89°-24'-43"W, 14.00 feet; thence N89°-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01°-53'-14"W, 167.51 feet; thence N00°-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89°-44'-05"W, 148.34 feet; thence N89°-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63°-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

APPENDIX C

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT (#2) TO THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. on Monday, July 25, 2016, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed second amendment to the project plan for Tax Increment District Number 7, City of De Pere, Wisconsin.

The City anticipates that the project plan will be amended to include expenditures such as cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that are located within the tax increment district. No parcels are proposed to be added to or deleted from the TID boundary. TID #7 is located on the East Side of Downtown De Pere and generally includes the George Street commercial corridor, parts of the river walk and approximately three blocks bordered by George Street, Front Street, Lewis Street and Wisconsin Street. TID #7 contains 27.1 acres of land more or less.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the boundary and project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the Economic Development & Planning Director at 920-339-4043. A copy of the proposed project plan amendment is available for review in the City Clerk Treasurer office and will be provided upon request.

Dated this 11th day of July, 2016.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Ledvina
City Clerk-Treasurer

APPENDIX D PROOF OF PUBLICATION



STATE OF WISCONSIN
BROWN COUNTY

CITY OF DE PERE

335 S BROADWAY
DE PERE

W 541152526

Being duly sworn, doth depose and say that she/he is an authorized representative of the Green Bay Press
Gazette, a newspaper Green Bay, Wisconsin, and that an advertisement of which the annexed is a true copy,
taken from said paper, which was published therein on

Account Number: GWM-286422
Order Number: 0001415661
No. of Affidavits: 1
Total Ad Cost: \$98.03
Published Dates: 07/11/16, 07/18/16

(Signed)

Paula Ambrosias
Legal Clerk

(Date)

7-18-16

Signed and sworn before me

Kristine Feldmann

My commission expires

12-7-19



NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT (12) TO
THE PROJECT PLAN FOR TAX
INCREMENT DISTRICT NUMBER 7,
CITY OF DE PERE, WISCONSIN
NOTICE IS HEREBY GIVEN, that the
City of De Pere Plan Commission will
meet at 7:00 p.m. on Monday, July 25,
2016, at City Hall in the Council Cham-
bers, 335 S. Broadway, De Pere,
Wisconsin, to conduct a hearing regard-
ing the proposed second amendment to
the project plan for Tax Increment
District Number 7, City of De Pere,
Wisconsin.
The City anticipates that the project plan
will be amended to include expenditures
such as cash grants, land price dis-
counts and other incentives by the city to
owners, lessees, or developers of land
that are located within the tax increment
district. No parcels are proposed to be
added to or deleted from the TID bound-
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During the public hearing, all interested
parties will be provided with an opportu-
nity to express their views on the pro-
posed amendment to the boundary and
project plan for such tax increment
district. Persons desiring information on
the proposed project plan amendment
may contact the Economic Development
& Planning Director at 920-330-4043. A
copy of the proposed project plan
amendment is available for review in the
City Clerk Treasurer office and will be
provided upon request.
Dated this 11th day of July, 2016.
BY ORDER OF THE COMMON
COUNCIL
Michael J. Walsh
Mayor
Shana Ledvina
City Clerk-Treasurer
R/N: July 11 & 18, 2016 WNAKLP

CITY OF DE PERE
Re: PH 7/25

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Attachment: TID 7 Project Plan Amendment Council (4964 : Resolution #16-80, Approving Project Plan Amendment (#2) to Tax Increment

APPENDIX E

CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE

335 South Broadway
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



July 25, 2016

The Honorable Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere TID #7 Amendment (#2)

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Project Plan Amendment (#2) for Tax Incremental Financing District #7 (TID #7) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105, and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

Attachment: TID 7 Project Plan Amendment Council (4964 : Resolution #16-80, Approving Project Plan Amendment (#2) to Tax Increment

APPENDIX F
ORIGINAL PROJECT PLAN FOR TID 7 (2007)
FIRST PROJECT PLAN AMENDMENT FOR TID 7 (2014)

Attachment: TID 7 Project Plan Amendment Council (4964 : Resolution #16-80, Approving Project Plan Amendment (#2) to Tax Increment

Project Plan For Tax Increment District No. 7

Mayor

Michael Walsh

City Council Members

- Michael Donovan, President
- Carl Castelic,
- Holly Arnold
- Paul Kegel
- Mike Fleck
- Sam Dunlop
- Kathy Van Vonderen
- Jerome Daanen

Other Officials

- Judy Schmidt-Lehman, City Attorney
- Scott Thoresen, Director of Public Works
- David R. Hongisto, Bldg. Insp./Z. Admin.
- William Patzke, Director of Planning
- Joseph Zegers, Finance Director
- Derek Beiderwieden, Police Chief
- Robert Kiser, Fire Chief

City Plan Commission

Michael Walsh, Chairman

Derek Beiderwieden, Police Chief

- Alderperson Jerome Daanen
- Alderperson Kathy Van Vonderen
- Tom Walsh
- Rebecca Afshar
- Jim Kalny

De Pere Redevelopment Authority

- Ted Penn
- Don Clancy
- Jerry Henrigillis
- Charles King
- John Nusbaum
- Curt Van Erem
- Bob Burns

Joint Review Board

- Michael Walsh, Chairman
- Jerry Gillespie (citizen at large)
- Brian Verheyden (Brown County Representative)
- Bill Van Beek (De Pere School District)
- Jim Blumerich (Technical College Representative)

Prepared by City of De Pere Staff
and
Martenson & Eisele, Inc.

Appendix

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Appendix #2: Plan Commission Resolution Recommending TID #3 Project Plan
and Boundary Amendment No. 3 19

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jects. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the De Pere City Council, without amending the plan.

Table 1: Kind, Number and Estimated Project Costs

No.	Potential Project Description	Estimated Costs
1.	Block 17 Redevelopment Project	\$1,500,000
2.	George Street Streetscaping	\$110,000
3.	Conversion of Bridge approach (George Street)	\$200,000
4.	Façade Restoration Grant Program	\$120,000
5.	Parking Area on unused portion of Charles Street	\$30,000
6.	Development on Creviere Commons	\$5,000
Total		\$1,965,000

Individual project monies plan to be spent over the following years is shown in Table 2.

Table 2 identifies the timing of anticipated public expenditures by an approximate year.

Table 2: Projected Expenditures by Year

No.	2006	2007	2008	2009	Total
1.	\$1,500,000				\$1,500,000
2.	\$110,000				\$110,000
3.				\$200,000	\$200,000
4.	\$30,000	\$30,000	\$30,000	\$30,000	\$120,000
5.		\$30,000			\$30,000
6.				\$5,000	\$5,000
Total	\$1,640,000	\$60,000	\$30,000	\$235,000	\$1,965,000

Activities in each of the projects are described as follows:

1. Block 17 Redevelopment Project

The City block surrounded by Charles Street to the north, Lewis Street to the south, S. Wisconsin Street to the east and S. Broadway Street to the west is going to be impacted by the relocation of the new Claude Allouez Bridge. The remainder of the block is a prime redevelopment site, due to its excellent visibility as the prime westerly entrance to the East Downtown Business District and views of the Fox River.

This project would involve the following possible actions:

- Appraisals for each property
- Initial offers for acquisition of properties
- Possibility of paying for a second Appraisal
- Relocation costs
- Demolition costs

Once the project area is demolished, properties could be combined and marketed for redevelopment proposals.

III. Economic Feasibility Study

Projected Income by Project

The projected timeframe for project increment is shown on Table 3. This timeframe is based on construction or renovation occurring in the previous two year period, with taxable value created the year before. The year in which the project is listed for income is the year that taxes are due.

Table 3: Projected Increase in Assessed Valuation from New or Renovated Projects

Levy Year	1. Block 17 Mixed Use Development	3. George Street Structure	4. Façade Restoration	6. Creviere Commons Structure	New 2006 Construction	Total
2008			\$30,000		\$414,200	\$441,200
2009	6,200,000		\$30,000			\$6,230,000
2010			\$30,000			\$30,000
2011			\$30,000			\$30,000
2012		\$1,500,000				\$1,500,000
2013				\$1,000,000		\$1,000,000
Total	6,200,000	\$1,500,000	\$120,000	\$1,500,000	\$414,200	\$9,231,200

*New commercial buildings at 921 George Street and 115 S. Erie Street were under construction (partial assessment) on January, 2006. They will be fully assessed on January 1, 2007, and taxes will be paid into the TID in 2008.

IV. A Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations Related Thereto are to be Incurred

The City of De Pere will cautiously proceed with any future borrowing, and any borrowed monies will be consistent with the City's debt service plan. The City realizes that investments in the district will occur over a period of years. Debt associated with listed projects is projected to be paid off by 2022.

The City of De Pere will utilize its ability to secure double exemption bonds secured by the City of De Pere Redevelopment Authority.

Table 5: Debt Service Cash Flow

Levy Year	A As of 1/1 Balance	B* Loss of Tax Revenue	C Project Costs	D Misc. Income (Bond)	E** Debt Service	F Tax Increment Dollars	G*** As of 12/31 TIF Balance
2006		(\$16,450)	\$1,640,000	(\$1,656,450)	\$75,540		(\$1,730,990)
2007	(\$1,730,990)	(\$11,734)	\$60,000	(\$71,734)	\$81,123		(\$1,883,847)
2008	(\$1,883,847)		\$30,000	(\$30,000)	\$86,123	\$2,542	(\$1,997,428)
2009	(\$1,997,428)		\$235,000	(\$235,000)	\$100,459	\$140,123	(\$2,092,764)
2010	(\$2,092,764)				\$94,174	\$151,114	(\$2,035,824)
2011	(\$2,035,824)				\$91,612	\$158,050	(\$1,969,386)
2012	(\$1,969,386)				\$88,622	\$197,099	(\$1,860,909)
2013	(\$1,860,909)				\$83,741	\$225,396	(\$1,719,254)
2014	(\$1,719,254)				\$77,366	\$237,063	(\$1,559,557)
2015	(\$1,559,557)				\$70,180	\$238,874	(\$1,390,863)
2016	(\$1,390,863)				\$62,589	\$245,802	(\$1,207,650)
2017	(\$1,207,650)				\$54,344	\$252,878	(\$1,009,116)
2018	(\$1,009,116)				\$45,410	\$260,095	(\$794,431)
2019	(\$794,431)				\$35,749	\$267,457	(\$562,723)
2020	(\$562,723)				\$25,323	\$274,966	(\$313,080)
2021	(\$313,080)				\$14,089	\$282,625	(\$44,544)
2022	(\$44,544)				\$2,004	\$290,438	\$243,890
Total		(\$28,184)	\$1,965,000	(\$1,993,184)	\$1,088,448	\$3,224,522	

* Lost tax revenue, due to a drop in the base year value, would be made up in borrowed monies.

**Debt Service is based on an interest rate of 4.5% times accumulated debt and project costs in the first four years. Annual debt service is then added to accumulated debt each year.

***Column G is the result of adding columns A, D and E together, and subtracting column F.

Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63°-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

VI. Plan Implementation

It is anticipated that improvements will be made during the life of the TID. A reasonable and orderly sequence is outlined in this plan. Public debt and expenditures will be made at the pace of private development interest to ensure that an increment is sufficient to cover expenses.

The order in which public improvements are made should be adjusted in accordance with development and execution of development agreements. The City reserves the right to alter the implementation of this plan to accomplish this objective.

VII. Existing Land Use

The existing land uses in TID No. 7 are predominantly downtown mixed uses. At least fifty percent of the buildings and property meet the statutory definition of "blighted area" as described in Wisconsin Statutes s.s. 66.1105(2)(a), based on the following conditions:

1. Most of the structures in TID No. 7 are over fifty years old, and meet the "blighted area" criteria for "dilapidation, deterioration, age, or obsolescence."
2. Almost all of the buildings were constructed with common walls, which make them susceptible to a spreading fire in an adjacent building.
3. Being built immediately abutting each other hinders adequate ventilation, light, air and open space.
4. These structures would not pass current building code standards, but are allowed to continue under "grandfather" regulations.
5. Vacant "store fronts" qualifies as a "blighting influence" on the area.
6. Private party development of prime downtown locations due to owner/renter-occupied structures under multiple ownership is highly unlikely.
7. Vacant and underutilized land parcels have a "blighting" affect on neighboring parcels.
8. Environmentally contaminated sites exist, which discourages redevelopment.

VIII. Nonproject Costs

The City of De Pere does not anticipate incurring any nonproject costs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of De Pere as follows:

1. Pursuant to the Tax Increment Law, there is hereby created in the City of De Pere a tax incremental district to be known as "Tax Incremental District No. 7, City of De Pere", the boundaries of which shall be those recommended to the City Council as described and shown in the Project Plan.

2. The City Council hereby finds and declares that:

(a) Not less than 50% by area of the real property within the said tax incremental district is a blighted area, in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes; and

(b) The improvement of such area is likely to enhance the value of all of the other real property in said tax incremental district; and

(c) The aggregate value of equalized taxable property of the said tax incremental district plus the value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City of De Pere; and

(d) The project costs are intended to eliminate blight, directly serve to rehabilitate or conserve the area, and improvements made will enhance significantly the value of substantially all of the other real property in the District.

The City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2006, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

The City Assessor is hereby authorized and directed to identify, upon the assessment roll returned and examined under Section 60.45 of the Wisconsin Statutes, those parcels of property which are within Tax Incremental District No. 7, specifying thereon the name of the said tax incremental district, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Adopted this _____ day of _____, 2006

Michael Walsh
Mayor

Attest:

David G. Minten/City Clerk

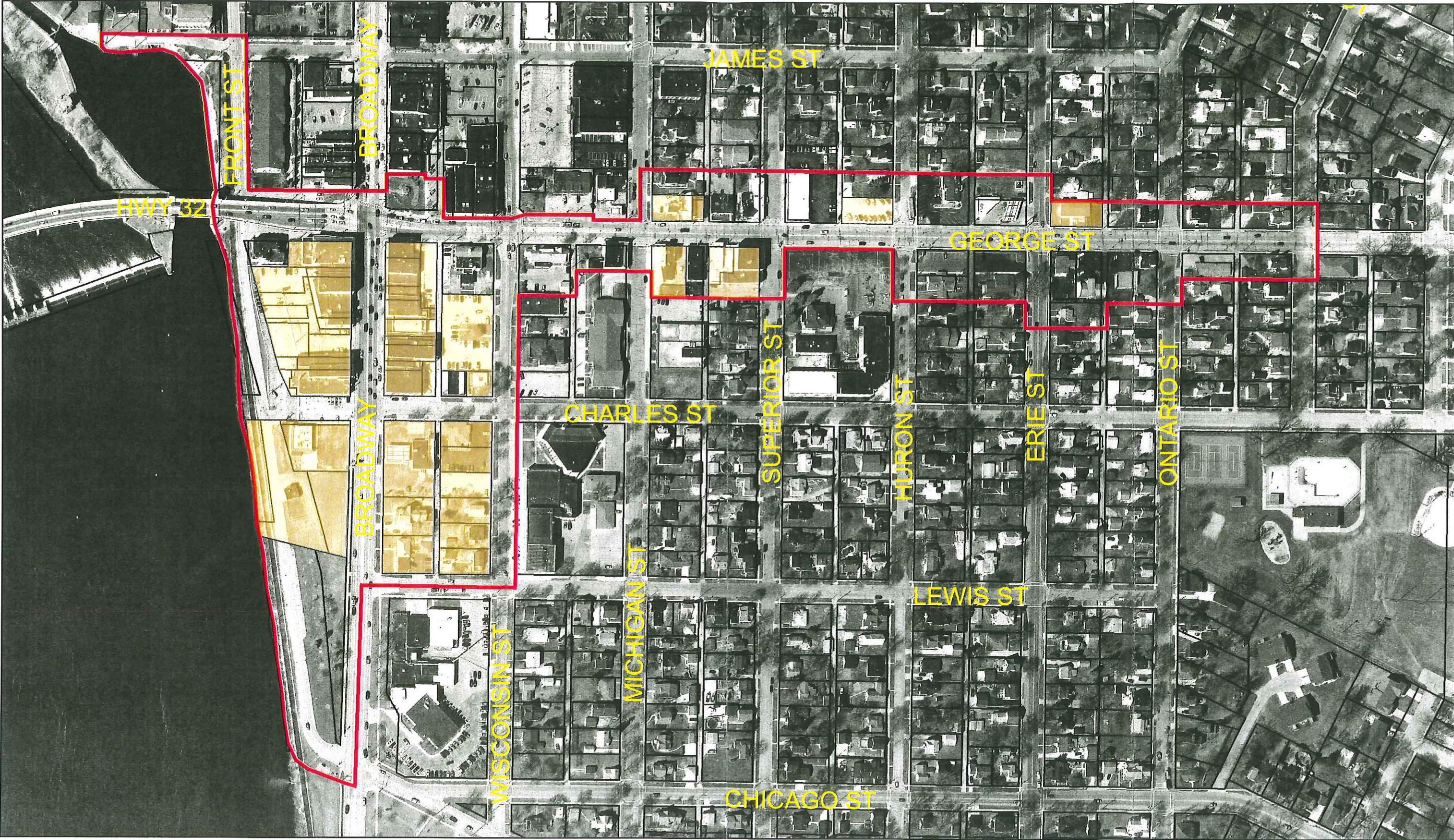
Properties in TID No. 7

Base Property Value for January 1, 2006 (based on 2005 assessed values)

Tax Key Number (ED)	Address	Assessed Valuation
287	Wells Park	City Owned
588	1021 George Street	\$92,900
589	1003 George Street	\$98,500
596	1018 George Street	\$71,100
660	1002 George Street	\$158,200
716	Southwest corner of James & Front Street	City Owned
719	Wells Park	City Owned
783	100-102 S. Broadway Street	\$600,000
784	106 S. Broadway Street	\$210,100
785	114-116 S. Broadway Street	\$648,200
788	118 S. Broadway Street	\$154,300
788-1	Parking Lot	City Owned
789	126 S. Broadway Street	\$59,000
790	132 S. Broadway Street	\$527,400
793	Parking Lot W. of Storefronts	City Owned
794	Parking Lot W. of Storefronts	City Owned
796	Parking Lot W. of Storefronts	City Owned
798	302 George Street	\$314,300
799	210 S. Broadway St.	---
801	Wells Park	City Owned
805	412 Charles Street (Doctor's Office)	City Owned as of 10/27/05
806	208 S. Wisconsin Street (Parking Lot)	City Owned as of 10/27/05
807	212 S. Wisconsin Street	\$32,500
808	222 S. Wisconsin Street (rental)	\$77,700
809	230 S. Wisconsin Street	\$99,400
810	232 S. Wisconsin Street	\$110,000
811	229 S. Broadway Street	\$269,700
812	221 S. Broadway Street	\$254,900
814	205 S. Broadway Street	\$570,900
816	416 George Street	\$329,800
818	Parking lot fronting Wisconsin Street	City Owned
821	413 Charles Street -church	Tax Exempt
821-1	132 S. Wisconsin Street (Jeweler's store)	City Owned as of 09/09/05
823	135 S. Broadway Street	\$489,300
824	125 S. Broadway Street	\$434,300
825	129 S. Broadway Street	\$185,200
826	121 S. Broadway Street	\$192,100
827	123 S. Broadway Street	\$183,300
828	113 S. Broadway Street	\$169,900
829	115 S. Broadway Street	\$292,700
831	107 S. Broadway Street	\$280,000
833	101 S. Broadway Street	\$218,900

Map 1. Existing Land Use





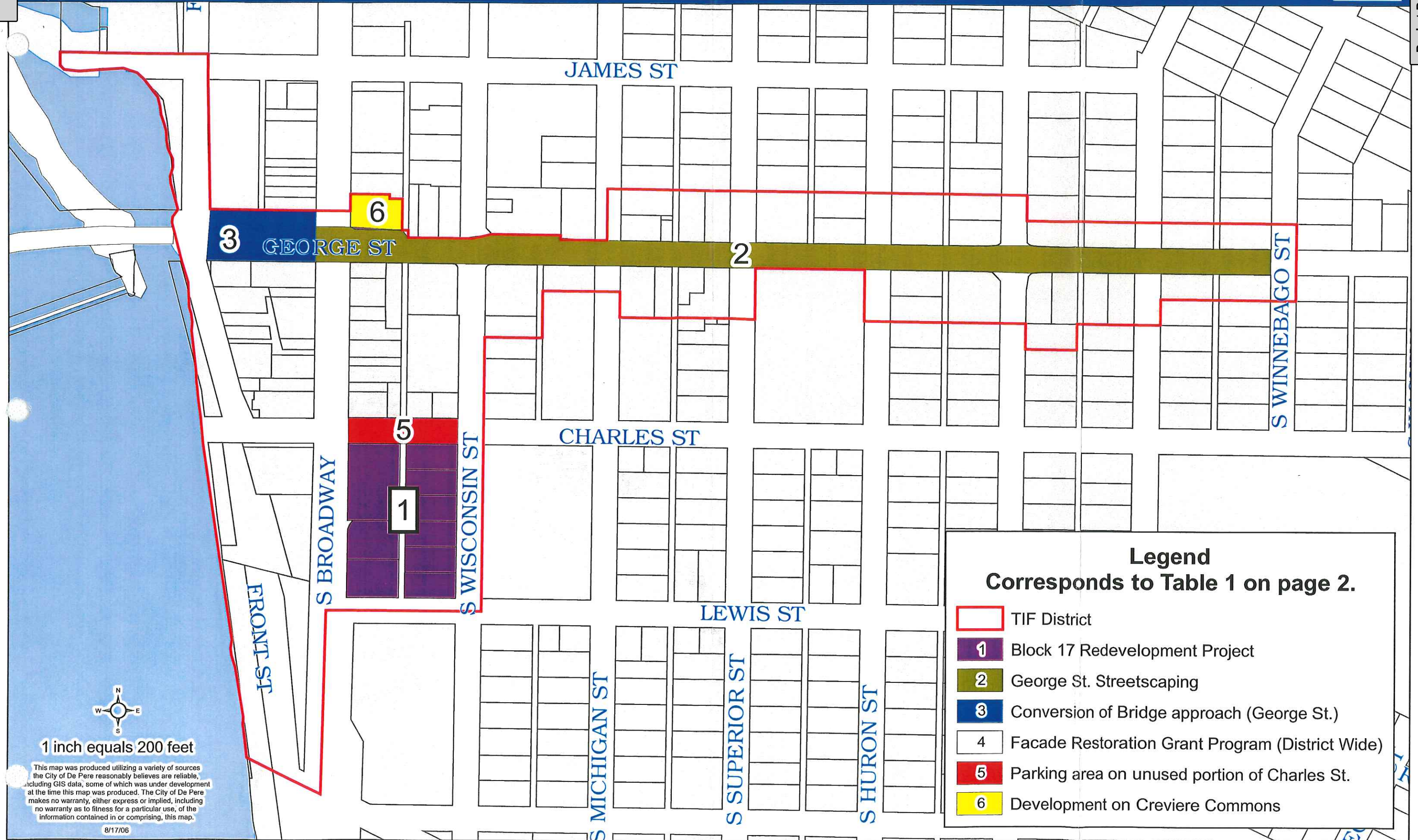
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- Legend
-  Blighted Properties
 -  TIF District Boundary

Map #2 - Blighted Properties
De Pere, Wisconsin

Map 5.1 Proposed Boundary and Project Improvements



City of De Pere, Wisconsin

Draft Amendment to

Tax Increment Financing Plan

for

Tax Incremental Financing District No. 7

Recommended by the City Plan Commission

Expected: September 16, 2014

Adopted by the Common Council

Expected: September 16, 2014

Adopted by Joint Review Board

Expected: September 23, 2014

Prepared by:

**SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM**

EXECUTIVE SUMMARY

The purpose of the Amendment to the Project Plan is twofold:

1. To act on the statutory authority of redetermination of base values in Tax Incremental Districts as a result of a 'decrement' situation being created in which there was a decline in current value of TID property in the district that is greater than 10% for two consecutive years. The City has determined Tax Incremental Financing District No. 7 has experienced a decrement situation resulting from declining values and is eligible to receive a redetermination of base value. Pursuant to Wis. Stats. sec. 66.1105(5)(i)4. the City is electing option 4 in which all project costs are anticipated to be financed within 90% of the District's remaining life.
2. Project Plan Amendment to modify the estimated project costs, projected revenues and economic feasibility study of the District.

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Section I**Project Plan Amendment: Base Value Redetermination****Section A Introductions**

Under current tax incremental financing law, a city, village or, in certain circumstances, town, may create a tax incremental district (TID) in order to foster development of the area to be included in the TID. Generally, as part of the process of creating a TID, the Department of Revenue (DOR) will calculate a base value for the TID. Typically, during the TID's lifespan, property values of the property in the TID will rise above the base value, and the portion of taxes collected on the increase in property values will be used to pay back the project costs of the TID. Under current law, DOR may redetermine a TID's base value if the TID project plan is amended to add or subtract territory from the TID, which may occur up to four times during the lifespan of a TID.

2013 Wisconsin Act 183 addresses the situation where property values of the property in a TID do not rise, as expected, but instead fall. Under the Act, a municipality may, subject to joint review board approval, request that DOR redetermine the base value of a TID that is in a 'decrement situation' that continues for at least two consecutive years. The Act defines 'decrement situation' as a decline in current value of TID property of at least 10% compared to the current base value of the TID. The Act specifies that a municipality may request redetermination of the base value of a TID in a decrement situation once during the lifespan of the TID, and DOR may, generally impose a fee of \$1,000 for the redetermination. Additionally, prior to redetermination by DOR, the municipality must complete a financial analysis of the TID, and must amend the Project Plan to satisfy at least one of the following requirements:

Option #3 (sec. 66.1105(5)(i)3.)

With regard to the total value of public infrastructure improvements in the district that occurs after joint review board approval, that at least 51% of the value of the improvements must be financed by a private developer or other private entity in return for the municipality's agreement to repay those costs solely through the payment of cash grants, and that cash grants must be paid via a development agreement with the municipality.

Option #4 (sec. 66.1105(5)(i)4.)

That all project costs are expected to be paid within 90% of the TID's remaining life.

Option #3 (sec. 66.1105(5)(i)5.)

That expenditures may be made only within the first half of the TID's remaining life, unless approved by unanimous vote of the joint review board, and subject to the generally applicable limitations or the timing of expenditures under the TIF law.

Section B Base Value Redetermination

Pursuant to the options outlined above regarding base value redetermination, the City elects **Option #4** (sec. 66.1105(5)(i)4.) as show below:

	2013		2014	
	Current Value	Value Increment	Current Value	Value Increment
TIF Value per DOR	12,418,500	(2,589,400)	12,056,000	(2,951,900)
Estimated Decrement %	-20.85%		-24.48%	
<i>(greater than 10%, as required by 2013 Wisconsin Act 183)</i>				

Section II**Project Plan Amendment: Estimated Project Costs, Projected Revenues and Economic Feasibility Study****Section A Introductions**

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City or Village has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

Tax Increment District No. 7 was created in 2007 following this requirements and it was designated as a blighted area in the project plan. The Project Plan Amendment for Tax Incremental Financing District No. 7, "the District," in

the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is defined by the boundary shown on Map 1 found on Page 12. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the village attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on page 4, which provides a listing of all District activities; and Map 3 on Page 14, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

TID NUMBER 7 - TABLE I
Proposed Project Costs, Public Works and Improvements
Amendment Only

	Total Costs	Year 2014	2015	2016	2017-2031
CAPITAL COSTS					
City Dam	280,000				280,000
Wells Park	500,000				500,000
Bridge Approach	2,000,000				2,000,000
Pedestrian Improvements	100,000				100,000
Fox River Trail Improvements	100,000				100,000
Alley Improvements	200,000				200,000
Parking Lots Reconstruction	200,000				200,000
½ Mile Improvements	200,000				200,000
Subtotal	3,500,000	0	0	0	3,500,000
PRIVATE COSTS					
Façade Grants	20,000			20,000	
S Broadway Dev Grant	900,000				900,000
Creiver Common Dev Grant	150,000				150,000
Wells Site Dev Grant	300,000				300,000
Front Street Dev Grant	1,500,000				1,500,000
Future Project A	150,000				150,000
Future Project B	150,000				150,000
Future Project C	150,000				150,000
Future Project D	150,000				150,000
Subtotal	3,470,000	0	0	20,000	3,450,000
ADMINISTRATIVE COSTS					
	756,000	42,000	42,000	42,000	630,000

	Total	Year			
	Costs	2014	2015	2016	2017-2031
FINANCING COSTS					
Bond issuance costs	70,000				70,000
Bond interest costs	912,460				912,460
Subtotal	982,460	0	0	0	982,460
TOTAL	8,708,460	42,000	42,000	62,000	8,562,460

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

Section C Local Action

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the District Amendment has been scheduled for the Plan Commission on September 16, 2014. Notice of the Public Hearing is to be published in the De Pere News on August 26, 2014 and September 2, 2014. The resolution approving the District Amendment shall be introduced to the Common Council for approval on September 16, 2014.

State Statutes require the City seeking to modify a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is scheduled for September 9, 2014, with the final meeting to act on the Common Council's resolution anticipated for Tuesday, September 16, 2014.

Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2014 total equalized value is 1,834,327,100. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is \$220,119,252.

The City has 6 outstanding Tax Incremental Districts with \$126,732,700 of equalized value. This district is expected to include the addition of approximately \$37,316,900 of incremental value. Therefore, this district can be created within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 7

The purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states “the City should consider ways of supporting and encouraging redevelopment...” and “Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas.” The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 on Page 12 and are further described in Appendix A and B . The proposed Plan Amendment does not change the original boundary. The District includes the properties with the identification numbers and legal descriptions as found in Appendix A and B.

Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

TID NUMBER 7 – TABLE II
Projected Development

PROJECT	Value	Expected Date of Construction
De Pere Auto	10,000	2013
Walgreens & 619 George	1,726,900	2014
Façade Improvements	80,000	2015-2018
Future Redevelopments	15,500,000	2017-2021
S Broadway Redevelopment	5,000,000	2019
Crevier Common Redevelopment	800,000	2021
Bridge Site Redevelopment	5,000,000	2022
Front Street Redevelopment	8,000,000	2023
Future Project A	800,000	2024
Future Project B	800,000	2025
Future Project C	800,000	2026
Future Project D	800,000	2027
TOTAL ESTIMATED VALUE INCREMENT	39,316,900	

The City has estimated that the District Amendment will create incremental new value as shown in the table above. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on Page 4.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be

aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	(2,951,900)	(2,951,900)	10,000	(2,941,900)	23.85	0	0
2015	10,000	10,250	1,726,900	1,737,150	23.85	41,430	41,430
2016	1,737,150	1,780,579	20,000	1,800,579	23.85	42,943	84,373
2017	1,800,579	1,845,593	6,020,000	7,865,593	23.85	187,590	271,962
2018	7,865,593	8,062,233	2,020,000	10,082,233	23.85	240,455	512,418
2019	10,082,233	10,334,289	2,520,000	12,854,289	23.85	306,567	818,985
2020	12,854,289	13,175,646	5,000,000	18,175,646	23.85	433,478	1,252,463
2021	18,175,646	18,630,037	5,000,000	23,630,037	23.85	563,562	1,816,025
2022	23,630,037	24,220,788	800,000	25,020,788	23.85	596,731	2,412,756
2023	25,020,788	25,646,308	5,000,000	30,646,308	23.85	730,896	3,143,652
2024	30,646,308	31,412,466	8,000,000	39,412,466	23.85	939,964	4,083,616
2025	39,412,466	40,397,777	800,000	41,197,777	23.85	982,542	5,066,158
2026	41,197,777	42,227,722	800,000	43,027,722	23.85	1,026,185	6,092,343
2027	43,027,722	44,103,415	800,000	44,903,415	23.85	1,070,919	7,163,263
2028	44,903,415	46,026,000	800,000	46,826,000	23.85	1,116,772	8,280,035
2029	46,826,000	47,996,650	0	47,996,650	23.85	1,144,691	9,424,726
2030	47,996,650	49,196,566	0	49,196,566	23.85	1,173,309	10,598,035
2031	49,196,566	50,426,480	0	50,426,480	23.85	1,202,641	11,800,676
Total			39,316,900			11,800,676	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on September 16, 2014.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis

of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

**TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow**

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	NEW TID Expenses	NEW TID Expenses Non - Bonded	Debt Service	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	(3,558,028)	0	0	(42,000)	0	166,772	0	(\$3,433,256)
2015	(3,433,256)	0	(55,000)	(42,000)	0	166,772	41,430	(\$3,322,054)
2016	(3,322,054)	0	0	(42,000)	(93,160)	166,772	42,943	(\$3,247,500)
2017	(3,247,500)	0	0	(42,000)	(93,160)	0	187,590	(\$3,195,070)
2018	(3,195,070)	0	0	(42,000)	(93,160)	0	240,455	(\$3,089,775)
2019	(3,089,775)	0	0	(42,000)	(93,160)	0	306,567	(\$2,918,368)
2020	(2,918,368)	0	(900,000)	(42,000)	(93,160)	0	433,478	(\$3,520,050)
2021	(3,520,050)	0	(185,000)	(42,000)	(367,256)	0	563,562	(\$3,550,744)
2022	(3,550,744)	0	(150,000)	(42,000)	(367,256)	0	596,731	(\$3,513,270)
2023	(3,513,270)	0	(1,500,000)	(42,000)	(367,256)	0	730,896	(\$4,691,630)
2024	(4,691,630)	0	(150,000)	(42,000)	(367,256)	0	939,964	(\$4,310,923)
2025	(4,310,923)	0	(150,000)	(42,000)	(367,256)	0	982,542	(\$3,887,637)
2026	(3,887,637)	0	(150,000)	(42,000)	(367,256)	0	1,026,185	(\$3,420,708)
2027	(3,420,708)	0	(150,000)	(42,000)	(367,256)	0	1,070,919	(\$2,909,044)
2028	(2,909,044)	0	(150,000)	(42,000)	(367,256)	0	1,116,772	(\$2,351,529)
2029	(2,351,529)	0	0	(42,000)	(367,256)	0	1,144,691	(\$1,616,094)
2030	(1,616,094)	0	0	(42,000)	(367,256)	0	1,173,309	(\$852,041)
2031	(852,041)	0	0	(42,000)	(274,096)	0	1,202,641	\$34,504
Total		0	(3,540,000)	(756,000)	(4,412,460)	500,316	11,800,676	

Section G Financing

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on page 4. There are currently not any estimated non-project costs of the district.

Section I Existing Land Uses and Conditions

Map 2, found on Page 13, has been provided to give a general description of the conditions within the area. Map 4, found on page 15, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

Section J Proposed Land Use

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 16 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 15, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section L Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section M Relocation

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Estimated Amount of Bonded Indebtedness

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

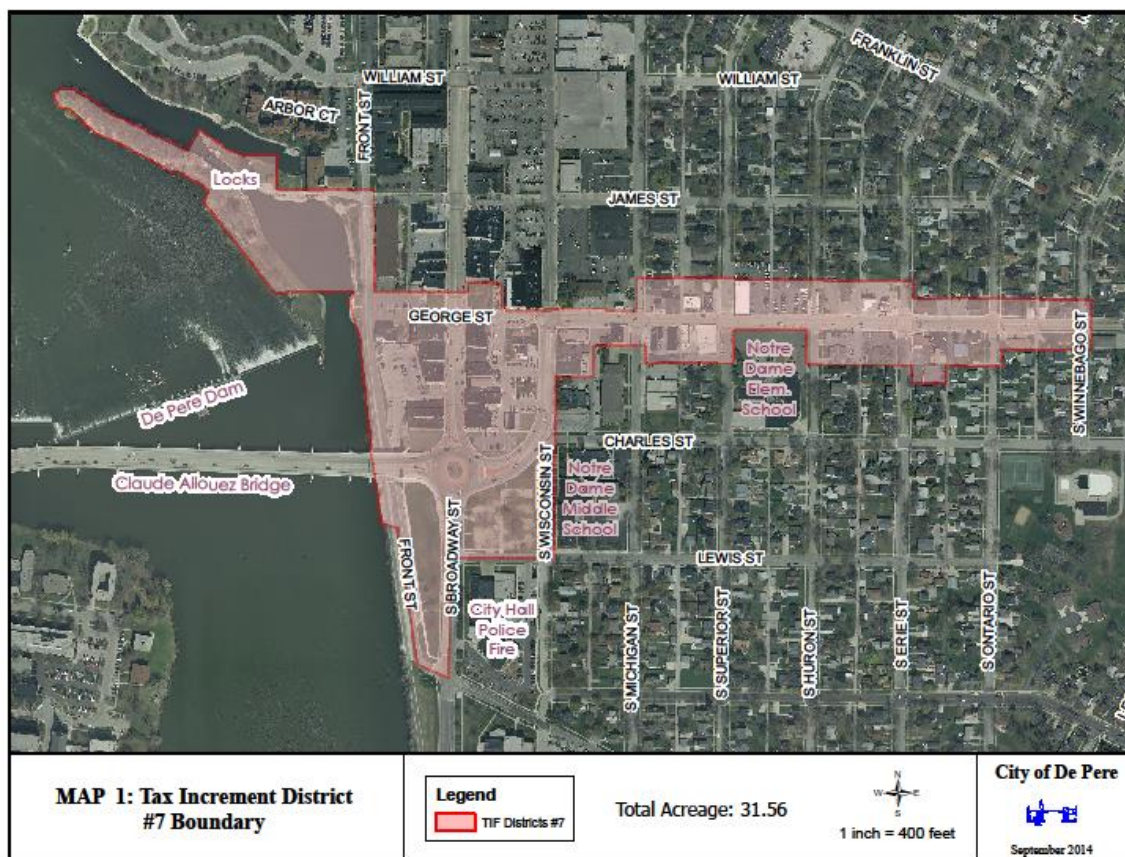
Section O Findings

- A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes.
- B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.
- C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other real property in the District.
- D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

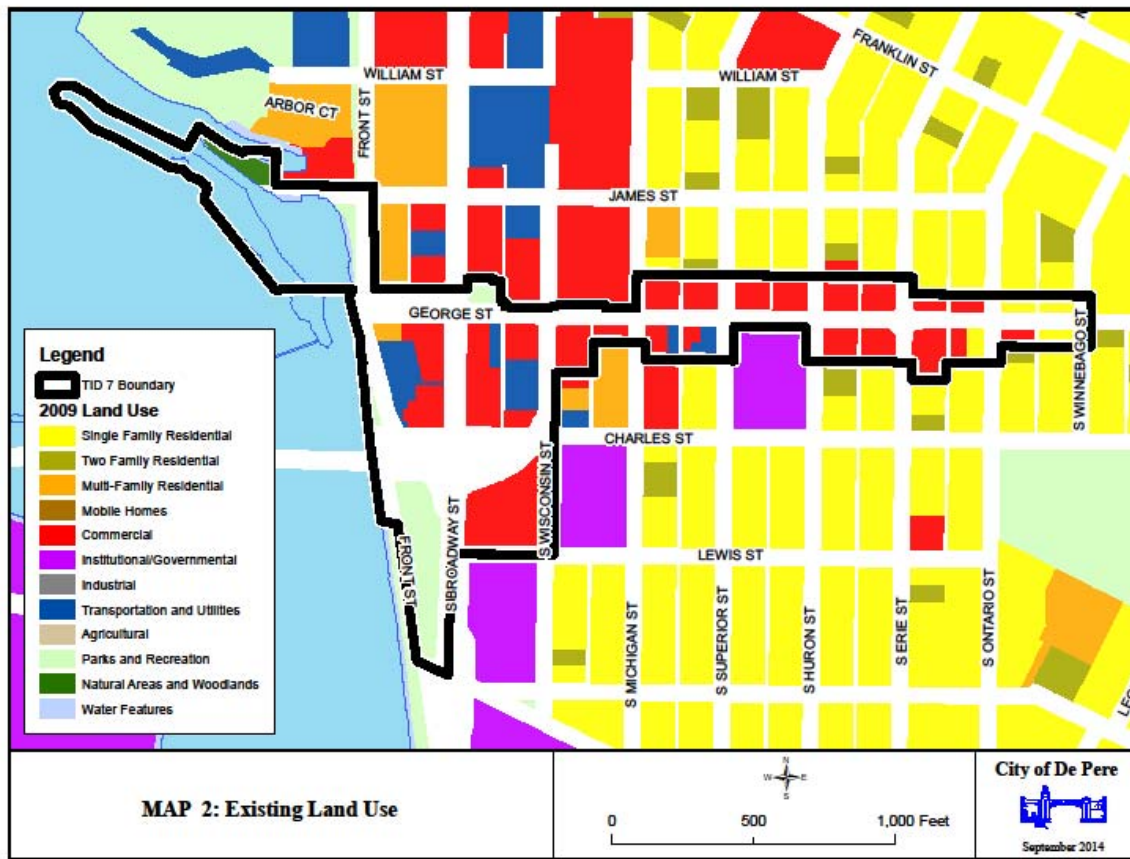
Section P City Attorney Opinion

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated _____, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix D.

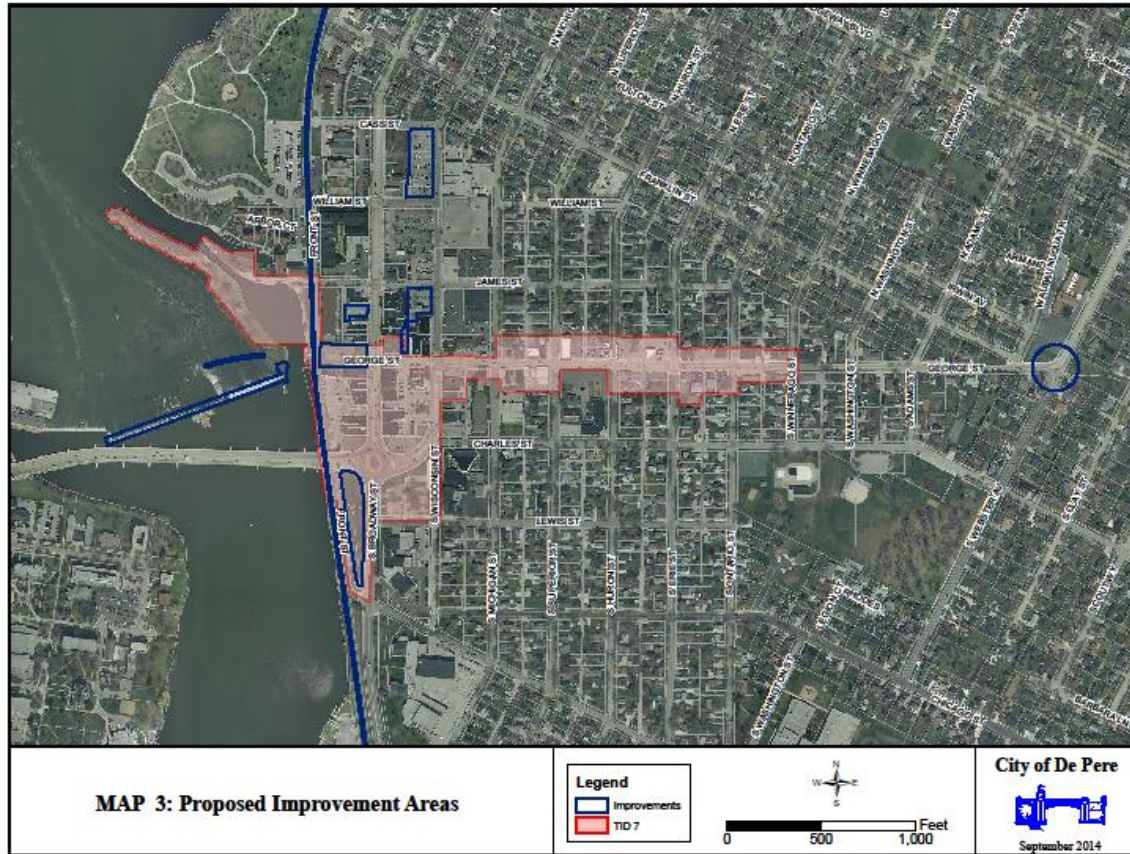
MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 7 BOUNDARIES



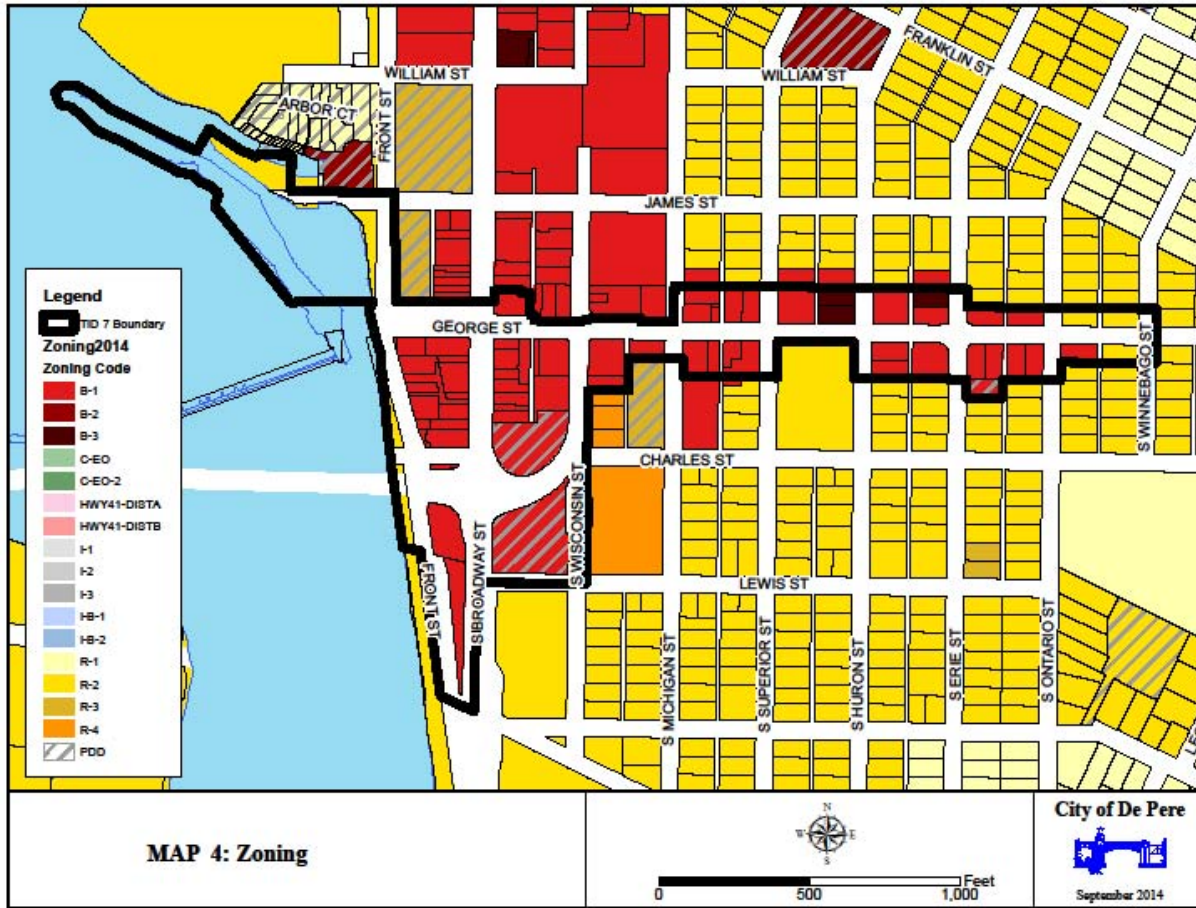
MAP 2 – EXISTING LAND USE & CONDITIONS



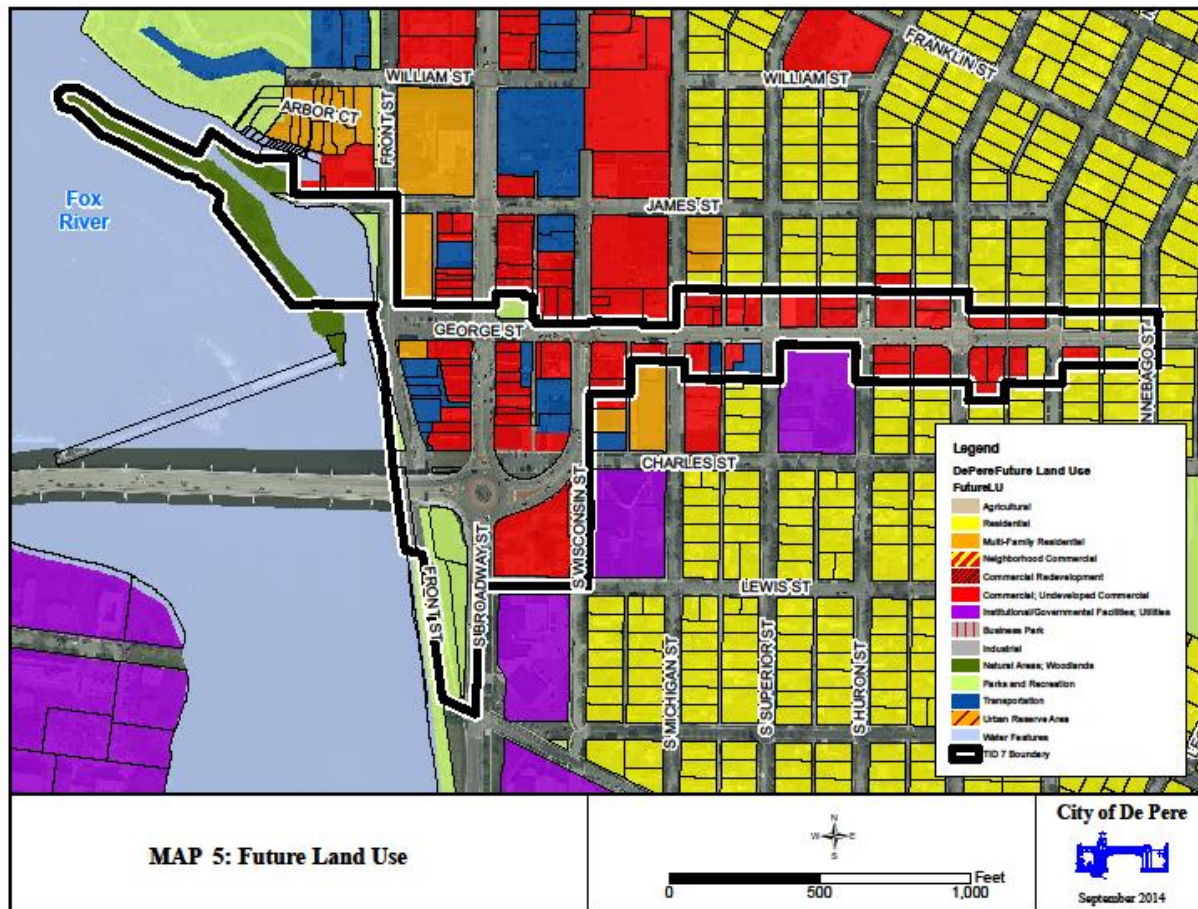
MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



MAP 4 – EXISTING ZONING



MAP 5 – PROPOSED LAND USE & ZONING



APPENDIX A

PARCEL ID AND DESCRIPTION

PARCELID	LOCATION	Legal Description
ED-1006	109 N HURON ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 37
ED-1007	715 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 37
ED-1008	705 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 37
ED-1048	820 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 43 EX RD IN 2251108
ED-1058	802 GEORGE ST	ORIGINAL PLAT OF DE PERE LOT 12 BLK 43
ED-1058-1	S HURON ST	ORIGINAL PLAT OF DEPERE LOT 11 BLK 43
ED-1065	109 N ERIE ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 44
ED-1066	821 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK 44 EX RD IN 2253297
ED-1067	805 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 44
ED-1088	921 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 47
ED-1089	905 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 BLK 47 EX RD IN 2256631
ED-1094	920 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 1 & 2 BLK. 48
ED-1095	914 GEORGE ST	ORIGINAL PLAT OF DEPERE WEST 1/2 OF LOTS 1 & 2 BLK. 48
ED-1103	115 S ERIE ST	ORIGINAL PLAT OF DEPERE LOT 10 BLK. 48
ED-1104	908 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 11 & 12 BLK. 48
ED-1105	900 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 11 & 12 BLK 48 EX RD IN 2251109
ED-287	230 S BROADWAY ST	DICKINSONS ADDN LOTS 1 THRU 16 BLK 64 EX 601 R 495 & EX 661 R 293 & EX RD & EX RR
ED-588	1021 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 6 BLK. 1
ED-589	1003 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 7 BLK. 1
ED-596	1018 GEORGE ST	LESSEY'S ADDN TO DEPERE LOT 1 BLK 2 & MARSH'S ADDN TO DEPERE LOT 1 BLK 2
ED-660	1002 GEORGE ST	MARSH'S ADDN TO DEPERE LOT 12 BLK 2 & LESSEY'S ADDN TO DEPERE LOT 12 BLK 2
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-716	REAR FRONT ST	ORIGINAL PLAT OF DEPERE PART OF LOTS 1 THRU 5 BLK.3 DESC. IN J9453-17
ED-719	FRONT ST	OUTLOT 2 OF 56 CSM 75 BNG PRT OF LOT 1-5 BLK 1 ORIGINAL PLT OF DE PERE
ED-783	100-102 S BROADWAY ST	ORIGINAL PLAT OF DEPERE ALL OF LOT 1 & PART OF LOT 12 DESC IN J15150-01 BLK 15
ED-784	106 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 22 FT OF LOT 2 BLK 15 EX 927 R 490
ED-785	114-116 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 38 FT OF LOT 2 & ALL OF LOT 3 EX S 1.83 FT THEREOF & EX 927 R 486 BLK 15

ED-788	118 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1.83 FT OF LOT 3 & ALL OF LOT 4 EX 353 D 530 & EX 927 R 492 BLK 15
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-789	126 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1/2 OF LOT 5 & S 1/2 OF LOT 8 EX COM SW COR LOT 8 TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 LOT 8 50.7 FT TH S 30 FT TO S/L LOT 8 TH W ALG S/L LOT 8 42.2 FT TO POB BLK 15
ED-790	132 S BROADWAY ST	ORIGINAL PLAT OF DEPERE LOTS 6 & 7 & N 2 FT OF CHARLES ST BLK 15 EX COM NW COR LOT 7 S TO SW COR E 10 FT N TO BEG & EX 944 R 504
ED-793	FRONT ST	ORIGINAL PLAT OF DEPERE THAT PRT OF LOTS 8 & 9 AS DESC IN 258 D 587 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-798	302 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 12 BLK 15 EX J8992-6 & EX J15150-01
ED-799	CHARLES ST	OUTLOT 1 OF 56 CSM 75 BNG PRT OF LOT 1 OF BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-801	S BROADWAY ST	LOT 1 OF 56 CSM 75 BNG PRT OF LOTS 3-6 BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-812	221 S BROADWAY ST	LOT 1 OF 54 CSM 312 BNG ALL OF LOTS 5-8 & PRT OF LOTS 1-4, 9 & 10 BLK 17 OF ORIGINAL PLAT OF DE PERE & BNG PRT OF DICKINSON'S ADDN TO ORIGINAL PLAT OF DE PERE
ED-816	416 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 18 EX RD IN 2237997 & EX W18 FT
ED-818	114 S WISCONSIN ST	LOT 2 OF 54 CSM 312 BNG PRT OF LOTS 3,4 & 5 BLK 18 ORIGINAL PLAT OF DE PERE EX 2646644
ED-823	150 S WISCONSIN ST	LOT 1 OF 58 CSM 342 BNG PRT OF LOTS 1 & 12 BLK 17 & BNG PRT OF LOTS 5,6,7 & 8 BLK 18 & PRT VAC CHARLES ST ALL IN ORIGINAL PLAT OF DE PERE
ED-824	125 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 38 FT OF LOT 8 BLK 18 & PRT OF LOT 8 DESC IN 2646663
ED-826	121 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 2/3 OF LOT 9 BLK. 18
ED-827	123 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S1/3 OF LOT 9 BLK. 18
ED-828	111-113 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 14 1/2' OF LOT 10 & S 18' OF LOT 11 EX E 39 FT THEREOF & PRT DESC IN 1020 R 312 BLK 18
ED-829	115 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 22 1/2' OF N 37' OF LOT 10 EX E 39 FT OF N 18 FT OF S 45 1/2 FT & PRT DESC IN J1509-22 & S 23 FT OF LOT 10 BLK 18
ED-831	107 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 42' OF LOT 11 EX E 39' & S 24' OF LOT 12 EX E 39' BLK 18
ED-833	101 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 36' OF LOT 12 EX E 39 FT BLK. 18 & PRT DESC IN J1447-1 BLK 18
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644

ED-844	102 N BROADWAY ST	ORIGINAL PLAT OF DE PERE N 36.5 FT OF LOT 7 & 6 FT STRIP DESC IN 697 R 69 & S 40 FT OF LOT 8 EX N 10 FT OF E 30 FT BLK 19
ED-907	518-522 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 1 BLK. 26
ED-917	115 S WISCONSIN ST	ORIGINAL PLAT OF DEPERE LOT 10 EX S 10 FT BLK. 26
ED-918	502 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 11 & 12 BLK 26 EX RD IN 2249929
ED-949	620 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOT 1 & ALL OF LOT 2 EX S 2' & EX W 27 FT OF N 27.5 FT OF LOT 2 BLK.31
ED-949-1	614 GEORGE ST	ORIGINAL PLAT OF DEPERE W 27 FT OF N 27.5 FT OF LOT 2 & W1/2 OF LOT 1 BLK. 31
ED-960	610 GEORGE ST	ORIGINAL PLAT OF DEPERE ELY 40' OF LOTS 11 & 12 BLK. 31
ED-961	600-604 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 11 & 12 EX ELY 40' BLK. 31
ED-966	623 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 5 & 6 BLK. 32
ED-967	615-617 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 5 & 6 BLK. 32
ED-968-1	611 GEORGE ST	ORIGINAL PLAT OF DEPERE E 26 FT 11 INCHES OF S 50 FT OF LOT 7 BLK. 32
ED-968-2	609 REAR GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 EXC E 26 FT 11 INCHES OF S 50 FT BLK 32
ED-968-3	609 GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT. OF LOT 7 BLK. 32 DESC. IN J3323-33
ED-969	108 N MICHIGAN ST	ORIGINAL PLAT OF DEPERE LOT 8 BLK. 32

APPENDIX B

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01°-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89°-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00°-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00°-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00°-38'-06"E, 60.00 feet to the north right of way line of Charles Street; continuing N00°-38'-06"E, 250.27 feet; thence S89°-24'-19"E, 134.11 feet; thence N00°-38'-03"E, 110.20 feet; thence S89°-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89°-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00°-38'-00"W, 60.11 feet along said west line; thence S89°-24'-33"E, 120.09 feet; thence N82°-27'-42"E, 14.14 feet; thence S89°-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87°-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00°-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89°-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00°-38'-15"W along said west line, 120.34 feet; thence S89°-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89°-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89°-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00°-38'-22"W, 60.18 feet along said east line; thence S89°-24'-19"E, 120.05 feet; thence N00°-38'-25"E, 60.18 feet; thence S89°-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89°-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00°-38'-29"E, 60.20 feet along said east line; thence S89°-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89°-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00°-37'-47"E, 180.26 feet; thence N89°-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89°-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89°-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89°-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00°-38'-22"E, 60.16 feet along said east line; thence N89°-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89°-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89°-20'-00"W, 29.39 feet; thence S01°-02'-14"W, 119.03 feet; thence S88°-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89°-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00°-38'-03"E, 11.00 feet; thence N89°-25'-02"W, 160.09 feet; thence S82°-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89°-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00°-37'-00"E, 17.50 feet; thence N89°-24'-47"W, 14.00 feet; thence N00°-37'-00"E, 72.98 feet; thence N89°-24'-17"W, 30.00 feet; thence N00°-37'-00"E, 10.05 feet; thence N89°-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00°-35'-34"W, 40.22 feet along said east line; thence N89°-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89°-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89°-24'-43"W, 14.00 feet; thence N89°-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01°-53'-14"W, 167.51 feet; thence N00°-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89°-44'-05"W, 148.34 feet; thence N89°-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63°-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

APPENDIX C

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO THE PROJECT PLAN AND REDETERMINATION OF BASE VALUE FOR TAX INCREMENT DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 6:30 p.m. on Tuesday, September 16, 2014, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed amendment to the project plan and redetermination of base value for Tax Increment District Number 7, City of De Pere, Wisconsin.

The City anticipates that the project plan will be amended to include expenditures such as cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district. The Plan also includes infrastructure improvements that are within a half mile radius of the district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the City Director of Planning and Economic Development at 920-339-4043. A copy of the proposed project plan amendment is available for review in the De Pere Planning Office located at City Hall, 335 S. Broadway St and will be provided upon request.

Dated this 26th day of August 2014.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Defnet
Clerk

Attachment: TID 7 Project Plan Amendment Council (4964 : Resolution #16-80, Approving Project Plan Amendment (#2) to Tax Increment

APPENDIX E

CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE

335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment and Request for Base Value Redetermination

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(5)(i)2, any tax incremental financing district project plan amendment and request for base value determination must include an opinion of the City Attorney, or of an attorney retained by the City, advising whether the plan is complete and complies with that statutory section.

As the duly appointed City Attorney of the City of De Pere and upon a review of the Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

JSL:jld
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Attachment: TID 7 Project Plan Amendment Council (4964 : Resolution #16-80, Approving Project Plan Amendment (#2) to Tax Increment

APPENDIX E

CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE

335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan amendment and request for base value determination must include an opinion of the City Attorney, or of an attorney retained by the City, advising whether the plan is complete and complies with that statutory section.

As the duly appointed City Attorney of the City of De Pere and upon a review of the Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

JSL:jld
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REDEVELOPMENT AUTHORITY
RESOLUTION #RDA 16-01

APPROVING AMENDMENT #2 TO THE REDEVELOPMENT PLAN FOR THE EAST SIDE
BUSINESS DISTRICT REDEVELOPMENT PROJECT, CITY OF DE PERE, WISCONSIN

WHEREAS, on October 2, 2006, the Redevelopment Authority of the City of De Pere (RDA) authorized the Redevelopment Plan for the East Side Business District Redevelopment Project which was subsequently amended by the RDA on September 16, 2014; and

WHEREAS, the Plan Commission, having held a public hearing on Amendment (#2) to the Project Plan for Tax Incremental Financing District #7 (TID #7), a copy of which is attached hereto and incorporated herein as Exhibit A, has determined to recommend to the Common Council that it approve said Project Plan Amendment, including projects identified therein in the Redevelopment Plan for the East Side Business District as amended in 2014; and

WHEREAS, the Redevelopment Authority, having reviewed such Project Plan Amendment (#2), wishes to amend the Redevelopment Plan for the East Side Business District to include such Amended Project Plan (#2) for TID #7.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of De Pere, Wisconsin, that:

1. The Amended Project Plan (#2) for TID #7 (Exhibit A) is hereby found to be feasible and in conformity with the Downtown Master Plan of the City of De Pere and is hereby approved as Amendment #2 to the Redevelopment Plan by the Redevelopment Authority.
2. The Chair of the Redevelopment Authority is hereby authorized and directed to submit a copy of this Resolution to the City of De Pere Common Council and to request that the Common Council take appropriate action to approve the project plan amendment #2 for TID #7.

Redevelopment Authority Resolution #RDA16-01
Page 2 of 2

Adopted by the Redevelopment Authority of the City of De Pere, Wisconsin, this 2nd day of August, 2016.

APPROVED:

Theodore J. Penn
Redevelopment Authority Chair

Ayes: _____

Nays: _____

PLAN COMMISSION
RESOLUTION #PC 16-01

RECOMMENDING ADOPTION OF THE PROJECT PLAN AMENDMENT (#2) FOR TAX
INCREMENTAL FINANCING DISTRICT #7

WHEREAS, a proposed Project Plan Amendment (#2) for Tax Incremental Financing District #7 (TID #7) was filed with the City Clerk-Treasurer's office on July 11, 2016 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and made available to any person requesting a copy thereof; and

WHEREAS, after Class 2 publication in the City's official newspaper, a public hearing was held pursuant to Wis. Stats. §66.1105(4)(e) on July 25, 2016 at 7:00 p.m., affording interested parties, their agents and attorneys, a reasonable opportunity to express their views on the Project Plan Amendment (#2) as provided at Wis. Stats. §66.1105(4)(h); and

WHEREAS, the Plan Commission has determined that the Project Plan Amendment (#2) for TID #7 is in conformity with the City's Comprehensive Plan and is in the interest of the City in order to foster logical development and that such development would not occur without such Amendment.

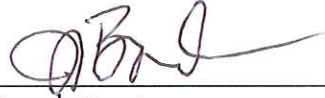
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of De Pere, Wisconsin, that:

The Plan Commission of the City of De Pere hereby adopts the Project Plan Amendment (#2) for Tax Incremental Financing District #7, City of De Pere, as prepared and presented by Springsted, Inc., and City staff; further, that the Plan Commission recommends adoption of such Project Plan Amendment (#2) to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Plan Commission Resolution #PC 16-01
Page 2 of 2

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 25th day of July, 2016.

APPROVED:



James Boyd
Chair pro tem

Ayes: _____

Nays: _____

City of De Pere, Wisconsin

**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Resolution #16-81, Authorizing Amendment to License Agreement
Between the City of De Pere and Fox River Boat Holding Company,
LLC

The Fox River Boat Holding Company (FRBHC) is requesting a minor change to the current agreement the City has with them as it relates to signage. The FRBHC is requesting greater flexibility in having signs posted in the park. Staff have reviewed the request and does not see any issues with it. Their request for new language is listed below.

City shall allow up to three (3) temporary A-frame type informational and directional signs within the Licensed Premises and/or James Street Parkway to direct people to the Boat boarding area and the available parking area. The signs shall be constructed of weather resistant material and shall not exceed 6 sq.ft. with placement of sign no higher than six feet in height. Further, such signs may be placed up to one hour prior to the first scheduled cruise of the day begins and shall be removed from the Parkway one hour after the last scheduled cruise of the day is concluded.

The change would replace the language in section III.(C) in the current agreement. I would recommend approving their request, however allow our City Attorney to review and alter the language as needed.

ATTACHMENTS:

- Reso16-81 (DOCX)
- Fox River Boat Holding Amendment (PDF)
- Fox River Boat Holding Co (boat docking)- red-lined7-22-16-151-001-16 (DOCX)
- 2016 Fox River Boat Holding Co - License Agreement (PDF)

RESOLUTION #16-81

AUTHORIZING AMENDMENT TO LICENSE AGREEMENT BETWEEN THE CITY
OF DE PERE AND FOX RIVER BOAT HOLDING COMPANY, LLC

WHEREAS, the City and Fox River Boat Holding Company, LLC are parties to a License Agreement regarding Fox River Boat Holding Company, LLC's use of the Licensed Premises for the docking and operation of a seasonal excursion and tour boat; and

WHEREAS, Fox River Boat Holding company, wishes to make a modification to the License Agreement to extend greater flexibility with regard to its use of signage within the Licensed Premises; and

WHEREAS, the requested modification will allow for up to three (3) temporary "A-frame" type informational and directional signs to be placed in the Licensed Premises one hour prior to the first scheduled cruise of the day and removed within one hour after the last scheduled cruise of the day; and

WHEREAS, the Board of Park Commissioners has reviewed such matter and recommends its approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Mayor and Clerk-Treasurer are authorized and directed to execute the Amendment to License Agreement Between the City of De Pere and Fox River Boat Holding Company, LLC, as is attached hereto.

BE IT FURTHER RESOLVED THAT:

All City officials, officers, and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Resolution #16-81
Page 2 of 2

Adopted by the Common Council of the City of De Pere, Wisconsin, this 2nd day of
August, 2016.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana D. Ledvina, Clerk-Treasurer

Ayes: _____

Nays: _____

**AMENDMENT TO LICENSE AGREEMENT BETWEEN THE CITY OF DE PERE
AND FOX RIVER BOAT HOLDING COMPANY, LLC**

This Amendment is entered into this ____ day of _____, 2016, with respect to that certain License Agreement between the City of De Pere and Fox River Boat Holding Company, LLC, dated February 8, 2016 ("Agreement"), which Agreement is incorporated herein by reference.

1. The provisions of Section III. (C.) are deleted from the License Agreement and revised as follows:

"C. City shall allow up to three (3) temporary "A-frame" type informational and directional signs within the Licensed Premises and/or James Street Parkway to direct people to the Boat boarding area. The signs shall be constructed of weather resistant materials and shall not exceed six (6) sq.ft. with placement of sign no higher than six (6) feet in height. Further, such signs may be placed up to one hour prior to the first scheduled cruise of the day and shall be removed from the Parkway within one hour after the last scheduled cruise of the day is concluded."

2. Terms not otherwise defined in this Amendment shall have the meanings set forth in the Agreement. In the event of any inconsistency between the terms of this Amendment and the Agreement, this Amendment shall control. All other terms, covenants and conditions contained in the Agreement shall remain in full force and effect.

3. This Amendment may be executed in any number of counterparts, all of which together shall constitute a single Amendment. Facsimile and email (pdf. format) signatures shall be accepted by the parties and shall be deemed original signatures for all purposes.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be executed as of the date and year first written above.

FOX RIVER BOAT HOLDING COMPANY, STATE OF WISCONSIN)
LLC : SS
By: BROWN COUNTY)

Candace L. Mortara, Member

This instrument was acknowledged before me
on the ____ day of _____, 2016,
by Candace L. Mortara of Fox River Boat
Holding Company, LLC

Notary Public, State of Wisconsin
My commission expires on _____.

CITY OF DE PERE

By:

Michael J. Walsh, Mayor

Shana D. Ledvina, Clerk-Treasurer

STATE OF WISCONSIN)

: SS

BROWN COUNTY)

This instrument was acknowledged before me
on the _____ day of _____, 2016,
by Michael J. Walsh, Mayor and Shana D.
Ledvina, Clerk-Treasurer of the City of De
Pere.

Notary Public, State of Wisconsin

My commission expires on _____.

Drafted by: Judith Schmidt-Lehman

LICENSE AGREEMENT BETWEEN
THE CITY OF DE PERE AND
FOX RIVER BOAT HOLDING COMPANY, LLC

This License Agreement is made and entered into this ____ day of _____, 2016, by and between the City of De Pere, a Wisconsin municipal corporation (“City” or “Licensor”), and Fox River Boat Holding Company, LLC, a Wisconsin Limited Liability Company (“Fox River Boat” or “Licensee”).

I. LICENSE

- A. Licensed Premises. For and in consideration of the covenants, conditions and promises hereinafter contained, the City hereby agrees to license to Fox River Boat that part of the premises in the City of De Pere, Brown County, Wisconsin, more particularly described as:

That area comprised of a 6 ft. wide x 60 ft. long wharf area, together with access points thereto located on parts of Lots 3 and 4 Block 3, Original Plat of De Pere

as shown on the map attached and incorporated herein as Exhibit A.

B. Licensed Area.

1. Licensee accepts the Licensed Premises “as is” and acknowledges that it has inspected the Licensed Premises and determined that, once the improvements required under Paragraph II are installed, the Licensed Premises is suitable for Licensee’s use. Licensee agrees it is not relying on any oral or written representations of City concerning the Licensed Premises, including but not limited to dimensions, soil conditions, environmental conditions (excluding pre-existing conditions) or uses by adjoining or third parties. No warranties or representations are given by City as to the condition of the Licensed Premises.
2. Licensee acknowledges that the Licensed Premises is at risk of flooding on an annual or more frequent basis and further acknowledges that the Licensed Premises has been designated by the State of Wisconsin and the United States governments as floodway, flood fringe or floodplain. These areas are subject to extensive rules and regulations related to use of the same which Licensee agrees to fully comply with during the License term and any renewal thereof.

C. Allowed Operations and Uses

1. Licensor hereby grants to Licensee an exclusive License to use the Licensed Premises for the docking and operation of a seasonal excursion and tour boat (“Boat” or “Vessel”) during May 1 – October 31 (the “Operational Period”) of

each year of this Agreement. Food and beverage catering and sale are permitted on the Boat. The sale of alcohol beverages is permitted on the Boat only with proper licensing from the State of Wisconsin.

2. No gasoline shall be allowed or stored on the Licensed Premises. Licensee shall not refuel the Boat on the Licensed Premises.
3. Licensee shall identify any hazardous, flammable, toxic or combustible materials or substances used in its operations and shall provide Licensor with any Material Safety Data Sheets applicable thereto.
4. Licensee shall keep and maintain the Licensed Premises in good, clean and sanitary condition. All garbage, refuse, and recyclables shall be stored on the Boat or removed from the Licensed Premises and deposited in refuse collection devices in accordance with all City and state laws and regulations. If Licensee desires City pick-up of garbage and recyclables, Licensee shall purchase City containers for the same and place them in an approved location in Voyager Park for pick-up on the designated collection day.
5. Licensee shall remove and store all temporary directional signage allowed upon the Licensed Premises as required under paragraph III.C. below.
6. Licensee shall not use the Licensed Premises to remove the Vessel from the water.

II. LICENSEE OBLIGATIONS

- A. Licensee shall donate all materials, labor costs and all expenses necessary to construct, and Licensee shall cause to be installed and constructed, four (4) ADA accessible 6 ft. x 15 ft. sections of wharf upon the Licensed Premises together with two access points thereto which shall connect to the city sidewalk. The southerly access point shall be ADA accessible. ADA accessible for the purposes of this Agreement means the 2004 ADA Accessibility Guidelines (ADAAG). The wharf sections and all appurtenances thereto shall become property of the City upon installation.
 1. The exact location and height of the wharf section placement shall be as determined on site by Licensee and the City Director of Parks, Recreation & Forestry.
 2. Each wharf section shall match the materials and color of the wharf sections existing to the north of the Licensed Premises.

- B. In consideration of Licensee's construction and installation of the wharf sections required above (which Licensee and Licensor estimate at a cost of approximately \$30,000), Licensee shall not be required to make any other payment for the initial License term.

III. CITY OBLIGATIONS

- A. City shall, at its sole cost and expense, install electric service to the Licensed Premises. The electric service shall accommodate 30 amps; 110 volt charging when the Vessel is not in use to power the refrigerator.
- B. The location of the electrical service box is as shown on Exhibit A.
- C. City shall allow up to three (3) temporary "A-framesandwich board" type informational and directional signs within the Licensed Premises and/or James Street Parkway to direct people to the Boat boarding area. The signs shall be constructed of weather resistant materials and shall not exceed six (6) sq.ft. with placement of sign no higher than six (6) feet in height. Further, such signs may be placed up to one hour prior to the first scheduled cruise launch of the day and shall be removed from the Parkway within one hour after the last scheduled cruise of the day is concluded~~immediately prior to launch and stored on board the Vessel.~~

IV. COMPLIANCE WITH ALL LAWS

- A. Licensee shall, during the term of this Agreement, comply with all federal and state laws, local ordinances, and implementing rules and regulations, pertaining to operating a public excursion/tour Boat, including but not limited to obtaining and maintaining a current Certificate of Inspection from the United States Coast Guard.
- B. Licensee shall yearly provide Licensor with a copy of its current Coast Guard Certificate of Inspection. Licensee may not utilize the Licensed Premises if its Certificate of Inspection is for any reason suspended or otherwise invalid, whether for a temporary period of time or permanently.
- C. Licensee shall, during the term of this Agreement, comply with all applicable federal, state and local environmental laws, ordinances, implementing rules and regulations, together with all amendments thereto, together with all common law rules, which relate to discharge, emission, waste, nuisance, pollution control, hazardous or toxic substances and other environmental matters which may be in existence and applicable to Licensee during the term of this License.

- D. If any governmental agency requires testing to ascertain whether there has been a release by Licensee of any Hazardous Substance on or about the Licensed Premises during the License term, the reasonable costs expended by Licensors in response thereto shall be reimbursed by Licensee.

V. MAINTENANCE AND REPAIRS

- A. Except as provided below, City agrees that, during the License term, it shall, at its expense, make all repairs as shall be reasonably necessary to keep the Licensed Premises in good condition and repair. City shall be responsible for maintenance of public access areas to the Licensed Premises, including but not limited to sidewalks, wharf access points and green space adjacent thereto.
- B. Notwithstanding the above, Licensee agrees that all damage or injury done to the Licensed Premises by Licensee, its invitees and guests, shall be repaired by Licensee at its expense. Licensee further agrees, at the expiration of this Agreement or upon earlier termination thereof, to quit and surrender the Licensed Premises to Licensors in good condition and repair, reasonable wear and tear excepted.

VI. INSURANCE AND INDEMNIFICATION

- A. Licensee agrees to indemnify Licensors against, and to hold Licensors harmless from, any and all claims or demands for loss of or damage to property or for injury or death to any person from any cause whatsoever (other than any intentional act or omission of Licensors, its officers, officials, employees, agents or contractors) while in upon or immediately adjacent to the Licensed Premises, including attorneys' fees during the License term. Licensee shall keep and maintain during the License term a policy of public liability insurance against property damage or personal injury growing out of the use of or occurring in, upon or immediately adjacent to the Licensed Premises, with minimum liability limits of \$1,000,000.00 property damage and \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate for personal injury and liability, together with an additional \$2,000,000.00 umbrella policy to cover all incidents, accidents or occurrences on or about the Licensed Premises. Licensors shall be named as an additional insured on all such policies and shall be provided with the additional insured endorsement. Such insurance policy shall provide Licensors a minimum of 30 days' notice of cancellation.

Failure to keep and maintain the required insurance coverage identified above shall not be subject to the default and cure provisions of paragraph XI.

- B. Licensee further agrees to indemnify Licensors and to hold Licensors harmless from any and all claims, liability or injury, including attorney's fees and the cost of any

required or necessary repair, clean-up, or remediation arising out of (i) the use, manufacture, handling, storage, disposal or release of any Hazardous Substance by Licensee, its agents and employees on or about the Licensed Premises, or (ii) an actual or alleged violation by Licensee of Environmental Laws in connection with Licensee's occupancy of the Licensed Premises. It is further agreed that Licensors shall indemnify Licensee for any payment Licensee is required to make with regard to necessary testing, repair, cleanup or remediation with regard to any environmental damage which existed prior to Licensee's occupancy of the Licensed Premises. The foregoing indemnifications shall survive the expiration or earlier termination of this Agreement.

- C. Licensee shall, at its own cost and expense, during the License term, carry insurance against fire, vandalism, malicious mischief and other such perils as are from time to time included in standard extended coverage endorsement, insuring all trade fixtures, furnishings, equipment and other items of Licensee's personal property located at the Licensed Premises.

VII. LICENSOR'S RIGHT OF ENTRY AND RECORDS REQUIREMENTS

- A. Licensors has the right to enter the Licensed Premises upon twenty-four (24) hours' notice for the purpose of verifying compliance with the terms and conditions of this License. Licensors shall have the right to enter the Licensed Premises without notice in case of emergency.
- B. Licensors acknowledges that City is subject to the Wisconsin Public Records Law. As such, Licensee agrees to retain all records as defined by Wis. Stats. §19.32(2) applicable to this License for a period not less than seven (7) years after the termination or expiration of this License term. Licensee agrees to assist Licensors in complying with any public records requests that Licensors receives pertaining to this License. Further, Licensee agrees to indemnify and hold harmless Licensors, its elected and appointed officials, officers, employees and authorized representatives for any liability, including without limitation, attorney's fees, to the extent caused by Licensee's actions or omissions which contribute to Licensors's inability to comply with the Public Records Law. This provision shall survive termination of this License.

VIII. DESTRUCTION OF LICENSED PREMISES

In the event of a total or partial destruction of the Licensed Premises during the term of this License, not including any structures, buildings, or personal property, Licensors shall forthwith repair the same, provided funding is appropriated for such repairs and the repairs can be made within ninety (90) days under the laws of and regulations of state, federal, county or municipal authorities.

Should the total or partial destruction result from causes covered by the fire and extended coverage required under Paragraph VI.C., Licensee shall make the insurance proceeds available to Licensor to make the required repairs.

If the repairs cannot be made within ninety (90) days of the date of destruction or partial destruction, this License may be terminated at the option of either party.

IX. ALTERATIONS

Other than the improvements required under Paragraph II.A., Licensee shall not make or suffer to be made, any alterations of the Licensed Premises without the prior written consent of Licensor. Any additions or alterations to the Licensed Premises shall become the property of Licensor at construction or installation. Licensee shall keep the Licensed Premises free from all liens arising out of any work performed, materials furnished or obligations incurred by Licensee.

X. ABANDONMENT

Licensee agrees not to vacate or abandon the Licensed Premises at any time during the License term. Should the Licensee vacate or abandon the Licensed Premises or be dispossessed by process of law or otherwise, such abandonment, vacation or dispossession shall be a breach of the License.

Abandonment or vacation of the License shall mean failure of Licensee to occupy the Licensed Premises for a period of thirty (30) consecutive days or longer during any Operational Period as defined in Paragraph I.C. unless such non-use of the Licensed Premises is the result of repair of the Vessel required to maintain its ability to operate and Licensee has provided prompt written notice to Licensor of the need for repair and the anticipated time required to complete the repairs.

XI. DEFAULT

Any provision of this License Agreement which does not contain a specific remedy shall be resolved as provided hereunder. If either party believes that any provision of this Agreement has been breached by the other party, it shall provide the other party with written notice thereof, informing the other party that it has thirty (30) days to cure such breach. If there is no cure of said breach within such period of time, the non-breaching party may bring any action available for any remedy provided in law or equity, including termination of this Agreement. In the event however the breaching party is pursuing a cure within such thirty (30) day period, but the cure cannot be completed within that timeframe, it shall not be construed as a default if the party immediately undertakes steps to cure the default after receipt of such written notice and then diligently and in good faith prosecutes the curing of such default to its conclusion.

XII. TERM OF LICENSE

- A. The term of this License shall run from the date set forth above and shall terminate December 31, 2025, unless otherwise terminated under Paragraph VIII or under this Paragraph.
- B. Licensee may terminate the License if a change in laws, rules or regulations governing lands located in flood areas makes Licensee's operations on the Licensed Premises illegal, too financially burdensome or otherwise uneconomical to Licensee, or require cessation of such activities.
- C. The License shall automatically terminate upon the occurrence of any of the following events, notwithstanding any other provision herein:
 - 1. A petition by or against the Licensee under the bankruptcy laws of the United States, which petition is not dismissed within ninety (90) days from the date of such filing;
 - 2. The assignment by Licensee of its assets for the benefit of creditors under any state insolvency laws;
 - 3. Conduct by Licensee of its business under any trustee or other person appointed pursuant to judicial proceedings;
 - 4. Taking by a court of competent jurisdiction of the Licensee and its assets pursuant to proceedings brought under any state or federal reorganization act;
 - 5. The appointment of a receiver of the Licensee's assets;
 - 6. A lapse in the insurance coverage the Licensee is required to maintain pursuant to this License Agreement.

XIII. MISCELLANEOUS

- A. Assignment. Licensee shall not assign this License or any interest in this License, nor let or sublet any part thereof, nor permit the occupancy or use of the Licensed Premises by any other person, without the advance written consent of the City. All assignees shall be bound by the terms and conditions of this License.
- B. Notices. Unless otherwise specifically addressed in this Agreement, all notices required by this Agreement must be in writing. All notices of breach or termination as required in this Agreement shall be mailed by certified mail, postage prepaid, to the addresses below and shall be deemed received two (2) days after the date of mailing unless the return receipt slip indicates receipt on a

different date. All other notices required under this Agreement may be sent by regular mail, postage prepaid. All notices and communications shall be addressed to the Parties hereto at their respective addresses set forth and shall be deemed received two (2) days after the date of postmark:

1. If to Licensee: Candice L. Mortara, Member
Fox River Boat Holding Company, LLC
1301 North Briarcliff Drive
Appleton, WI 54915
2. If to City: City of De Pere
City Clerk-Treasurer
335 S. Broadway Street
De Pere, WI 54115

C. Law Governing. This Agreement shall be construed in accordance with the laws of the State of Wisconsin. The Parties hereby submit to the personal jurisdiction of the Courts of Wisconsin, both Federal and State, in any action with respect to the License and the parties agree that any action concerning the License shall be venued in Brown County, Wisconsin. The parties agree that in the event of a dispute, all parties waive the right to a trial by jury.

D. Entire Agreement. This Agreement contains all agreements, terms, covenants, conditions, warranties, and representations made or entered into by and between the Parties with respect to the subject matter hereof and supersedes all prior discussions and agreements, whether written or oral, between the Parties and constitutes the sole and entire agreement between the Parties with respect thereto. This Agreement may not be modified or amended unless such modification or amendment is set forth in writing and executed by all Parties hereto.

The persons executing this License Agreement attest, represent and warrant that they have full power, authority and right to execute this License Agreement and warrant that the execution and delivery of the same has been duly authorized as required by each entity.

E. Rights and Remedies Cumulative. The rights and remedies of the parties, whether provided by law or provided by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise at the same time or different times of any such other remedies for the same event of default or breach or of any remedies for any other event of default or breach.. No waiver with respect to the performance or manner or time of any obligation under this Agreement shall be considered a waiver of any rights of either party to enforce any other obligations of the other party.

- F. Contractual Interpretation. The paragraphs headed by roman numerals in this Agreement are referred to as sections and are intended to include, as categories thereunder, lettered subsections. The lettered subsections of this Agreement are to be referred to as sections and the numbered sections, subsections. The Section, paragraph, and subparagraph headings of this Agreement are for convenience of reference only and shall not limit or otherwise affect or be used in the construction of any terms of the provisions of this Agreement.
- G. No Third-Party Benefits. This License Agreement is entered into for the sole and exclusive benefit of the parties to this License Agreement and their respective successors and assigns; no third-party is intended to receive or be entitled to any rights hereunder.
- H. Surrender of Possession. At the expiration or termination of this License, Licensee shall surrender the Licensed Premises to Licensors, including any of Licensee's alterations, additions and improvements, but excluding Licensee's Boat, equipment, personal property and furnishings. Licensee shall repair any damage to the Licensed Premises as required under Paragraph V.

IN WITNESS WHEREOF, the Parties cause this License Agreement to be executed by their authorized representatives as of the day first written above.

**FOX RIVER BOAT HOLDING
COMPANY, LLC**

By:

Candice L. Mortara, Member

CITY OF DE PERE

By:

Michael J. Walsh, Mayor

Shana D. Ledvina, Clerk-Treasurer

LICENSE AGREEMENT BETWEEN
THE CITY OF DE PERE AND
FOX RIVER BOAT HOLDING COMPANY, LLC

This License Agreement is made and entered into this 8 day of February, 2016, by and between the City of De Pere, a Wisconsin municipal corporation ("City" or "Licensor"), and Fox River Boat Holding Company, LLC, a Wisconsin Limited Liability Company ("Fox River Boat" or "Licensee").

I. LICENSE

- A. Licensed Premises. For and in consideration of the covenants, conditions and promises hereinafter contained, the City hereby agrees to license to Fox River Boat that part of the premises in the City of De Pere, Brown County, Wisconsin, more particularly described as:

That area comprised of a 6 ft. wide x 60 ft. long wharf area, together with access points thereto located on parts of Lots 3 and 4 Block 3, Original Plat of De Pere

as shown on the map attached and incorporated herein as Exhibit A.

B. Licensed Area.

1. Licensee accepts the Licensed Premises "as is" and acknowledges that it has inspected the Licensed Premises and determined that, once the improvements required under Paragraph II are installed, the Licensed Premises is suitable for Licensee's use. Licensee agrees it is not relying on any oral or written representations of City concerning the Licensed Premises, including but not limited to dimensions, soil conditions, environmental conditions (excluding pre-existing conditions) or uses by adjoining or third parties. No warranties or representations are given by City as to the condition of the Licensed Premises.
2. Licensee acknowledges that the Licensed Premises is at risk of flooding on an annual or more frequent basis and further acknowledges that the Licensed Premises has been designated by the State of Wisconsin and the United States governments as floodway, flood fringe or floodplain. These areas are subject to extensive rules and regulations related to use of the same which Licensee agrees to fully comply with during the License term and any renewal thereof.

C. Allowed Operations and Uses

1. Licensor hereby grants to Licensee an exclusive License to use the Licensed Premises for the docking and operation of a seasonal excursion and tour boat ("Boat" or "Vessel") during May 1 – October 31 (the "Operational Period") of

each year of this Agreement. Food and beverage catering and sale are permitted on the Boat. The sale of alcohol beverages is permitted on the Boat only with proper licensing from the State of Wisconsin.

2. No gasoline shall be allowed or stored on the Licensed Premises. Licensee shall not refuel the Boat on the Licensed Premises.
3. Licensee shall identify any hazardous, flammable, toxic or combustible materials or substances used in its operations and shall provide Licensors with any Material Safety Data Sheets applicable thereto.
4. Licensee shall keep and maintain the Licensed Premises in good, clean and sanitary condition. All garbage, refuse, and recyclables shall be stored on the Boat or removed from the Licensed Premises and deposited in refuse collection devices in accordance with all City and state laws and regulations. If Licensee desires City pick-up of garbage and recyclables, Licensee shall purchase City containers for the same and place them in an approved location in Voyager Park for pick-up on the designated collection day.
5. Licensee shall remove and store all temporary directional signage allowed upon the Licensed Premises as required under paragraph III.C. below.
6. Licensee shall not use the Licensed Premises to remove the Vessel from the water.

II. LICENSEE OBLIGATIONS

- A. Licensee shall donate all materials, labor costs and all expenses necessary to construct, and Licensee shall cause to be installed and constructed, four (4) ADA accessible 6 ft. x 15 ft. sections of wharf upon the Licensed Premises together with two access points thereto which shall connect to the city sidewalk. The southerly access point shall be ADA accessible. ADA accessible for the purposes of this Agreement means the 2004 ADA Accessibility Guidelines (ADAAG). The wharf sections and all appurtenances thereto shall become property of the City upon installation.
 1. The exact location and height of the wharf section placement shall be as determined on site by Licensee and the City Director of Parks, Recreation & Forestry.
 2. Each wharf section shall match the materials and color of the wharf sections existing to the north of the Licensed Premises.

- B. In consideration of Licensee's construction and installation of the wharf sections required above (which Licensee and Licensor estimate at a cost of approximately \$30,000), Licensee shall not be required to make any other payment for the initial License term.

III. CITY OBLIGATIONS

- A. City shall, at its sole cost and expense, install electric service to the Licensed Premises. The electric service shall accommodate 30 amps; 110 volt charging when the Vessel is not in use to power the refrigerator.
- B. The location of the electrical service box is as shown on Exhibit A.
- C. City shall allow up to three (3) temporary "sandwich board" type directional signs within the Licensed Premises and/or James Street Parkway to direct people to the Boat boarding area. The signs shall be constructed of weather resistant materials and shall not exceed 6 sq.ft. with placement of sign no higher than six feet in height. Further, such signs may be placed up to one hour prior to the scheduled launch and shall be removed from the Parkway immediately prior to launch and stored on board the Vessel.

IV. COMPLIANCE WITH ALL LAWS

- A. Licensee shall, during the term of this Agreement, comply with all federal and state laws, local ordinances, and implementing rules and regulations, pertaining to operating a public excursion/tour Boat, including but not limited to obtaining and maintaining a current Certificate of Inspection from the United States Coast Guard.
- B. Licensee shall yearly provide Licensor with a copy of its current Coast Guard Certificate of Inspection. Licensee may not utilize the Licensed Premises if its Certificate of Inspection is for any reason suspended or otherwise invalid, whether for a temporary period of time or permanently.
- C. Licensee shall, during the term of this Agreement, comply with all applicable federal, state and local environmental laws, ordinances, implementing rules and regulations, together with all amendments thereto, together with all common law rules, which relate to discharge, emission, waste, nuisance, pollution control, hazardous or toxic substances and other environmental matters which may be in existence and applicable to Licensee during the term of this License.
- D. If any governmental agency requires testing to ascertain whether there has been a release by Licensee of any Hazardous Substance on or about the Licensed

Premises during the License term, the reasonable costs expended by Licensor in response thereto shall be reimbursed by Licensee.

V. MAINTENANCE AND REPAIRS

- A. Except as provided below, City agrees that, during the License term, it shall, at its expense, make all repairs as shall be reasonably necessary to keep the Licensed Premises in good condition and repair. City shall be responsible for maintenance of public access areas to the Licensed Premises, including but not limited to sidewalks, wharf access points and green space adjacent thereto.
- B. Notwithstanding the above, Licensee agrees that all damage or injury done to the Licensed Premises by Licensee, its invitees and guests, shall be repaired by Licensee at its expense. Licensee further agrees, at the expiration of this Agreement or upon earlier termination thereof, to quit and surrender the Licensed Premises to Licensor in good condition and repair, reasonable wear and tear excepted.

VI. INSURANCE AND INDEMNIFICATION

- A. Licensee agrees to indemnify Licensor against, and to hold Licensor harmless from, any and all claims or demands for loss of or damage to property or for injury or death to any person from any cause whatsoever (other than any intentional act or omission of Licensor, its officers, officials, employees, agents or contractors) while in upon or immediately adjacent to the Licensed Premises, including attorneys' fees during the License term. Licensee shall keep and maintain during the License term a policy of public liability insurance against property damage or personal injury growing out of the use of or occurring in, upon or immediately adjacent to the Licensed Premises, with minimum liability limits of \$1,000,000.00 property damage and \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate for personal injury and liability, together with an additional \$2,000,000.00 umbrella policy to cover all incidents, accidents or occurrences on or about the Licensed Premises. Licensor shall be named as an additional insured on all such policies and shall be provided with the additional insured endorsement. Such insurance policy shall provide Licensor a minimum of 30 days' notice of cancellation.

Failure to keep and maintain the required insurance coverage identified above shall not be subject to the default and cure provisions of paragraph XI.

- B. Licensee further agrees to indemnify Licensor and to hold Licensor harmless from any and all claims, liability or injury, including attorney's fees and the cost of any required or necessary repair, clean-up, or remediation arising out of (i) the use, manufacture, handling, storage, disposal or release of any Hazardous Substance

by Licensee, its agents and employees on or about the Licensed Premises, or (ii) an actual or alleged violation by Licensee of Environmental Laws in connection with Licensee's occupancy of the Licensed Premises. It is further agreed that Licensor shall indemnify Licensee for any payment Licensee is required to make with regard to necessary testing, repair, cleanup or remediation with regard to any environmental damage which existed prior to Licensee's occupancy of the Licensed Premises. The foregoing indemnifications shall survive the expiration or earlier termination of this Agreement.

- C. Licensee shall, at its own cost and expense, during the License term, carry insurance against fire, vandalism, malicious mischief and other such perils as are from time to time included in standard extended coverage endorsement, insuring all trade fixtures, furnishings, equipment and other items of Licensee's personal property located at the Licensed Premises.

VII. LICENSOR'S RIGHT OF ENTRY AND RECORDS REQUIREMENTS

- A. Licensor has the right to enter the Licensed Premises upon twenty-four (24) hours' notice for the purpose of verifying compliance with the terms and conditions of this License. Licensor shall have the right to enter the Licensed Premises without notice in case of emergency.
- B. Licensor acknowledges that City is subject to the Wisconsin Public Records Law. As such, Licensee agrees to retain all records as defined by Wis. Stats. §19.32(2) applicable to this License for a period not less than seven (7) years after the termination or expiration of this License term. Licensee agrees to assist Licensor in complying with any public records requests that Licensor receives pertaining to this License. Further, Licensee agrees to indemnify and hold harmless Licensor, its elected and appointed officials, officers, employees and authorized representatives for any liability, including without limitation, attorney's fees, to the extent caused by Licensee's actions or omissions which contribute to Licensor's inability to comply with the Public Records Law. This provision shall survive termination of this License.

VIII. DESTRUCTION OF LICENSED PREMISES

In the event of a total or partial destruction of the Licensed Premises during the term of this License, not including any structures, buildings, or personal property, Licensor shall forthwith repair the same, provided funding is appropriated for such repairs and the repairs can be made within ninety (90) days under the laws of and regulations of state, federal, county or municipal authorities.

Should the total or partial destruction result from causes covered by the fire and extended coverage required under Paragraph VI.C., Licensee shall make the insurance proceeds available to Licensors to make the required repairs.

If the repairs cannot be made within ninety (90) days of the date of destruction or partial destruction, this License may be terminated at the option of either party.

IX. ALTERATIONS

Other than the improvements required under Paragraph II.A., Licensee shall not make or suffer to be made, any alterations of the Licensed Premises without the prior written consent of Licensors. Any additions or alterations to the Licensed Premises shall become the property of Licensors at construction or installation. Licensee shall keep the Licensed Premises free from all liens arising out of any work performed, materials furnished or obligations incurred by Licensee.

X. ABANDONMENT

Licensee agrees not to vacate or abandon the Licensed Premises at any time during the License term. Should the Licensee vacate or abandon the Licensed Premises or be dispossessed by process of law or otherwise, such abandonment, vacation or dispossession shall be a breach of the License.

Abandonment or vacation of the License shall mean failure of Licensee to occupy the Licensed Premises for a period of thirty (30) consecutive days or longer during any Operational Period as defined in Paragraph I.C. unless such non-use of the Licensed Premises is the result of repair of the Vessel required to maintain its ability to operate and Licensee has provided prompt written notice to Licensors of the need for repair and the anticipated time required to complete the repairs.

XI. DEFAULT

Any provision of this License Agreement which does not contain a specific remedy shall be resolved as provided hereunder. If either party believes that any provision of this Agreement has been breached by the other party, it shall provide the other party with written notice thereof, informing the other party that it has thirty (30) days to cure such breach. If there is no cure of said breach within such period of time, the non-breaching party may bring any action available for any remedy provided in law or equity, including termination of this Agreement. In the event however the breaching party is pursuing a cure within such thirty (30) day period, but the cure cannot be completed within that timeframe, it shall not be construed as a default if the party immediately undertakes steps to cure the default after receipt of such written notice and then diligently and in good faith prosecutes the curing of such default to its conclusion.

XII. TERM OF LICENSE

- A. The term of this License shall run from the date set forth above and shall terminate December 31, 2025, unless otherwise terminated under Paragraph VIII or under this Paragraph.
- B. Licensee may terminate the License if a change in laws, rules or regulations governing lands located in flood areas makes Licensee's operations on the Licensed Premises illegal, too financially burdensome or otherwise uneconomical to Licensee, or require cessation of such activities.
- C. The License shall automatically terminate upon the occurrence of any of the following events, notwithstanding any other provision herein:
 - 1. A petition by or against the Licensee under the bankruptcy laws of the United States, which petition is not dismissed within ninety (90) days from the date of such filing;
 - 2. The assignment by Licensee of its assets for the benefit of creditors under any state insolvency laws;
 - 3. Conduct by Licensee of its business under any trustee or other person appointed pursuant to judicial proceedings;
 - 4. Taking by a court of competent jurisdiction of the Licensee and its assets pursuant to proceedings brought under any state or federal reorganization act;
 - 5. The appointment of a receiver of the Licensee's assets;
 - 6. A lapse in the insurance coverage the Licensee is required to maintain pursuant to this License Agreement.

XIII. MISCELLANEOUS

- A. Assignment. Licensee shall not assign this License or any interest in this License, nor let or sublet any part thereof, nor permit the occupancy or use of the Licensed Premises by any other person, without the advance written consent of the City. All assignees shall be bound by the terms and conditions of this License.
- B. Notices. Unless otherwise specifically addressed in this Agreement, all notices required by this Agreement must be in writing. All notices of breach or termination as required in this Agreement shall be mailed by certified mail, postage prepaid, to the addresses below and shall be deemed received two (2) days after the date of mailing unless the return receipt slip indicates receipt on a

different date. All other notices required under this Agreement may be sent by regular mail, postage prepaid. All notices and communications shall be addressed to the Parties hereto at their respective addresses set forth and shall be deemed received two (2) days after the date of postmark:

1. If to Licensee: Candice L. Mortara, Member
Fox River Boat Holding Company, LLC
1301 North Briarcliff Drive
Appleton, WI 54915
2. If to City: City of De Pere
City Clerk-Treasurer
335 S. Broadway Street
De Pere, WI 54115

C. Law Governing. This Agreement shall be construed in accordance with the laws of the State of Wisconsin. The Parties hereby submit to the personal jurisdiction of the Courts of Wisconsin, both Federal and State, in any action with respect to the License and the parties agree that any action concerning the License shall be venued in Brown County, Wisconsin. The parties agree that in the event of a dispute, all parties waive the right to a trial by jury.

D. Entire Agreement. This Agreement contains all agreements, terms, covenants, conditions, warranties, and representations made or entered into by and between the Parties with respect to the subject matter hereof and supersedes all prior discussions and agreements, whether written or oral, between the Parties and constitutes the sole and entire agreement between the Parties with respect thereto. This Agreement may not be modified or amended unless such modification or amendment is set forth in writing and executed by all Parties hereto.

The persons executing this License Agreement attest, represent and warrant that they have full power, authority and right to execute this License Agreement and warrant that the execution and delivery of the same has been duly authorized as required by each entity.

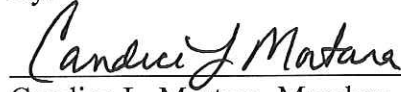
E. Rights and Remedies Cumulative. The rights and remedies of the parties, whether provided by law or provided by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise at the same time or different times of any such other remedies for the same event of default or breach or of any remedies for any other event of default or breach.. No waiver with respect to the performance or manner or time of any obligation under this Agreement shall be considered a waiver of any rights of either party to enforce any other obligations of the other party.

- F. Contractual Interpretation. The paragraphs headed by roman numerals in this Agreement are referred to as sections and are intended to include, as categories thereunder, lettered subsections. The lettered subsections of this Agreement are to be referred to as sections and the numbered sections, subsections. The Section, paragraph, and subparagraph headings of this Agreement are for convenience of reference only and shall not limit or otherwise affect or be used in the construction of any terms of the provisions of this Agreement.
- G. No Third-Party Benefits. This License Agreement is entered into for the sole and exclusive benefit of the parties to this License Agreement and their respective successors and assigns; no third-party is intended to receive or be entitled to any rights hereunder.
- H. Surrender of Possession. At the expiration or termination of this License, Licensee shall surrender the Licensed Premises to Licensors, including any of Licensee's alterations, additions and improvements, but excluding Licensee's Boat, equipment, personal property and furnishings. Licensee shall repair any damage to the Licensed Premises as required under Paragraph V.

IN WITNESS WHEREOF, the Parties cause this License Agreement to be executed by their authorized representatives as of the day first written above.

**FOX RIVER BOAT HOLDING
COMPANY, LLC**

By:


Candice L. Mortara, Member

CITY OF DE PERE

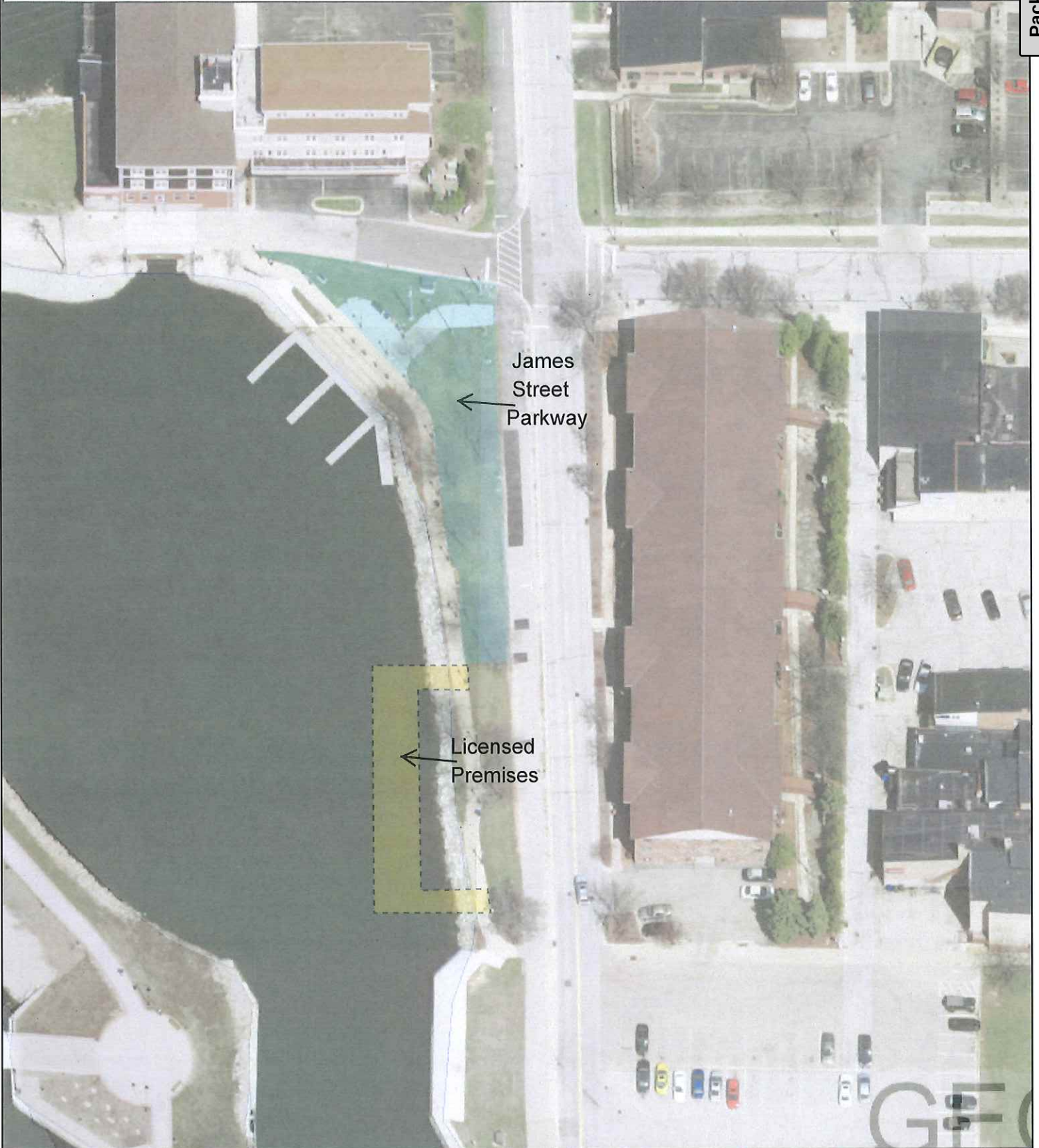
By:


Michael J. Walsh, Mayor


Shana D. Ledvina, Clerk-Treasurer

H:\jdupont\Agreements\2016\Fox River Boat Holding Co (boat docking)- final 1-19-16-151-001-16.docx

Exhibit A



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010



01/16/2016
Scale 1:720

City of De Pere, Wisconsin

**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: City Attorney

FROM: Angela Zills

SUBJECT: Resolution #16-82, Regarding Certain Fees for Revocable
Occupancy Permits

Resolution #16-82, Regarding Certain Fees for Revocable Occupancy Permits, will be distributed at the meeting.

ATTACHMENTS:

- Mayor & CC-ROP Permit fee memo (DOCX)

CITY OF DE PERE

MEMO

To: Michael J. Walsh, Mayor
 Members of the Common Council
 From: Judith Schmidt-Lehman, City Attorney
 RE: Resolution Setting Fees for Certain Revocable Occupancy Permits
 Date: August 2, 2016

Municipalities around the country have recently been faced with telecommunication company requests to permit small antenna arrays on structures within municipal rights of way. The City has received its first a request to allow telecommunications antenna on a city owned light pole. Currently, the ordinance we have in place which would address this request is §106-6(b), De Pere Municipal Code regarding the issuance of a revocable occupancy permit for an encroachment/obstruction of city right of way.

Granting a revocable occupancy permit for this encroachment/obstruction will entail expending city resources to review the application and structural analysis of the pole's ability to support the installation and city resources to inspect the installation after it is completed and on a yearly basis (or sooner if need be). Therefore, fees to reimburse the city for those costs need to be approved by the Council. The Director of Public Works is calculating those costs, which will be incorporated into an authorizing Resolution to be distributed at the August 2, 2016 meeting.

Since we are sure to see additional requests of this nature, staff will also be discussing whether changes should be made to §106-6(b) DPMC to more particularly address the special concerns and requirements that ought to be addressed with antenna arrays in city right of way, including the establishment of a rental fee for those arrays that wish to utilize city owned poles. Any ordinance revisions will be brought to the Board of Public Works and Council.

If you have any questions regarding this matter, please feel free to call me at 339-4042.

JSL

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: August 2, 2016

DEPARTMENT: Human Resources

FROM: Shannon Metzler

SUBJECT: Appointment of Interim Health Director

ATTACHMENTS:

- Interim Appointment_Health (DOCX)

Memo

City of De Pere

To: Members of the Common Council

From: Larry Delo, City Administrator (339-4044)
Shannon Metzler, Human Resources Director (339-4045)

RE: Interim Health Director

Date: 8/2/2016

As you are aware, Chrystal Woller, Health Director, has given her notice and will be taking a new position at St. Norbert College. Her last day with the City will be August 5, 2016.

We are required by the state of Wisconsin to designate an interim Health Director. We recommend Dale Schmit as Interim Director, effective 8/6/2016. Dale currently works as the City's Sanitarian and meets the requirements to serve as interim director. We recommend a monthly stipend of \$400 for the additional duties and responsibilities that Dale will be assuming.

If you have any questions in advance of the meeting, please feel free to contact one of us.

Thank you.

Attachment: Interim Appointment_Health (4971 : Appointment of Interim Health Director)

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: August 2, 2016
DEPARTMENT: City Clerk-Treasurer
FROM: Shana Ledvina
SUBJECT: Voucher Approval.

ATTACHMENTS:

- 8-2-16 VOUCHERS (PDF)

7/26/2016 5:01 PM

A / P CHECK REGISTER

PAGE: 1

PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0302	AIRGAS USA LLC							
	I-9936939958	AIRGAS USA LLC	R	8/02/2016		289.50CR	079262	289.50
5955	ALADDIN FIRE PROTECTION LLC							
	I-136343	ALADDIN FIRE PROTECTION LLC	R	8/02/2016		600.00CR	079263	600.00
7213	ALL STAR CUTTING & CORING LLC							
	I-16-19A (1) FINAL	ALL STAR CUTTING & CORING LLC	R	8/02/2016		16,643.25CR	079264	16,643.25
0020	BADGERLAND PRINTING INC							
	I-28012	BADGERLAND PRINTING INC	R	8/02/2016		324.00CR	079265	
	I-28022	BADGERLAND PRINTING INC	R	8/02/2016		12.00CR	079265	
	I-28046	BADGERLAND PRINTING INC	R	8/02/2016		21.20CR	079265	
	I-28049	BADGERLAND PRINTING INC	R	8/02/2016		312.00CR	079265	669.20
6966	BARIL ENGINE REBUILDING INC.							
	I-90769	BARIL ENGINE REBUILDING INC.	R	8/02/2016		41.20CR	079266	41.20
6404	BAY AREA TESTING & CONSULTING LLC							
	I-1056	BAY AREA TESTING & CONSULTING	R	8/02/2016		1,781.15CR	079267	
	I-1058	BAY AREA TESTING & CONSULTING	R	8/02/2016		714.75CR	079267	2,495.90
0027	BAY TOWEL INC							
	I-2207709	BAY TOWEL INC	R	8/02/2016		46.30CR	079268	
	I-2207710	BAY TOWEL INC	R	8/02/2016		77.85CR	079268	
	I-2210138	BAY TOWEL INC	R	8/02/2016		60.13CR	079268	
	I-2211846	BAY TOWEL INC	R	8/02/2016		42.35CR	079268	
	I-2211847	BAY TOWEL INC	R	8/02/2016		77.85CR	079268	304.48
0028	BAY VERTE MACHINERY INC							
	I-280783-00	BAY VERTE MACHINERY INC	R	8/02/2016		127.95CR	079269	127.95
5961	BEST EQUIPMENT							
	I-7067	BEST EQUIPMENT	R	8/02/2016		203.20CR	079270	203.20
0033	BIRDSEYE DAIRY INC							
	I-41800	BIRDSEYE DAIRY INC	R	8/02/2016		88.07CR	079271	
	I-41817	BIRDSEYE DAIRY INC	R	8/02/2016		121.81CR	079271	
	I-42461	BIRDSEYE DAIRY INC	R	8/02/2016		111.62CR	079271	
	I-42750	BIRDSEYE DAIRY INC	R	8/02/2016		361.61CR	079271	
	I-42782	BIRDSEYE DAIRY INC	R	8/02/2016		188.94CR	079271	872.05

Attachment: 8-2-16 VOUCHERS (4978 : Voucher Approval.)

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PAGE: 2

PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	CHECK AMOUNT	CHECK NO#	CHECK AMOUNT
1532	BOBCAT PLUS INC							
	I-IB90727	BOBCAT PLUS INC	R	8/02/2016		650.99CR	079272	650.99
0038	BROADWAY AUTOMOTIVE INC							
	I-483360	BROADWAY AUTOMOTIVE INC	R	8/02/2016		817.74CR	079273	
	I-806110	BROADWAY AUTOMOTIVE INC	R	8/02/2016		63.77CR	079273	881.51
0039	BROOKS TRACTOR INC							
	I-D48288	BROOKS TRACTOR INC	R	8/02/2016		502.06CR	079274	
	I-D48357	BROOKS TRACTOR INC	R	8/02/2016		189.41CR	079274	691.47
2944	BROWN COUNTY JAIL							
	I-201607266199	BROWN COUNTY JAIL	R	8/02/2016		920.00CR	079275	920.00
0044	BROWN COUNTY REGISTER OF DEEDS							
	I-201607266200	BROWN COUNTY REGISTER OF DEEDS	R	8/02/2016		31.00CR	079276	31.00
6061	CARRICO AQUATIC RESOURCES INC							
	I-20162391	CARRICO AQUATIC RESOURCES INC	R	8/02/2016		137.28CR	079277	137.28
0536	CDW GOVERNMENT INC							
	I-DPL7912	CDW GOVERNMENT INC	R	8/02/2016		111.08CR	079278	
	I-DPZ9513	CDW GOVERNMENT INC	R	8/02/2016		198.59CR	079278	309.67
2708	CLEANING SOLUTION SERVICES INC							
	I-11946	CLEANING SOLUTION SERVICES INC	R	8/02/2016		114.04CR	079279	
	I-11957	CLEANING SOLUTION SERVICES INC	R	8/02/2016		1,416.56CR	079279	
	I-11958	CLEANING SOLUTION SERVICES INC	R	8/02/2016		1,784.35CR	079279	3,314.95
0217	COUNTRY VISIONS COOPERATIVE							
	I-19299	COUNTRY VISIONS COOPERATIVE	R	8/02/2016		90.00CR	079280	
	I-201607266201	COUNTRY VISIONS COOPERATIVE	R	8/02/2016		4.19CR	079280	
	I-201607266202	COUNTRY VISIONS COOPERATIVE	R	8/02/2016		31.28CR	079280	
	I-201607266203	COUNTRY VISIONS COOPERATIVE	R	8/02/2016		47.28CR	079280	172.75
7436	CROWD CONTROL STORE							
	I-SORD1443367	CROWD CONTROL STORE	R	8/02/2016		105.89CR	079281	105.89
0079	DORSCH CORP							
	I-55986	DORSCH CORP	R	8/02/2016		316.63CR	079282	316.63
0944	ELECTION SYSTEMS & SOFTWARE INC							
	I-975480	ELECTION SYSTEMS & SOFTWARE IN	R	8/02/2016		1,435.48CR	079283	1,435.48

Attachment: 8-2-16 VOUCHERS (4978 : Voucher Approval.)

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A / P CHECK REGISTER

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PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
6859	EMS MEDICAL BILLING ASSOC LLC							
	I-201607266205	EMS MEDICAL BILLING ASSOC LLC	R	8/02/2016		4,122.05CR	079284	4,122.05
0331	FERGUSON WATERWORKS #1476 INC							
	I-201001	FERGUSON WATERWORKS #1476 INC	R	8/02/2016		890.62CR	079285	890.62
7096	JAMES M. FICO PHD							
	I-201607266206	JAMES M. FICO PHD	R	8/02/2016		325.00CR	079286	325.00
6923	GORDON FLESCH COMPANY INC.							
	I-IN11596181	GORDON FLESCH COMPANY INC.	R	8/02/2016		117.00CR	079287	117.00
0124	GREEN BAY CITY TREASURER							
	I-106199	GREEN BAY CITY TREASURER	R	8/02/2016		218.44CR	079288	
	I-106200	GREEN BAY CITY TREASURER	R	8/02/2016		233.69CR	079288	
	I-106201	GREEN BAY CITY TREASURER	R	8/02/2016		319.27CR	079288	
	I-106202	GREEN BAY CITY TREASURER	R	8/02/2016		187.09CR	079288	
	I-106203	GREEN BAY CITY TREASURER	R	8/02/2016		107.60CR	079288	
	I-106204	GREEN BAY CITY TREASURER	R	8/02/2016		187.09CR	079288	
	I-106205	GREEN BAY CITY TREASURER	R	8/02/2016		1,175.44CR	079288	
	I-106234	GREEN BAY CITY TREASURER	R	8/02/2016		15,477.00CR	079288	
	I-106308	GREEN BAY CITY TREASURER	R	8/02/2016		35,991.75CR	079288	53,897.37
7437	HANGING GARDENS LLC							
	I-103295	HANGING GARDENS LLC	R	8/02/2016		6,840.00CR	079289	6,840.00
3521	HD SUPPLY WATERWORKS LTD							
	I-F808228	HD SUPPLY WATERWORKS LTD	R	8/02/2016		229,949.00CR	079290	
	I-F832294	HD SUPPLY WATERWORKS LTD	R	8/02/2016		608.88CR	079290	
	I-F841298	HD SUPPLY WATERWORKS LTD	R	8/02/2016		755.50CR	079290	231,313.38
7208	HOLIDAY WHOLESALE							
	I-7852830	HOLIDAY WHOLESALE	R	8/02/2016		30.00CR	079291	
	I-7856866	HOLIDAY WHOLESALE	R	8/02/2016		40.30CR	079291	
	I-7856867	HOLIDAY WHOLESALE	R	8/02/2016		16.12CR	079291	86.42
5674	HOME TEAM SPORTS & APPAREL INC							
	I-27312	HOME TEAM SPORTS & APPAREL INC	R	8/02/2016		86.20CR	079292	86.20
5484	HYDROCOP INC							
	I-39596-IN	HYDROCOP INC	R	8/02/2016		390.00CR	079293	390.00

Attachment: 8-2-16 VOUCHERS (4978 : Voucher Approval.)

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PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
1399	INDOFF INC							
	C-2826823	INDOFF INC	R	8/02/2016		24.36	079294	
	C-2828797	INDOFF INC	R	8/02/2016		3.00	079294	
	I-2817175	INDOFF INC	R	8/02/2016		15.95CR	079294	
	I-2823302	INDOFF INC	R	8/02/2016		143.99CR	079294	
	I-2826192	INDOFF INC	R	8/02/2016		63.37CR	079294	
	I-2826194	INDOFF INC	R	8/02/2016		284.47CR	079294	
	I-2826824	INDOFF INC	R	8/02/2016		168.78CR	079294	
	I-2828798	INDOFF INC	R	8/02/2016		63.90CR	079294	
	I-2829193	INDOFF INC	R	8/02/2016		255.60CR	079294	968.70
2602	JOSSART BROTHERS INC							
	I-9-388	JOSSART BROTHERS INC	R	8/02/2016		4,153.20CR	079295	4,153.20
1276	JX ENTERPRISES INC							
	I-D-262000058	JX ENTERPRISES INC	R	8/02/2016		30.94CR	079296	30.94
0153	LAFORCE INC							
	I-1003533	LAFORCE INC	R	8/02/2016		3,378.00CR	079297	
	I-1005022	LAFORCE INC	R	8/02/2016		2,930.00CR	079297	6,308.00
0154	LAMERS BUS LINES INC							
	I-494125	LAMERS BUS LINES INC	R	8/02/2016		280.56CR	079298	
	I-494126	LAMERS BUS LINES INC	R	8/02/2016		170.00CR	079298	450.56
1187	LINCOLN CONTRACTORS SUPPLY INC							
	I-K58721	LINCOLN CONTRACTORS SUPPLY INC	R	8/02/2016		5,838.74CR	079299	5,838.74
0163	MCC INC							
	I-86827	MCC INC	R	8/02/2016		405.00CR	079300	405.00
0173	MENARDS INC							
	C-89289	MENARDS INC	R	8/02/2016		23.00	079301	
	I-88442	MENARDS INC	R	8/02/2016		159.90CR	079301	
	I-88478	MENARDS INC	R	8/02/2016		491.40CR	079301	
	I-88659	MENARDS INC	R	8/02/2016		7.94CR	079301	
	I-88660	MENARDS INC	R	8/02/2016		29.99CR	079301	
	I-88719	MENARDS INC	R	8/02/2016		142.96CR	079301	
	I-89040	MENARDS INC	R	8/02/2016		10.52CR	079301	
	I-89115	MENARDS INC	R	8/02/2016		133.00CR	079301	
	I-89226	MENARDS INC	R	8/02/2016		110.72CR	079301	1,063.43

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PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
7407	MEULEMANS BROTHERS ELECTRIC LLC							
	I-1559	MEULEMANS BROTHERS ELECTRIC LL	R	8/02/2016		735.00CR	079302	735.00
1630	BRIAN MITCHELL							
	I-1317	BRIAN MITCHELL	R	8/02/2016		226.00CR	079303	
	I-1318	BRIAN MITCHELL	R	8/02/2016		40.00CR	079303	266.00
0524	MJB INDUSTRIES INC							
	I-5858	MJB INDUSTRIES INC	R	8/02/2016		9,450.00CR	079304	9,450.00
0531	NORTHEAST AUTO PARTS INC							
	I-313007	NORTHEAST AUTO PARTS INC	R	8/02/2016		27.48CR	079305	
	I-313021	NORTHEAST AUTO PARTS INC	R	8/02/2016		93.77CR	079305	
	I-313049	NORTHEAST AUTO PARTS INC	R	8/02/2016		26.49CR	079305	
	I-313087	NORTHEAST AUTO PARTS INC	R	8/02/2016		23.96CR	079305	
	I-313098	NORTHEAST AUTO PARTS INC	R	8/02/2016		30.67CR	079305	
	I-313233	NORTHEAST AUTO PARTS INC	R	8/02/2016		21.49CR	079305	
	I-313259	NORTHEAST AUTO PARTS INC	R	8/02/2016		6.69CR	079305	
	I-313275	NORTHEAST AUTO PARTS INC	R	8/02/2016		39.90CR	079305	
	I-313303	NORTHEAST AUTO PARTS INC	R	8/02/2016		68.76CR	079305	
	I-313317	NORTHEAST AUTO PARTS INC	R	8/02/2016		3.49CR	079305	342.70
0255	ONE LAW GROUP SC							
	I-406-01M (246)	ONE LAW GROUP SC	R	8/02/2016		1,473.22CR	079306	1,473.22
1020	OVERHEAD DOOR CO OF GREEN BAY							
	I-BAY2161010	OVERHEAD DOOR CO OF GREEN BAY	R	8/02/2016		796.39CR	079307	
	I-BAY2161086	OVERHEAD DOOR CO OF GREEN BAY	R	8/02/2016		950.00CR	079307	1,746.39
0199	PARKER COATINGS INC							
	I-275453	PARKER COATINGS INC	R	8/02/2016		99.57CR	079308	99.57
4476	PAUL CONWAY SHIELDS CORP							
	I-388617-IN	PAUL CONWAY SHIELDS CORP	R	8/02/2016		288.50CR	079309	288.50
0202	PEPSI COLA NEW INC							
	C-7031771	PEPSI COLA NEW INC	R	8/02/2016		239.04	079310	
	I-352424	PEPSI COLA NEW INC	R	8/02/2016		244.32CR	079310	
	I-352425	PEPSI COLA NEW INC	R	8/02/2016		244.32CR	079310	
	I-357258	PEPSI COLA NEW INC	R	8/02/2016		103.44CR	079310	
	I-358939	PEPSI COLA NEW INC	R	8/02/2016		166.32CR	079310	
	I-360406	PEPSI COLA NEW INC	R	8/02/2016		322.08CR	079310	
	I-7032103	PEPSI COLA NEW INC	R	8/02/2016		16.80CR	079310	
	I-7032105	PEPSI COLA NEW INC	R	8/02/2016		111.60CR	079310	
	I-7032147	PEPSI COLA NEW INC	R	8/02/2016		74.64CR	079310	1,044.48

Attachment: 8-2-16 VOUCHERS (4978 : Voucher Approval.)

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PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
5476	PERSONNEL EVALUATION INC							
	I-19262	PERSONNEL EVALUATION INC	R	8/02/2016		44.00CR	079311	44.00
0208	POMP'S TIRE SERVICE INC							
	I-90032709	POMP'S TIRE SERVICE INC	R	8/02/2016		524.66CR	079312	
	I-90032710	POMP'S TIRE SERVICE INC	R	8/02/2016		314.30CR	079312	838.96
0211	POSITIVE PROMOTIONS							
	I-5540969	POSITIVE PROMOTIONS	R	8/02/2016		2,058.78CR	079313	2,058.78
1701	PRAXAIR DISTRIBUTION INC							
	I-73546691	PRAXAIR DISTRIBUTION INC	R	8/02/2016		19.44CR	079314	19.44
6948	RAY'S TIRE							
	I-3-38705	RAY'S TIRE	R	8/02/2016		790.48CR	079315	790.48
4208	RED THE UNIFORM TAILOR							
	I-W63496	RED THE UNIFORM TAILOR	R	8/02/2016		19.95CR	079316	19.95
5393	RICOH USA INC.							
	I-1064103284	RICOH USA INC.	R	8/02/2016		41.00CR	079317	41.00
7371	RJM CONSTRUCTION LLC							
	I-201607266207	RJM CONSTRUCTION LLC	R	8/02/2016		11,908.82CR	079318	11,908.82
0158	ROBERT E LEE & ASSOCIATES INC							
	I-70736	ROBERT E LEE & ASSOCIATES INC	R	8/02/2016		1,358.50CR	079319	1,358.50
6380	ROCK OIL REFINING INC							
	I-253272	ROCK OIL REFINING INC	R	8/02/2016		72.50CR	079320	
	I-254308	ROCK OIL REFINING INC	R	8/02/2016		100.00CR	079320	172.50
3268	SEILER INSTRUMENT & MFG CO INC							
	I-INV-340115	SEILER INSTRUMENT & MFG CO INC	R	8/02/2016		2,223.36CR	079321	2,223.36
4029	SERVICE MOTOR COMPANY							
	I-CS14798	SERVICE MOTOR COMPANY	R	8/02/2016		124.00CR	079322	124.00
3545	SHORT ELLIOTT HENDRICKSON INC							
	I-317179	SHORT ELLIOTT HENDRICKSON INC	R	8/02/2016		1,811.92CR	079323	1,811.92
4842	THOMSON REUTERS							
	I-834359669	THOMSON REUTERS	R	8/02/2016		426.57CR	079324	426.57

Attachment: 8-2-16 VOUCHERS (4978 : Voucher Approval.)

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A / P CHECK REGISTER

PAGE: 7

PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

			CHECK TYPE	CHECK DATE	DISCOUNT	CHECK AMOUNT	CHECK NO#	CHECK AMOUNT
6557	TILLMANN WHOLESALE GROWERS							
	I-12657	TILLMANN WHOLESALE GROWERS	R	8/02/2016		380.00CR	079325	380.00
0417	TWEET GAROT MECHANICAL INC							
	I-34220	TWEET GAROT MECHANICAL INC	R	8/02/2016		560.23CR	079326	
	I-34419	TWEET GAROT MECHANICAL INC	R	8/02/2016		1,027.92CR	079326	
	I-34421	TWEET GAROT MECHANICAL INC	R	8/02/2016		334.91CR	079326	
	I-34424	TWEET GAROT MECHANICAL INC	R	8/02/2016		1,027.92CR	079326	2,950.98
0277	VAN'S FIRE & SAFETY INC							
	I-4087727	VAN'S FIRE & SAFETY INC	R	8/02/2016		25.00CR	079327	25.00
2645	WI DEPT OF JUSTICE							
	I-201607266208	WI DEPT OF JUSTICE	R	8/02/2016		35.00CR	079328	35.00
6118	WI DEPT OF JUSTICE - TIME							
	I-T21320	WI DEPT OF JUSTICE - TIME	R	8/02/2016		300.00CR	079329	300.00
1210	WIL KIL PEST CONTROL							
	I-2952513	WIL KIL PEST CONTROL	R	8/02/2016		107.50CR	079330	107.50
1547	JADE WITT							
	I-201607266209	JADE WITT	R	8/02/2016		11.34CR	079331	11.34

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	70	0.00	389,594.92	389,594.92
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	70	0.00	389,594.92	389,594.92

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Attachment: 8-2-16 VOUCHERS (4978 : Voucher Approval.)

7/26/2016 5:01 PM

A / P CHECK REGISTER

PAGE: 8

PACKET: 05225 AUG 2016 COUNCIL - 1 8-2-16

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
100	8/2016	102,368.35CR
201	8/2016	115,493.15CR
205	8/2016	30.00CR
207	8/2016	405.00CR
405	8/2016	19,139.15CR
415	8/2016	21,976.23CR
601	8/2016	122,512.08CR
650	8/2016	7,670.96CR
=====		
ALL		389,594.92CR

Attachment: 8-2-16 VOUCHERS (4978 : Voucher Approval.)

City of De Pere, Wisconsin

**Request For Common Council Action**

MEETING DATE: August 2, 2016
DEPARTMENT: City Clerk-Treasurer
FROM: Shana Ledvina
SUBJECT: Operator License Applications.

ATTACHMENTS:

- 8-2-2016 (PDF)

CITY OF DE PERE - August 2, 2016

ITEM	NAME	ADDRESS	CITY	ST	ZIP
Previously Tabled Operator Licenses					
1	BARBER, ELIZABETH C.	1331 BELLEVUE ST, LOT 522	GREEN BAY	WI	54302
2	NYHAN, MEGAN M.	1006 4TH ST UPPER	DE PERE	WI	54115
3	SCHUIRMANN, BRIANNA J.	2802 VIKING DR	GREEN BAY	WI	54304
4	WOERNER, LOREN E.	428 PRAIRIE WAY	WRIGHTSTOWN	WI	54180

Temporary Operator License Applications					
1	BOEHM, TODD R.	N1347 CTH AB	DENMARK	WI	54208
2	FRUZEN, ROBERT A.	804 MANITOWISH PL	DE PERE	WI	54115
3	GRASEE, JAMES T.	293 EAST RIVER DR APT 3	DE PERE	WI	54115
4	STEINHORST, DANIEL J.	5616 SKALESKI RD	DENMARK	WI	54208
5	THOMPSON, JENNIFER M.	5879 SKALESKI RD	DENMARK	WI	54208

New Operator License Applications for the 2016-2018 Licensing Period					
1	ADENEKAN, AYODELE A.	3509 E. GLORY LN APT 15	APPLETON	WI	54913
2	BAKER, SAMANTHA L.	2701 HUMBOLDT RD #15	GREEN BAY	WI	54311
3	BEAUCHAMP, NICHOLAS J.	890 HOWARD ST	GREEN BAY	WI	54303
4	DURA, CHELSEA L.	113A N BROADWAY	DE PERE	WI	54115
5	FAULKS, ZACHARIAH J.	1901 RIDGEWAY DR APT 36	DE PERE	WI	54115
6	HASSETT, LOGAN J.	938 HICKORY AV	DE PERE	WI	54115
7	HERWALD, LYN M.	2347 SHADY LN	GREEN BAY	WI	54313
8	JACKIMOWICZ, COURTNEY L.	3835 EAST RIVER DR #7	GREEN BAY	WI	54301
9	JELINSKI, BLAKE R.	2316 MEADOW LN	GREEN BAY	WI	54301
10	KHAN, SHAHBAZ	1405 S. NORWOOD AV #2	GREEN BAY	WI	54304
11	LEMKE, BONNIE H.	2353 CLEM LN	DE PERE	WI	54115
12	LESTER, DEIDRA L.	2854 VIKING DR	GREEN BAY	WI	54304
13	LICHTTENEGGER, DEREK A.	2232 MAGNOLIA LN	GREEN BAY	WI	54304
14	MARTENS, JACOB P.	719 WINFORD AV	GREEN BAY	WI	54303
15	MARTINEZ, ROBERTO	510 N. 10TH ST APT 9	DE PERE	WI	54115
16	MC ARDLE, MELISSA J.	1505 S. ONEIDA ST	GREEN BAY	WI	54304
17	MICHELL, VICTORIA L.	2767 HUMBOLDT RD	GREEN BAY	WI	54311
18	MILLAR, MINDY A.	916 GRANT ST	DE PERE	WI	54115
19	MINOR, TONI A.	2790 LAVENDER LN	GREEN BAY	WI	54313
20	NAPIER, ROGER A.	1011 S. 6TH ST	DE PERE	WI	54115
21	PERRY, NICHOLAS S.	515 16TH AV	GREEN BAY	WI	54303
22	RUIZ, JOSE R.	1586 QUARRY PARK DR APT 8	DE PERE	WI	54115
23	SCHULTZ, KATHRYN L.	3506 LAYDEN DR	DE PERE	WI	54115
24	SILHA, JAMES M.	1615 QUINNETTE LN	DE PERE	WI	54115
25	SMITH, WILLIAM S.	2130 LAWRENCE DR	DE PERE	WI	54115
26	TYLER, JANE K.	1128 PINE ST	GREEN BAY	WI	54301
27	VERDEGAN, DAWN M.	109 S. VAN BUREN ST	GREEN BAY	WI	54301

Attachment: 8-2-2016 (4984 : Operator License Applications.)