



Joint Review Board

Regular Untelevised

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

Agenda

Friday, July 27, 2018

8:30 AM

De Pere City Hall Riverview Room

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Joint Review Board** of the City of De Pere will be held on **July 27, 2018** at **8:30 AM** in the **De Pere City Hall Riverview Room, 335 S. Broadway, De Pere, WI 54115.**

Call to Order

1. Roll Call
2. Approval of the minutes of the July 24, 2017 Joint Review Board Meeting.
3. Annual Review of Financial Reports for Tax Increment Financing Districts #7 and #10.

Adjournment

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

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

Agenda Sent To:

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

City of De Pere, Wisconsin**Request For Joint Review Board Action**

MEETING DATE: July 27, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- JRB_Jul2017_Minutes_Draft_East (PDF)



Joint Review Board

Regular Untelevised

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

Draft Minutes

Monday, July 24, 2017

8:30 AM

De Pere City Hall Riverview Room

Call to Order

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

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
William Patzke	Board Member	Present	
Dawn Foeller	Board Member	Present	
Chuck Lamine	Board Member	Present	
Bob Matthews	Board Member	Present	

Also present: City Administrator Larry Delo, Economic Development & Planning Director Kim Flom, Finance Director Joe Zegers, and City Attorney Judy Schmidt-Lehman. Dawn Foeller also present in place of Unified School District Representative Ben Villarruel.

2. Approval of the minutes of the August 8, 2016 Joint Review Board Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Matthews, Board Member
SECONDER:	Chuck Lamine, Board Member
AYES:	Walsh, Patzke, Foeller, Lamine, Matthews

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

Economic Development & Planning Director Kim Flom reviewed the 2016 Annual Report for the east side TIDs: #7 and #10. She explained that the report is an analysis of how the TIDs are performing. She reviewed the locations of both TIDs, with TID #7 being located in the downtown and TID #10 being located in the east side industrial park. Kim reported that TID #7 includes the newly built 102 N Broadway condominium building, with the expectation of additional redevelopment in the TID. She also outlined two new developments located in TID #10, which are the Belmark corporate office building and the Paroubek Insurance office building, both of which will be completed in 2018. Bob Matthews asked if the City anticipates anything new in TID #10 and Kim replied that there is some vacant land which could bring in more increment if developed. Mayor Walsh moved, seconded by Bob Matthews, to receive and place the item on file. Upon vote, motion carried unanimously.

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

Adjournment

Bob Matthews moved, seconded by Dawn Foeller, to adjourn the meeting at 8:44 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: July 27, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

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

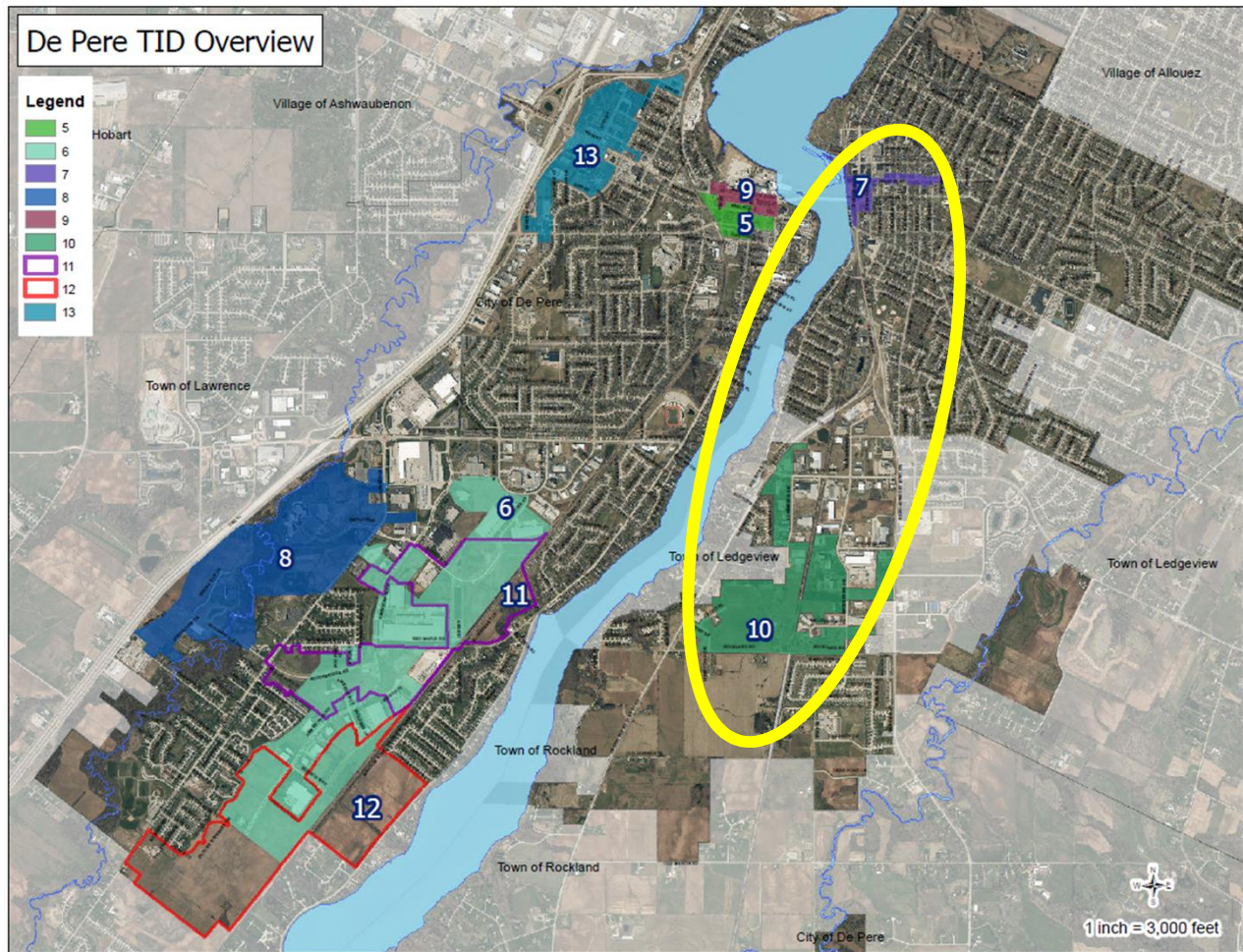
ATTACHMENTS:

- 2017 East Side TID Report De Pere (PDF)

City of De Pere

Tax Increment Financing Districts

2017 Annual Report - East Side



TID #7 & TID #10



Reviewed by the Joint Review Board on July 27, 2018

City of De Pere

Tax Increment Financing Districts

2017 Annual Report - East Side

This document provides a review of the Tax Increment Districts within the City of De Pere.

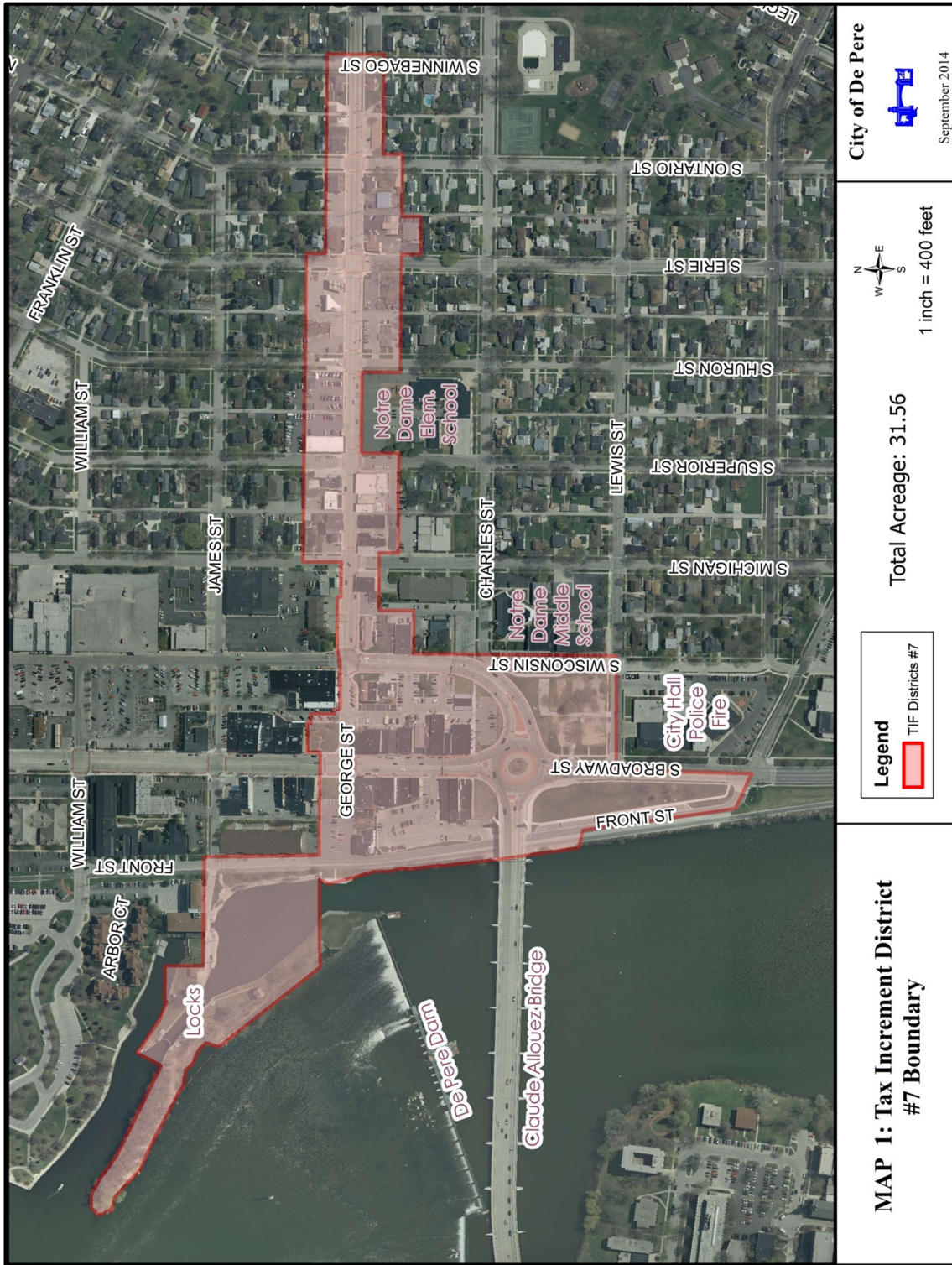
The spreadsheet analysis has been provided to provide supplemental understanding of the TID reports that are submitted to the state. The spreadsheet includes the current increment value and liability and also projects short term project costs and development projects.

The projected future increment and projects are purposely conservative in nature. All TID expenditures in the City of De Pere are reviewed on a project by project basis after analysis of current available increment on likely future development.



TID #7

TID Type: 3-Reh/Cons post-95



TID #7

TID 7

TID Created: 01-Jan-07
 TID Closes: 17-Oct-31
 TID Expenditures End: 17-Oct-27
 2018 Increment Value: \$909,200
 Net Liability Dec 31, 2017: **(\$3,816,864)**
 Future Interest: **(\$2,356,679)**
 Available Cash: **(\$2,273,325)**
 2017 Unpaid Projects: **(\$12,000)**
 Final Net Liability: **(\$4,291,868)**

Rehab TID (27 years plus 3 year extension -- reduced two years do to redetermination of base value)

WI DOR 2017 Equalized Value Report value used for 2018 Increment Income

2017 Audit Report
 2017 Audit Report
 (Zoning Code -- \$10K -- Wayfinding -- \$2K)
 Calculated Value

TAX INCREMENT TABLE

01-Jan	Increment Equalized Value	Inflation on base Value 0%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WIDOR Increment	**Tax Increment Revenue
2018	909,200	909,200	0	909,200	21.87	19,883
2019	909,200	909,200	4,425,800	5,335,000	21.87	116,671
2020	5,335,000	5,335,000	8,500,000	13,835,000	21.87	302,558
2021	13,835,000	13,835,000	0	13,835,000	21.87	302,558
2022	13,835,000	13,835,000	10,000,000	23,835,000	21.87	521,248
2023	23,835,000	23,835,000	7,000,000	30,835,000	21.87	674,331
2024	30,835,000	30,835,000	0	30,835,000	21.87	674,331
2025	30,835,000	30,835,000	0	30,835,000	21.87	674,331
2026	30,835,000	30,835,000	0	30,835,000	21.87	674,331
2027	30,835,000	30,835,000	0	30,835,000	21.87	674,331
2028	30,835,000	30,835,000	0	30,835,000	21.87	674,331
2029	30,835,000	30,835,000	0	30,835,000	21.87	674,331
2030	30,835,000	30,835,000	0	30,835,000	21.87	674,331
2031	30,835,000	30,835,000	0	30,835,000	21.87	674,331
Total						6,774,233

PROJECT DEBT TABLE

01-Jan	As of 1-Jan Balance	Loss Revenue / Computer Aid	NEW Bonded TID Expenses	NEW Bonded Non- Bonded Expenses	NEW TID Expenses	New Debt Service	TID DONATION or (PILOT)	Tax Increment Dollars	Total for TID (Aide + PILOT + Increment)	TIF Balance
2018	(4,291,868)	1,014	0	(100,000)	(100,000)	0	0	19,883	20,887	(\$4,370,971)
2019	(4,370,971)	1,014	(1,100,000)	(65,000)	(1,165,000)	(192,493)	0	116,671	117,685	(\$5,610,779)
2020	(5,610,779)	1,014	0	(65,000)	(65,000)	(21,388)	0	302,558	303,572	(\$5,558,094)
2021	(5,558,094)	1,014	(150,000)	(65,000)	(215,000)	0	0	302,558	303,572	(\$5,490,910)
2022	(5,490,910)	1,014	0	(65,000)	(65,000)	0	0	521,248	522,262	(\$5,252,339)
2023	(5,252,339)	1,014	0	(65,000)	(65,000)	0	0	674,331	675,345	(\$4,795,077)
2024	(4,795,077)	1,014	0	(65,000)	(65,000)	0	0	674,331	675,345	(\$4,184,732)
2025	(4,184,732)	1,014	0	(65,000)	(65,000)	0	0	674,331	675,345	(\$3,574,388)
2026	(3,574,388)	1,014	0	(65,000)	(65,000)	0	0	674,331	675,345	(\$2,964,043)
2027	(2,964,043)	1,014	0	(65,000)	(65,000)	No	0	674,331	675,345	(\$2,353,699)
2028	(2,353,699)	1,014	No	(65,000)	(65,000)	New	0	674,331	675,345	(\$1,743,354)
2029	(1,743,354)	1,014	New Projects	(65,000)	(65,000)	Projects	0	674,331	675,345	(\$1,133,009)
2030	(1,133,009)	1,014	0	(65,000)	(65,000)	0	0	674,331	675,345	(\$522,665)
2031	(522,665)	1,014	0	(65,000)	(65,000)	0	0	674,331	675,345	\$87,680
Total		14,196	(1,250,000)	(945,000)	(213,881)		0	6,774,233		

Project Table

Year	Project Name	Bonded Project Expense	Non Bonded Project Expense	PILOT / Income	New Value Added
2018	Admin		(65,000)		4,425,800
	Zoning Code Update				
2018	* Facade Grant		(35,000)		
	Project * Public				
2019	Infrastructure	(1,000,000)			
2019	Developer Grant	(100,000)			
2019	Admin		(65,000)		
2020	Development Project				8,500,000
2020	Admin		(65,000)		
2021	Developers Grant	(150,000)			
2021	Admin		(65,000)		
2022	Development Project				10,000,000
2022	Admin		(65,000)		
2023	Development Project				7,000,000
2023	Admin		(65,000)		
2024	Admin		(65,000)		
2025	Admin		(65,000)		
2026	Admin		(65,000)		
2027	Admin		(65,000)		
2028	Admin		(65,000)		
2029	Admin		(65,000)		
2030	Admin		(65,000)		
2031	Admin		(65,000)		

Notes:

This spreadsheet provides supplemental understanding of the TID reports that are submitted to the state. The spreadsheet includes the current increment value and liability and as well as likely short term project costs and development projects. The projected future increment and projects in this model focus on the upcoming 3-5 years, and are purposely conservative. All TID expenditures in the City are reviewed on a project by project basis, after analysis of available increment and projected future development.

2019 Project - James St Streetscape - Façade Grants - Parking Study - Cultural District Master Plan Implementation



TID #7

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 05216	Municipality DE PERE		County BROWN	Due date 07-02-2018	Report type AMENDED
TID number 007	TID type 3	TID name TID 7	Creation date 10-17-2006	Mandatory termination date 10-17-2033	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$777,771

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$80,986
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	\$2,488
Miscellaneous revenue	
Sale of property	
Total Revenue (deposits)	\$83,474



Form
PE-300

TID Annual Report

2017
WI Dept of Revenue

Section 3. Expenditures	
Developer grant name	Developer grant amount
Developer Grants	\$375,000
Subtotal developer grant amount	\$375,000
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
Transfer to Debt Service Fund	\$65,000
Subtotal transfer to other fund amount	\$65,000
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	\$201,000
Administration	\$9,901
Professional services	\$25,700
Interest and fiscal charges	\$135,641
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$276,453
Environmental costs	
Real property assembly costs	
Total Expenditures	\$1,088,845

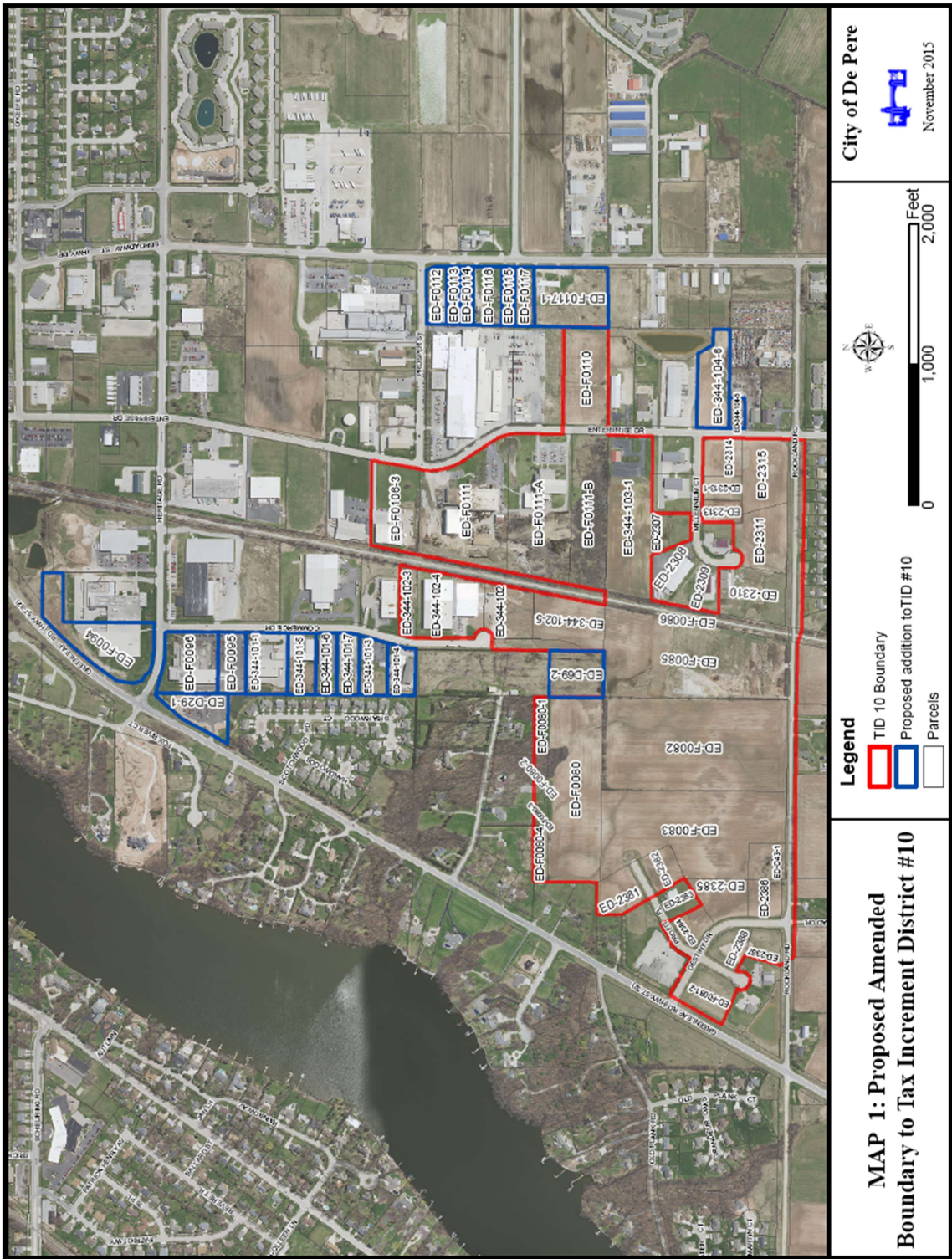
Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-227,600
Future costs	\$1,250,000
Future revenue	
Surplus or deficit	\$-1,477,600

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

Attachment: 2017 East Side TID Report De Pere (7192 : Annual Review of Financial Reports for Tax Increment Financing Districts #7 and #10.)

TID #10

TID Type: 5-Industrial Post-04



TID #10

TID 10

TID Created:	01-Jan-12	Industrial TID (20 Years plus 3 year extension)
TID Closes:	07-Aug-32	
TID Expenditures End:	07-Aug-27	
2018 Increment Value:	9,506,700	WI DOR 2017 Equalized Value Report value used for 2018 Increment Income
Net Liability Dec 31, 2017:	(\$816,833)	2017 Audit Report (Preliminary)
Future Interest:	(\$154,320)	2017 Audit Report (Preliminary)
Available Cash:	(\$66,117)	2017 Audit Report (Preliminary)
2017 Unpaid Projects:	(\$10,000)	(Zoning Code - \$10K)
Final Net Liability:	(\$1,047,270)	Calculated Value

TAX INCREMENT TABLE

01-Jan	Increment Equalized Value	Inflation on base Value 0%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue
2018	9,506,700	9,506,700	1,500,000	11,006,700	21.74	239,298
2019	11,006,700	11,006,700	5,000,000	16,006,700	21.74	348,003
2020	16,006,700	16,006,700	5,650,000	21,656,700	21.74	470,840
2021	21,656,700	21,656,700	2,000,000	23,656,700	21.74	514,323
2022	23,656,700	23,656,700		23,656,700	21.74	514,323
2023	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2024	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2025	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2026	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2027	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2028	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2029	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2030	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2031	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2032	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2033	23,656,700	23,656,700	0	23,656,700	21.74	514,323
2034						
Total						7,744,336

PROJECT DEBT TABLE

01-Jan	As of 1-Jan Balance	Loss Revenue / Computer Aid	NEW TID Expenses Non - Bonded	NEW TID Expenses Non - Bonded	New Debt Service	TID DONATION or (PILOT)	Tax Increment Dollars	Total for TID (Aide + PILOT + Increment)	TIF Balance
2018	(1,047,270)	3,262	(1,795,000)	(185,000)	(255,945)	0	239,298	242,560	(\$3,040,655)
2019	(3,040,655)	3,262	(1,000,000)	(185,000)	(142,588)	0	348,003	351,265	(\$4,016,977)
2020	(4,016,977)	3,262	0	(185,000)	0	0	470,840	474,102	(\$3,727,875)
2021	(3,727,875)	3,262	0	(185,000)	0	0	514,323	517,585	(\$3,395,290)
2022	(3,395,290)	3,262	0	(120,000)	0	0	514,323	517,585	(\$2,997,706)
2023	(2,997,706)	3,262	0	(120,000)	0	0	514,323	517,585	(\$2,600,121)
2024	(2,600,121)	3,262	0	(120,000)	0	0	514,323	517,585	(\$2,202,536)
2025	(2,202,536)	3,262	0	(120,000)	0	0	514,323	517,585	(\$1,804,952)
2026	(1,804,952)	3,262	0	(120,000)	0	0	514,323	517,585	(\$1,407,367)
2027	(1,407,367)	3,262	0	(120,000)	0	0	514,323	517,585	(\$1,009,782)
2028	(1,009,782)	3,262	0	(120,000)	0	0	514,323	517,585	(\$612,197)
2029	(612,197)	3,262		(120,000)		0	514,323	517,585	(\$214,613)
2030	(214,613)	3,262	No New Projects	(120,000)	No New Projects	0	514,323	517,585	\$182,972
2031	182,972	3,262		(120,000)		0	514,323	517,585	\$580,557
2032	580,557	3,262				0	514,323	517,585	\$1,098,141
2033									
2034									
Total		48,930	(2,795,000)	(1,940,000)	(398,532)	0	7,230,014		

Project Table

Year	Project Name	Bonded Project Expense	Non Bonded Project Expense	Prior 2013 Debt Service	New Value Added
2018	Admin Pay Go TID + Public		(65,000)		
2018	Infrastructure Paroubek & Belmark	(1,795,000)	(120,000)		1,500,000
2019	Admin Pay Go TID Street		(65,000)		5,000,000
2019	Admin Pay Go TID Street		(120,000)		
2020	Improvements Development	(1,000,000)			5,000,000
2020	Project				650,000
2020	Admin		(65,000)		
2020	Pay Go TID		(120,000)		
2021	Admin		(65,000)		
2021	Pay Go TID Development		(120,000)		
2021	Project				2,000,000
2022	Admin+PayGo		(120,000)		
2023	Admin+PayGo		(120,000)		
2024	Admin+PayGo		(120,000)		
2025	Admin+PayGo		(120,000)		
2026	Admin+PayGo		(120,000)		
2027	Admin+PayGo		(120,000)		
2028	Admin+PayGo		(120,000)		
2029	Admin+PayGo		(120,000)		
2030	Admin+PayGo		(120,000)		
2031	Admin+PayGo		(120,000)		
2032					
2033					

Notes:

This spreadsheet provides supplemental understanding of the TID reports that are submitted to the state.

The spreadsheet includes the current increment value and liability and as well as likely short term project costs and development projects.

The projected future increment and projects in this model focus on the upcoming 3-5 years, and are purposely conservative.

All TID expenditures in the City are reviewed on a project by project basis, after analysis of available increment and projected future development.

2018 Project - Rockland Road Resurface and Enterprise Drive Reconstruction



TID #10

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 05216	Municipality DE PERE		County BROWN	Due date 07-02-2018	Report type AMENDED
TID number 010	TID type 5	TID name TID 10	Creation date 08-07-2012	Mandatory termination date 08-07-2032	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$21,188

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$124,947
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	\$2,393
Miscellaneous revenue	
Sale of property	\$1,900
Total Revenue (deposits)	\$129,240



Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
n/a	\$26,310
Subtotal developer grant amount	\$26,310
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
Transfer to Debt Service	\$65,000
Subtotal transfer to other fund amount	\$65,000
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	
Administration	\$9,297
Professional services	\$3,766
Interest and fiscal charges	\$22,403
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$90,000
Environmental costs	
Real property assembly costs	
Total Expenditures	\$216,926

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-66,498
Future costs	\$3,825,000
Future revenue	
Surplus or deficit	\$-3,891,498

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

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

TID # 7

ED-812	MAC Dental	Mac Dental	221 S Broadway
ED-823	Walgreens	Midland Development	? Wisconsin St
ED-844	102 on Broadway	Broadway Investment Partners	102 N Broadway

FACADE GRANTS - Resolutions

ED-828	HZ Properties LLC	FAÇADE	111-113 S Broadway
ED-968-3	Danen Properties	FAÇADE	609 George St
ED-816	Gillespie Properties	FAÇADE	416 George St
ED-841	De Pere Cinema	FAÇADE	417 George St
ED-1104	De Pere Exhaust	FAÇADE	908 George St
ED-789	Tile and Stone Gallery	FAÇADE	126 S Broadway
ED-1008	De Pere Auto	FAÇADE	705 George
ED-960	NIP IT	FAÇADE	610 Geroge
ED-826	Pumpkin Heads LLC	FAÇADE	121 S Broadway
ED-826	SAKS Holdings	FAÇADE	123 S Broadway
ED-824	BEILKE LLC	FAÇADE	125 S. Broadway
ED-829	Thomas Zoeller	FAÇADE	115 S Broadway

TID # 10

ED-F0111	CA Lawton	Lawton Family Real Estate	1900 Enterprise
ED-2313	Bayland	Gandrud	? Millennium Ct
ED-344-1-2	Straubel Paper	BCD Holdings	1891 Commerce Dr
ED-F0096 , F0094, F0094-3	Belmark	MASK, FLEX	600 Heritage Road
ED-F0081-2	Paroubek Insurance	Paroubek Holdings	2060 Profit Place

