



Joint Review Board

Regular Untelevised

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

Agenda

Monday, July 24, 2017

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 24, 2017** 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 August 8, 2016 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 24, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- JRB_Aug2016_Minutes_Draft(PDF)



Joint Review Board

Regular Untelevised

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

Draft Minutes

Monday, August 8, 2016

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	
Ben Villarruel	Board Member	Present	
Chuck Lamine	Board Member	Present	

Also present: Economic Development & Planning Director Kim Flom.

- Approval of the minutes of the July 19, 2016 Joint Review Board meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Patzke, Board Member
SECONDER:	Ben Villarruel, Board Member
AYES:	Michael J. Walsh, William Patzke, Ben Villarruel, Chuck Lamine

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

Economic Development & Planning Director Kim Flom reported to the board that the resolution to approve the project plan amendment to TID #7 was already unanimously approved by the City Council at the August 2, 2016 meeting and by the Plan Commission at the July 25, 2016 meeting. Also, the Redevelopment Authority approved the amendment at the August 1, 2016 meeting. There were no questions or comments from the board. Bill Patzke motioned, seconded by Bob Mathews, to approve the project plan amendment. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Patzke, Board Member
SECONDER:	Ben Villarruel, Board Member
AYES:	Michael J. Walsh, William Patzke, Ben Villarruel, Chuck Lamine

- Resolution #JRB 16-01 of the City of De Pere Joint Review Board Approving the Amended Project Plan (#2) for Tax Incremental Financing District #7.

Economic Development & Planning Director Kim Flom asked if anyone had any questions or comments before signing the resolution. Mayor Walsh commented that the Mulva Center will be a boom not only for De Pere, but for Brown County as well. He feels that this project will spur more development in the downtown and De Pere will become even more of a destination point for the City. Bob Mathews asked if the Mulva Center will be similar to the Weidner Center or the Appleton Performing Arts Center. Kim stated that the center is a moving project and nothing has been finalized. But she did state that it will be more of a flexible gathering space for exhibits, more art-based type exhibits, rather than an auditorium-type set up. Mayor Walsh motioned, seconded by Bill Patzke to approve the resolution. Upon vote, motion carried unanimously.

Attachment: JRB_Aug2016_Minutes_Draft (5986 : Minutes)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Patzke, Board Member
SECONDER:	Ben Villarruel, Board Member
AYES:	Michael J. Walsh, William Patzke, Ben Villarruel, Chuck Lamine

Adjournment

Mayor Walsh motioned, seconded by Bill Patzke, to adjourn the meeting at 8:45 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

Attachment: JRB_Aug2016_Minutes_Draft (5986 : Minutes)

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: July 24, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

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

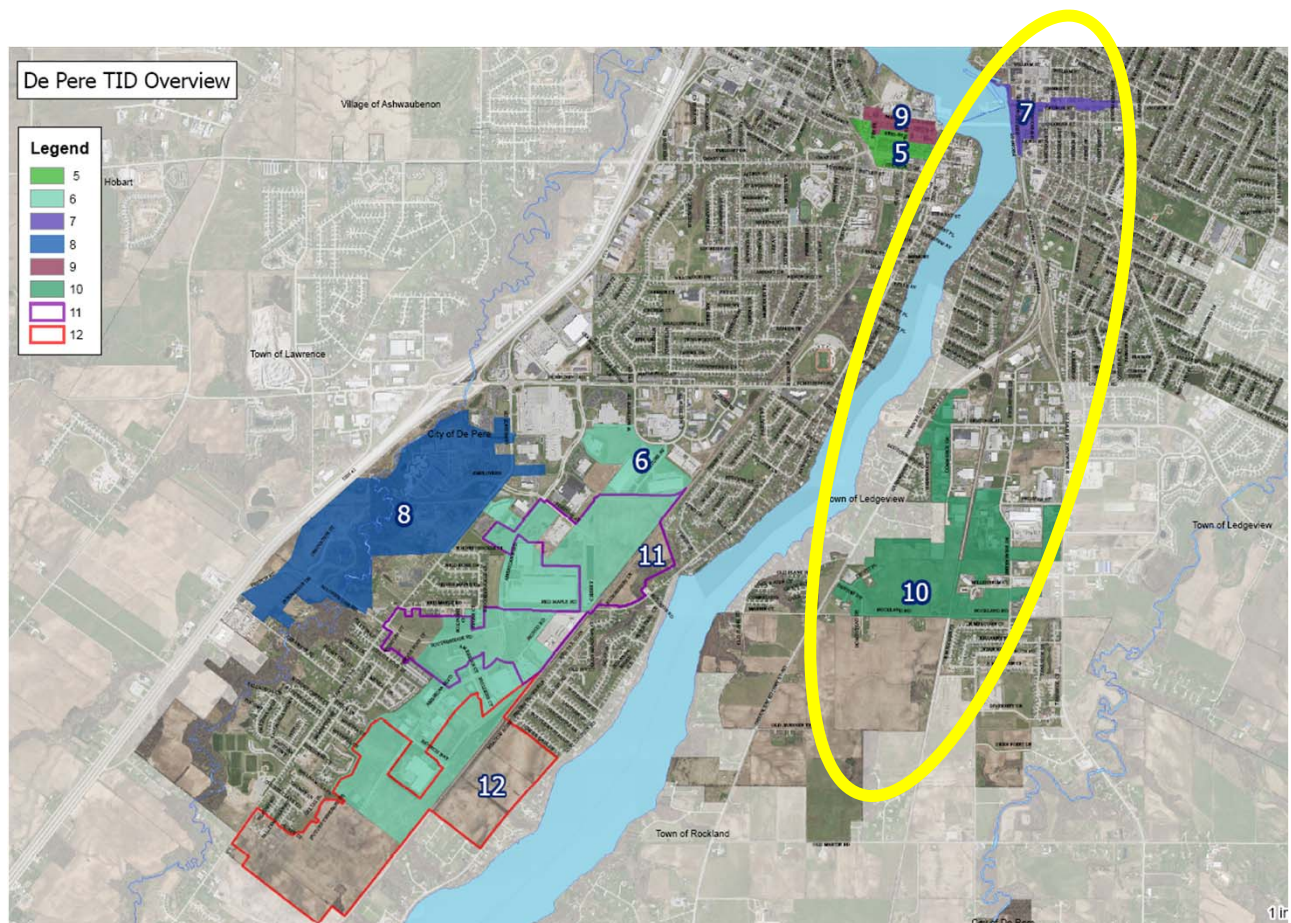
ATTACHMENTS:

- 2016 De Pere East Side Report(PDF)

City of De Pere

Tax Increment Financing Districts

2016 Annual Report - East Side

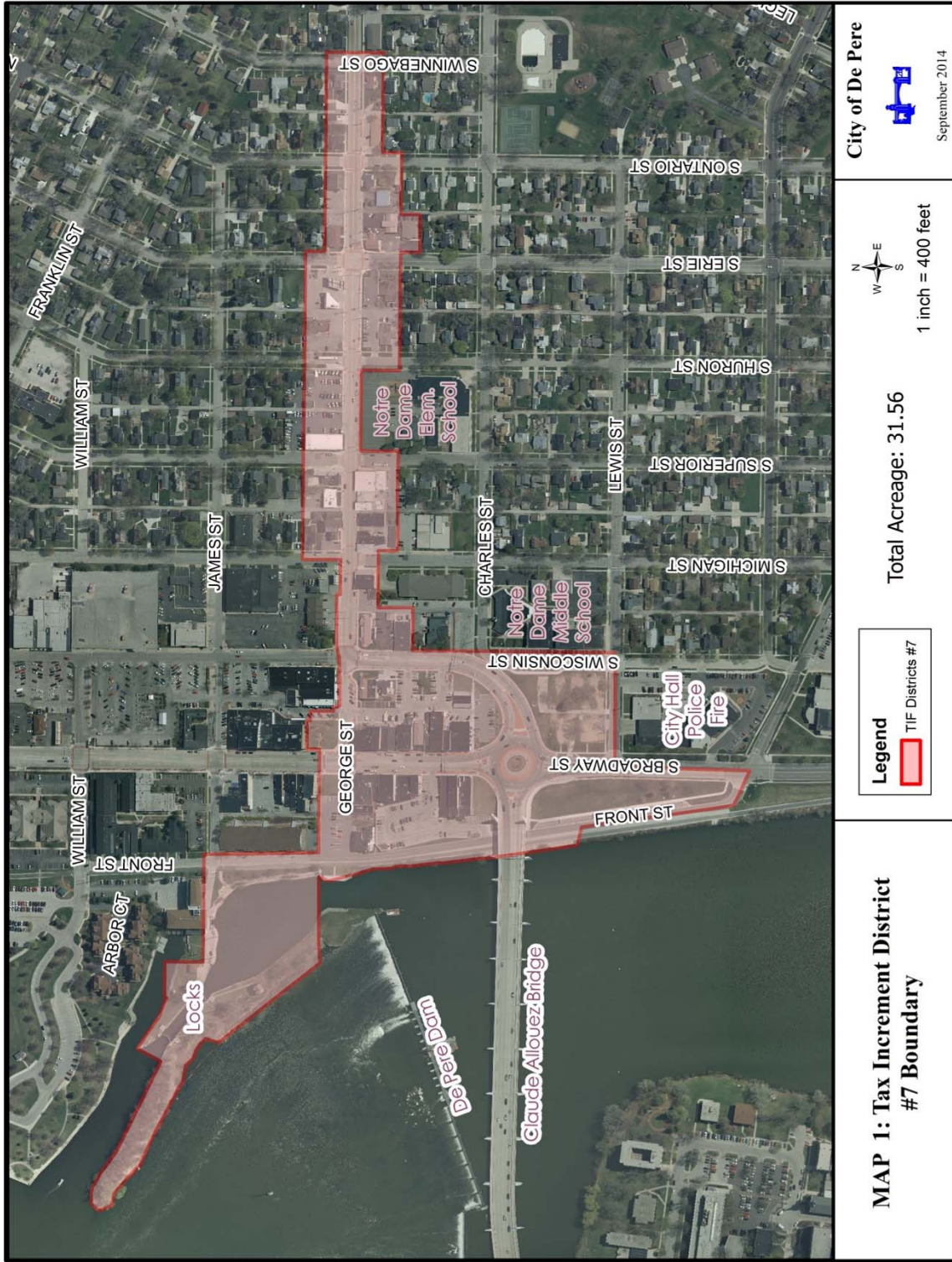


TID #7 & TID #10



Reviewed by the Joint Review Board on July 24, 2017

TID #7



TID 7

TID Created: 1-Jan-07
 TID Closes: 17-Oct-31
 TID Expirations End: 17-Oct-27

2017 Increment Value: \$3,573,000

Net Liability Dec 31, 2016: (\$3,152,946)
 Future Interest: (\$891,280)
 Available Cash: \$777,771
 2017 Unpaid Projects: (\$427,000)
 Final Net Liability: (\$3,693,455)

Reliab TID 127 years plus 3 year extension – reduced two years do to redetermination of base value)

WI DOR 2016 Equalized Value Report value used for 2017 Increment Income

2016 Audit Report
 2016 Audit Report
 (Zoning Code - \$5K Garbage Cans - \$5K James Fountain - \$40K Wayfinding - \$2K 102 Broadway Dev Grant - \$375,000)
 Calculated Value

TAX INCREMENT TABLE

1-Jan	Increment Equalized Value	Inflation on base Value 0%	Additions/Deletions	Cumulative Value	*Rate Calculated Based on WOOD Increment	**Tax Increment Revenue
2017	3,573,000	3,573,000	0	3,573,000	22.67	81,000
2018	3,573,000	3,573,000	3,100,000	6,673,000	22.67	151,277
2019	6,673,000	6,673,000	8,000,000	14,673,000	22.67	332,637
2020	14,673,000	14,673,000	0	14,673,000	22.67	332,637
2021	14,673,000	14,673,000	0	14,673,000	22.67	332,637
2022	14,673,000	14,673,000	7,500,000	22,173,000	22.67	502,662
2023	22,173,000	22,173,000	5,000,000	27,173,000	22.67	616,012
2024	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2025	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2026	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2027	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2028	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2029	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2030	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2031	27,173,000	27,173,000	0	27,173,000	22.67	616,012
2032						
2033						
2034						
Total						7,095,597

PROJECT DEBT TABLE

1-Jan	As of 1-Jan Balance	Revenue / Computer Aid	Loss	NEW Bonded TID Expenses	NEW TID Expenses Non Bonded	New Debt Service	TID DONATION or PILOT	Tax Increment Dollars	Total for TID (Aide + PILOT + Increment)	TIF Balance
2017	(3,693,455)	1,014		0	(65,000)	0	0	81,000	82,014	(\$3,676,441)
2018	(3,676,441)	1,014		0	(65,000)	(2,200,000)	0	151,277	152,291	(\$3,629,150)
2019	(3,629,150)	1,014		0	(65,000)	0	0	332,637	332,637	(\$3,596,513)
2020	(3,596,513)	1,014		0	(65,000)	0	0	332,637	332,637	(\$3,563,876)
2021	(3,563,876)	1,014		0	(65,000)	(150,000)	0	332,637	332,637	(\$3,531,239)
2022	(3,531,239)	1,014		0	(65,000)	0	0	502,662	502,662	(\$3,488,577)
2023	(3,488,577)	1,014		0	(65,000)	0	0	616,012	616,012	(\$3,427,565)
2024	(3,427,565)	1,014		0	(65,000)	0	0	616,012	616,012	(\$3,362,553)
2025	(3,362,553)	1,014		0	(65,000)	0	0	616,012	616,012	(\$3,297,541)
2026	(3,297,541)	1,014		0	(65,000)	0	0	616,012	616,012	(\$3,232,529)
2027	(3,232,529)	1,014		0	(65,000)	0	0	616,012	616,012	(\$3,167,517)
2028	(3,167,517)	1,014		No Projects	(65,000)	No New Projects	0	616,012	616,012	(\$3,102,505)
2029	(3,102,505)	1,014		No Projects	(65,000)	0	0	616,012	616,012	(\$3,037,493)
2030	(3,037,493)	1,014		No Projects	(65,000)	0	0	616,012	616,012	(\$2,972,481)
2031	(2,972,481)	1,014		No Projects	(65,000)	0	0	616,012	616,012	(\$2,907,469)
2032										
2033										
2034										
Total			15,210	0	(1,015,000)	(2,350,000)	0	7,095,597		

Project Table

Year	Project Name	Bonded Project Expense	Non Bonded Project Expense	PILOT / Income	New Value Added
2017 Admin					
2018 102 on Broadway			(65,000)		3,100,000
2018 Admin			(65,000)		
Downtown East Redevelopment			(35,000)		
2018 Zoning Code Update			(15,000)		
2018 Admin			(65,000)		
2019 Public Parking		(2,000,000)			
2019 Developer Grant		(200,000)			
2019 Admin			(65,000)		
2020 Development Project			(65,000)		8,000,000
2020 Admin			(65,000)		
2021 Developers Grant		(150,000)			
2021 Admin			(65,000)		
2022 Development Project			(65,000)		7,500,000
2022 Admin			(65,000)		
2023 Development Project			(65,000)		5,000,000
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)		
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.

TID Annual Report (PE-300)

Co-muni code

05216

Municipality

CITY of DE PERE

Year

2016

Due date

July 03, 2017

TID #

007

Report type

FINAL

TID type

3 - Reh/Cons post-95

TID name

TID 7

Creation date

10-17-2006

Mandatory termination date

10-17-2033

Beginning Balance

Fund balance at beginning of fiscal year ?

*

683,272

Section 2a. Expenditures

Developer grants  

 1 	Developer Grants		435,000
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Subtotal	435,000
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Does this TID allocate funds to another TID?  Yes
 No

TID number and amount allocated  

 1 	Select ... ▼		0
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Subtotal	0
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Other expenditures  

 1	Transfer to debt service fund	65,000
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Subtotal	65,000
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Section 2b. Expenditures

Capital expenditures ?	135,478
Administration ?	10,862
Professional services ?	8,773
Interest and fiscal charges ?	125,242
Discount on long-term debt	
Debt issuance costs	20,631
Principal on long-term debt	175,475
Environmental costs	
Real property assembly costs ?	
Developer grants subtotal	435,000
Allocation to other TIDs subtotal	0
Other expenditures subtotal	65,000
Total Expenditures ?	976,461

Section 3a. Revenues

Does this TID receive allocated funds from another TID? ☐ Yes
☒ No

TID number and amount received from each TID  

 1  Select ...  0

Subtotal..... 0

Development guarantees  

 1 0

Subtotal..... 0

Transfer from other funds  

 1 0

Subtotal..... 0

Other grant sources  

 1 0

Subtotal..... 0

Other revenue sources  

 1 Debt proceeds 1,000,000

Attachment: 2016 De Pere East Side Report (5995 : Annual Review of Financial Reports for TID's #7 and #10.)

Subtotal

1,000,000

Section 3b. Revenues

Tax increment 	★	58,043
Investment income 		
Special assessments		
Exempt computer aid 		1,014
Miscellaneous revenue		11,903
Sale of property		
Allocation amount from other TIDs subtotal		0
Developer guarantees subtotal		0
Transfer from other funds subtotal		0
Other grant sources subtotal		0
Other revenue sources subtotal		1,000,000
Total Revenues 		1,070,960

Section 4. Ending Balance

Balance at end of fiscal year ?	777,771
Future project costs ?	2,889,000
Surplus or deficit (amount not included in future project costs) ?	-2,111,229

Attachment: 2016 De Pere East Side Report (5995 : Annual Review of Financial Reports for TID's #7 and #10.)

Section 5. Contact Information

Contact Person

Name 

★ Shana Ledvina

Title

★ Clerk-Treasurer

Email

★ sledvina@mail.de-pere.org

Phone

★ (920) 339-4050

Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief.  ☒ Yes ☐ No



TID 10

TID Created: 1-Jan-12
 TID Closes: 7-Aug-32
 TID Expenditures End: 7-Aug-27

Industrial TID (20 Years plus 3 year extension)

2017 Increment Value: 5,512,500

WI DOR 2016 Equalized Value Report value used for 2017 Increment Income

Net Liability Dec 31, 2016:

(\$884,148)

Future Interest:

(\$176,723)

Available Cash:

\$21,188

2017 Unpaid Projects:

(65,000)

Final Net Liability: (\$1,044,683)

Calculated Value

TAX INCREMENT TABLE

Year	Project Name	Inflation on base Value	0%	Additions/Deletions	Cumulative Value	Rate Calculated Based on WIDOR Increment	**Tax Increment Revenue
2017	2017 Admin	5,512,500	5,512,500	0	5,512,500	22.67	124,968
2018	2018 Admin	5,512,500	5,512,500	12,950,000	18,462,500	22.67	418,545
2019	2019 Admin	5,512,500	5,512,500	0	18,462,500	22.67	418,545
2020	2020 Admin	5,512,500	5,512,500	650,000	19,112,500	22.67	433,280
2021	2021 Admin	5,512,500	5,512,500	2,000,000	21,112,500	22.67	478,620
2022	2022 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2023	2023 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2024	2024 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2025	2025 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2026	2026 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2027	2027 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2028	2028 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2029	2029 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2030	2030 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2031	2031 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2032	2032 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2033	2033 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
2034	2034 Admin	5,512,500	5,512,500	0	21,112,500	22.67	478,620
Total							7,138,783

PROJECT DEBT TABLE

Year	Project Name	Loss Revenue / Computer Aid	NEW Bonded TID Expenses	NEW TID Expenses Non - Bonded	New Debt Service	TID DONATION or (PILOT)	Tax Increment Dollars	Total for TID (Aide + PILOT + Increment)	TIF Balance
2017	2017 Admin	(1,044,683)	0	(65,000)	0	0	0	124,968	(\$981,453)
2018	2018 Admin	(884,148)	0	(267,000)	0	0	0	418,545	(\$826,646)
2019	2019 Admin	(884,148)	0	(267,000)	0	0	0	418,545	(\$2,171,839)
2020	2020 Admin	(2,171,839)	0	(1,500,000)	0	0	0	433,280	(\$3,671,839)
2021	2021 Admin	(2,002,297)	0	(267,000)	0	0	0	478,620	(\$5,142,767)
2022	2022 Admin	(1,787,414)	0	(267,000)	0	0	0	478,620	(\$6,929,781)
2023	2023 Admin	(1,572,532)	0	(267,000)	0	0	0	478,620	(\$8,502,313)
2024	2024 Admin	(1,357,649)	0	(267,000)	0	0	0	478,620	(\$9,859,962)
2025	2025 Admin	(1,142,767)	0	(267,000)	0	0	0	478,620	(\$11,002,729)
2026	2026 Admin	(927,885)	0	(267,000)	0	0	0	478,620	(\$12,930,614)
2027	2027 Admin	(713,002)	0	(267,000)	0	0	0	478,620	(\$15,143,616)
2028	2028 Admin	(498,120)	0	(267,000)	0	0	0	478,620	(\$17,641,736)
2029	2029 Admin	(283,238)	0	(267,000)	No	0	0	478,620	(\$18,384,974)
2030	2030 Admin	(68,359)	0	(267,000)	New	0	0	478,620	(\$18,923,333)
2031	2031 Admin	146,527	0	(267,000)	Projects	0	0	478,620	(\$18,384,974)
2032	2032 Admin	361,410	0	0	0	0	0	478,620	(\$17,923,564)
2033	2033 Admin	361,410	0	0	0	0	0	478,620	(\$17,454,944)
2034	2034 Admin	361,410	0	0	0	0	0	478,620	(\$16,976,324)
Total							0	7,138,783	

Project Table

Year	Project Name	Bonded Project Expense	Non Bonded Project Expense	Prior 2013 Debt Service	New Value Added
2017 Admin	2017 Admin	(65,000)	(65,000)		
2018 Admin	2018 Admin	(65,000)	(65,000)		
2018 Pay Go TID	2018 Pay Go TID	(202,000)	(202,000)		
2018 Parade & Parade	2018 Parade & Parade				12,950,000
2019 Admin	2019 Admin	(65,000)	(65,000)		
2019 Pay Go TID	2019 Pay Go TID	(202,000)	(202,000)		
Street	Street				
2019 Improvements	2019 Improvements	(1,500,000)			
2020 Development	2020 Development				650,000
2020 Project	2020 Project				
2020 Admin	2020 Admin	(65,000)	(65,000)		
2020 Pay Go TID	2020 Pay Go TID	(202,000)	(202,000)		
2021 Admin	2021 Admin	(65,000)	(65,000)		
2021 Pay Go TID	2021 Pay Go TID	(202,000)	(202,000)		
2021 Development	2021 Development				2,000,000
2021 Project	2021 Project				
2022 Admin+PayGo	2022 Admin+PayGo	(267,000)	(267,000)		
2023 Admin+PayGo	2023 Admin+PayGo	(267,000)	(267,000)		
2024 Admin+PayGo	2024 Admin+PayGo	(267,000)	(267,000)		
2025 Admin+PayGo	2025 Admin+PayGo	(267,000)	(267,000)		
2026 Admin+PayGo	2026 Admin+PayGo	(267,000)	(267,000)		
2027 Admin+PayGo	2027 Admin+PayGo	(267,000)	(267,000)		
2028 Admin+PayGo	2028 Admin+PayGo	(267,000)	(267,000)		
2029 Admin+PayGo	2029 Admin+PayGo	(267,000)	(267,000)		
2030 Admin+PayGo	2030 Admin+PayGo	(267,000)	(267,000)		
2031 Admin+PayGo	2031 Admin+PayGo	(267,000)	(267,000)		
2032	2032				
2033	2033				
Total					7,138,783

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.

TID Annual Report (PE-300)

Co-muni code

05216

Municipality

CITY of DE PERE

Year

2016

Due date

July 03, 2017

TID #

010

Report type

FINAL

TID type

5 - Industrial Post-04

TID name

TID 10

Creation date

08-07-2012

Mandatory termination date

08-07-2032

Beginning Balance

Fund balance at beginning of fiscal year ?



-9,345

Section 2a. Expenditures

Developer grants  

1   n/a  0

Subtotal 0

Does this TID allocate funds to another TID?  ☐ Yes
☒ No

TID number and amount allocated  

1   Select ...  0

Subtotal 0

Other expenditures  

1  Transfer to Debt Service Fund 65,000

Subtotal 65,000

Section 2b. Expenditures

Capital expenditures ?	529,240
Administration ?	10,276
Professional services ?	7,772
Interest and fiscal charges ?	15,448
Discount on long-term debt	
Debt issuance costs	3,470
Principal on long-term debt	35,000
Environmental costs	
Real property assembly costs ?	
Developer grants subtotal	0
Allocation to other TIDs subtotal	0
Other expenditures subtotal	65,000
Total Expenditures ?	666,206

Section 3a. Revenues

Does this TID receive allocated funds from another TID? ☐ Yes
☒ No

TID number and amount received from each TID  

 1  Select ...  0

Subtotal..... 0

Development guarantees  

 1 0

Subtotal..... 0

Transfer from other funds  

 1 0

Subtotal..... 0

Other grant sources  

 1 0

Subtotal..... 0

Other revenue sources  

 1 Debt proceeds 555,000

Attachment: 2016 De Pere East Side Report (5995 : Annual Review of Financial Reports for TID's #7 and #10.)

Subtotal,

555,000

Section 3b. Revenues

Tax increment 	★	123,951
Investment income 		
Special assessments		
Exempt computer aid 		3,262
Miscellaneous revenue		14,527
Sale of property		
Allocation amount from other TIDs subtotal		0
Developer guarantees subtotal		0
Transfer from other funds subtotal		0
Other grant sources subtotal		0
Other revenue sources subtotal		555,000
Total Revenues 		696,740

Section 4. Ending Balance

Balance at end of fiscal year ?	21,189
Future project costs ?	7,448,334
Surplus or deficit (amount not included in future project costs) ?	-7,427,145

Section 5. Contact Information

Contact Person

Name 

★ Shana Ledvina

Email

★ sledvina@mail.de-pere.org

Title

★ Clerk-Treasurer

Phone

★ (920) 339-4050

Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief.  ☒ Yes ☐ No