Joint Review Board

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

Regular Untelevised

Agenda

Friday, July 23, 2021	9:30 AM	GoToMeeting

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 23, 2021** at **9:30 AM.**

This meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Please join my meeting from your computer, tablet or smartphone.
https://www.gotomeet.me/DePere

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117

Access Code: 154-883-285

*****THIS MEETING WILL NOT BE HELD IN PERSON.*****

Call to Order

1. Roll Call
2. Approval of the minutes of the February 21, 2020 Joint Review Board meeting.
3. Public comments about matters not on the agenda.
4. Review Proposed Boundary Amendment No. 1 for Tax Increment District No. 11.
5. Review Proposed Boundary Amendment No. 2 for Tax Increment District No. 12.
6. Next Meeting Date.

Adjournment

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

Agenda Sent To:
Alderpersons
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 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the February 21, 2020 Joint Review Board meeting.**

ATTACHMENTS:

- JRB_Feb2020_Minutes_Draft_TID12&15 (PDF)

DE PERE

Joint Review Board

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

Regular Untelevised

Draft Minutes

Friday, February 21, 2020 **9:00 AM** **De Pere City Hall Riverview Room**

Call to Order

The meeting was called to order at 9:00 AM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
William Patzke	Board Member	Present	
Bob Mathews	Board Member	Present	
Chad Weininger	Board Member	Present	
Brian Walters	Board Member	Present	

Also present: City Administrator Larry Delo and City Attorney Judy Schmidt-Lehman. Development Services Director Dan Lindstrom also attended via telephone.

2. Approval of the minutes of the January 21, 2020 Joint Review Board meeting for TIDs #12 and #15.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Brian Walters, Board Member
AYES:	Walsh, Patzke, Mathews, Weininger, Walters

3. Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 12.

   Development Services Director Dan Lindstrom provided highlights of the boundary amendment for TID #12. He stated that there is no project plan amendment, only an amendment to the district boundaries. He added that the cash flow analysis was updated for additional expenditures. As a review item, no action needed to be taken by the JRB.

RESULT:	**NO ACTION**

4. Review and Approval of Common Council Resolution #20-13, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District #12, City of De Pere, Wisconsin.

   Staff provided signed copies of the Council Resolution #20-13 to the JRB members, which was approved at the February 19, 2020 Council meeting. Bob Mathews asked if there was any discussion by the Council members on this item. City Attorney Judy Schmidt-Lehman replied no. Bill Patzke moved, seconded by Brian Walters, to approve the resolution. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	William Patzke, Board Member
SECONDER:	Brian Walters, Board Member
AYES:	Walsh, Patzke, Mathews, Weininger, Walters

5. TID #12 Joint Review Board Resolution #JRB 20-01, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 12.

Mayor Walsh moved, seconded by Brian Walters, to approve Resolution #JRB 20-01, approving the proposed project plan amendment to modify the district boundaries of Tax Incremental Financing District #12. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Brian Walters, Board Member
AYES:	Walsh, Patzke, Mathews, Weininger, Walters

6. Review Proposed Boundaries and Project Plan for Tax Incremental Financing District #15.

Development Services Director Dan Lindstrom reviewed the proposed boundaries and project plan for the creation of TID #15, a mixed-use TID which overlaps TID #8. He noted that the residential parcel was requested to be added by the homeowner at the January 27, 2020 Plan Commission meeting and it has since been added into TID #15. There are organizational costs associated with the TID. Brian Ruechel from Baird clarified that the administrative costs are $65,000, not $7900. Bob Mathews asked if there are any implications to this TID if the Southern Bridge does not come through. City Administrator Larry Delo replied that if the Southern Bridge does go through, it is expected that development will be very fast-paced. If the bridge is not built, it is anticipated that the development will be much slower. Chad Weininger asked if the homeowner that requested his parcel to be added to the TID had any further development news. City Attorney Judy Schmidt-Lehman replied that there was no news shared other than he would possibly be interested in future development. As a review item, no action needed to be taken by the JRB.

RESULT:	**NO ACTION**

7. Review and Approval of Common Council Resolution #20-14, Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District #15.

Staff provided signed copies of the Council Resolution #20-14 to the JRB members, which was approved at the February 19, 2020 Council meeting. Bob Mathews asked if there was any discussion by the Council members on this item. City Attorney Judy Schmidt-Lehman replied no. Chad Weininger moved, seconded by Bob Mathews, to approve the resolution. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Chad Weininger, Board Member
SECONDER:	Bob Mathews, Board Member
AYES:	Walsh, Patzke, Mathews, Weininger, Walters

8. TID #15 Joint Review Board Resolution #JRB 20-02, Approving Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District Number 15, City of De Pere, Wisconsin.

Mayor Walsh moved, seconded by Brian Walters, to approve Resolution #JRB 20-02, approving establishing the boundaries of and approving the project plan for Tax Incremental Financing District #15. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Brian Walters, Board Member
AYES:	Walsh, Patzke, Mathews, Weininger, Walters

Adjournment

Mayor Walsh moved, seconded by Bill Patzke, to adjourn the meeting at 9:20 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**July 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments about matters not on the agenda.**

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**July 23, 2021**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**Review Proposed Boundary Amendment No. 1 for Tax Increment District No. 11.**

The purpose of the Boundary Amendment is to add parcel WD-1042 into the TID Boundary. Parcel WD-1042-was acquired by Robinson Metal on December 13, 2019 to expand their business operations. Robinson Metal proposed to incrementally expand their facility in the coming years on a portion of WD-1041 located off Fortune Ave. The City of De Pere wants to assist in the business expansion on the privately owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business. However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcel WD-1042 to TID No. 11 to allow for the expansion.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document.

ATTACHMENTS:

- TID No. 11 Boundary Amendment No. 1 Draft for JRB(PDF)

City of De Pere

Tax Increment District No.11
Boundary Amendment No. 1

DRAFT

Prepared by the Development Services Department

DRAFT 7/21/2021

Original Project Plan for TID 11 (September 1, 2015)

Plan Commission Review and Approval (Tentative July 26, 2021)
Common Council Review and Approval (Tentative August 17, 2021)
Joint Review Board Review and Approval (Tentative August 20, 2021)

DRAFT

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3: JRB Meeting Notices – Affidavit of Publication
4: JRB Meeting No. 1 Agenda and Minutes
5: JRB Meeting No. 2 Agenda and Minutes
6: JRB Resolution Approving TID No. 11 Boundary Amendment No. 1
7: Public Hearing Notice – Affidavit of Publication
8: Plan Commission/Public Hearing Meeting Agendas
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10: Plan Commission Resolution Approving TID No. 11 Boundary Amendment No. 1
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13: Common Council Resolution Creating TID No. 11 Boundary Amendment No. 1

City of De Pere TID No. 11 Officials and Acknowledgements

Common Council

Mayor James Boyd
Amy Chandik Kundinger
Shana Defnet Ledvina
Jonathon Hansen
Kelly Ruh
Dean Raasch
Mike Eserkaln
Casey Nelson
Dan Carpenter

Plan Commission

James Boyd, Mayor
Dan Carpenter, Alderperson
Dean Raasch, Alderperson
Derek Beiderwieden, Commissioner
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Bob Mathews - Northeast Wisconsin Technical College Representative
Dawn Laboy– West De Pere School District Representative
Chad Weininger – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Larry Delo, City Administrator
Judith Schmidt-Lehman City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: July 26, 2021 (scheduled)
Plan Commission Approval Recommendation: July 26, 2021 (scheduled)
Common Council Approval: August 17, 2021 (scheduled)
Joint Review Board Approval: August 20, 2021 (scheduled)

A. EXECUTIVE SUMMARY TID NO. 11 BOUNDARY AMENDMENT NO. 1

The purpose of the Boundary Amendment is to add parcel WD-1042 into the TID Boundary. Parcel WD-1042-was acquired by Robinson Metal in December 13, 2019 to expand their business operations. Robinson Metal proposed to incrementally expand their facility in the coming years on a portion of WD-1041 located off Fortune Ave. The City of De Pere wants to assist in the business expansion on the privately owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business. However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcel WD-1042 to TID No. 11 to allow for the expansion.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document. Therefore, the sections or text identified in gray are areas in which the document was updated to reflect TID law changes, map references, or other necessary updates. If no changes are proposed the section will include the following text

> "No update or revision to the previously approved TID Project Plan."

B. 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 years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City liable for any tax incremental bonds or notes issued.

The Project Plan for Tax Incremental Financing District No. 11, “the District,” in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 11 and the proposed amendment is defined by the boundary shown on Map 1 found on Page 14. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

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

C. 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. 11 are listed on Table I found on Page 4, which provides a listing of all District activities; and Map 3 on Page 16, 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. 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.

No update or revision to the previously approved TID Project Plan.

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.

No update or revision to the previously approved TID Project Plan.

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.

No update or revision to the previously approved TID Project Plan.

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.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 11 - TABLE I

Proposed Project Costs, Public Works and Improvements

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	305,000		305,000		
Southbridge American-Rail	950,000		950,000		
1/2 Mile Road Improvements	1,000,000		1,000,000		
Rail Maintenance					
Subtotal	2,255,000		2,255,000		
Developer Cash Grant	4,478,000	0	0	298,533	4,179,467
Administrative Costs					
City staff/consulting	110,000	15,000	5,000	5,000	85,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	1,187,083	0	0	92,485	1,094,598
Total	8,030,083	15,000	2,260,000	396,018	5,359,065

** Subject to change based on final financing plan*

No update or revision to the previously approved TID Project Plan.

D. LOCAL ACTION

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the Boundary Amendment has been scheduled for the Plan Commission on July 26, 2021. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 9, 2021. Plan Amendments require a single Class 1 Notice per 2015 Act 256. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 17, 2021.

State Statutes require the City seeking to create 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 20, 2021, with the final meeting to act on the Common Council's resolution anticipated for August 20, 2021.

A. 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 2020 total equalized value is $2,366,055,000. 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 $283,926,600. The 2020 report year documented the City at 7.8% value. These are reporeted values from the 2020 TIF Limiation Report (Reported 8/11/2020).

Per the April 2021 DOR active TIDs report, the City had 11 outstanding/Certified Tax Incremental Districts with $184,575,800 of total TID increment. This district is expected to add $6,390,000 of base value. Therefore, this district can be amended and bring the total value to approximately 8.1% and 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 will update these figures upon receipt of the 2021 TIF Value Limiation Report expected to be released early August 2021.With the inclusion of TID No. 15 in 2020, the proposed amendment of TID No. 11 and TID No. 12 at this same time could raise the combined limitation value to approximately 8.8 to 9.1%.*

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

E. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER 11

The purpose of Tax Incremental Financing District Number 11 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 36 residential lots, 2 multi-family housing projects, 7 office buildings and 14 industrial buildings and related infrastructure improvements in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for residential, industrial and business/office development. The area is approximately 265 acres in size. Amendment No. 1 would add an additional 15 acres to the property. The amended project boundaries are described in the next section.

The proposed project shall include the developments described in the previous paragraph, and are subject to market and actual construction. Proposed project costs within the district are also anticipated to include future cash grants for the individual developments based on City policy. Public improvements shall also include the Southbridge Lawrence-American, Southbridge American-Lost Dauphin, rail maintenance and road improvements/maintenance with 1/2 mile of the district.

With the adoption of this Project Plan, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The infrastructure improvements will provide services to approximately 265 acres of new developable land.

No update or revision to the previously approved TID Project Plan.

F. DISTRICT BOUNDARY

The revisions to the boundaries of Tax Incremental Financing District Number 11 are shown on Map 1 on Page 12 and are further described in Appendix A and B .

Parcel ID Legal Description

WD-L183-5	PART OF GOV'T LOTS 1 & 2 SEC 6 T22N R20E & PART OF LOT 110 WILLIAMS GRANT DESC IN 1787776 EX SOUTHBRIDGE ESTATES & EX RD
WD-L183-4	THAT PRT OF LOT 2 OF 58 CSM 266 OUTSIDE OF TIF BNDRY & BNG PRT OF GOVT LOTS 1 & 2 SEC 6 T22N R20E
WD-L183-4-1	THAT PRT OF LOT 2 OF 58 CSM 266 WITHIN TIF BNDRY & BNG PRT OF GOVT LOT 1 SEC 6 T22N R20E EX 59 CSM 285
WD-L179-1	LOT 1 OF 47 CSM 64 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-2	THAT PRT OF LOT 1 OF 26 CSM 26 LYG SW OF 1747918 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-3	LOT 1 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E & VAC RD IN 1907186 & PRT OF LOT 1 OF 26 CSM 26 E OF 1747918 & EX RD IN 1941155
WD-L179-4	LOT 2 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E & EX RD IN 1941155
WD-L179-5	LOT 1 OF 40 CSM 332 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE/4 NW1/4 SEC 5 T22N R20E
WD-L179	NW1/4 NW1/4 SEC 5 T22N R20E EX W 330 FT OF N 510 FT & EX PART IN 1006 R 523 & EX J03046-01 & EX 26 CSM 26 & EX RD & EX 1765485 FOR RD & EX 43 CSM 42 & EX 2091661 & EX 50 CSM 241 & THAT PRT OF GOVT LOT 4 LYG NWLY OF 50 CSM 241
WD-L178-1	LOT 1 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E
WD-L178-1-1	LOT 2 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L178-2	PRT OF NE1/4 NW1/4 & PRT OF NW1/4 NW1/4 & PART OF GOV'T LOTS 3 & 4 ALL LYG NW OF RR IN SEC 5 T22N R20E AS DESC IN J03046-01
WD-L179-7	LOT 1 OF 50 CSM 241 BNG PRT OF GOVT LOTS 3 & 4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E EX 2325387
WD-1620	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 17
WD-1621	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 18
WD-1622	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 19
WD-1623	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 20
WD-1624	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 21

WD-1625	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 22
WD-1626	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 23
WD-1379	SOUTHBRIDGE BUSINESS PARK 1ST ADDN LOT 14 EX 2132734
WD-1139	SOUTHBRIDGE BUSINESS PARK OUTLOT 1
WD-1045	DE PERE BUSINESS PARK SOUTH ADDN ALL OF LOT 6 & PART OF LOT 5 DESC IN 1756176
WD-1043	LOT 3 OF 41 CSM 100 BNG ALL LOT 4 & BNG PRT OF LOT 3 DE PERE BUSINESS PARK
WD-1041	LOT 1 OF 52 CSM 114 BNG PRT OF LOTS 1 & 2 OF DE PERE BUSINESS PARK SOUTH ADDN
WD-D0076	PART OF NW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR EX RR SPUR IN 1635973
WD-D0078	THAT PRT OF GOV'T LOT 1 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0075-1	NW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT NWLY OF RR
WD-D0079-11	PRT GOV'T LOT 1 SEC 32 T23N R20E COM SW COR N TO NW COR E TO RR SWLY ALG RR
WD-D0077	SW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0074-1	PART OF SE1/4 SW1/4 SEC 32 T23N R20E DESC AS LOT 1 IN 23 CSM 196
WD-D0075-2	SW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT S & W OF ROAD & EX 298 D 96 & EX 812
WD-1049	DE PERE BUSINESS PARK SOUTH ADDN OUTLOT 1
WD-1041-1	OUTLOT 1 OF 52 CSM 114 BNG PRT OF LOT 1 OF DE PERE
WD-L179-5-1	OUTLOT 1 OF 40 CSM 332 BNG PART OF NW1/4 NW1/4 SEC 5
WD-D0079-A	RR SPUR TRACK R-O-W DEDICATED TO THE PUBLIC IN DE PERE BUSINESS PARK SOUTH
WD-1139	SOUTHBRIDGE BUSINESS PARK OUTLOT 1
WD-1042	LOT 2 OF 41 CSM 100 MAP 6194 IN 1763206 BNG PRT OF LOTS 1, 2 & 3 DE PERE BUSINESS PARK SOUTH ADDN BNG PRTS OF NE1/4 SW1/4, NW1/4 SW1/4, & SE1/4 SW1/4 ALL IN SEC 32 T23N R20E

2021 Boundary Addition Valuation:

Parcel Number: WD-1042 Property Valuation:	$6,180,400
Total Valuation:	$6,180,400

G. ECONOMIC FEASIBILITY STUDY

A. Purpose

T he 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.

No update or revision to the previously approved TID Project Plan.

B. 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.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 11 – TABLE II
Projected Development

PROJECT	Value per Unit	Number of Units	Total Value	Expected Date of Construction
36 Residential Lots	160,000	36	5,760,000	
2 Multi-family Housing	2,000,000	2	4,000,000	
7 CE-O	700,000	7	4,900,000	
14 IB-2	2,500,000	14	35,000,000	
TOTAL VALUE INCREMENT			49,660,000	

The City has estimated that the project will create incremental new value of approximately $49,660,000 based on the above project components. It is anticipated that individual developers will be required to enter into an assessment agreement to guarantee these values. Our estimates of incremental new value of the project are based on estimated square footage, number of units and project type.

The objective of the District creation is to facilitate the construction of a mixed-use development, which is estimated to create a total of $49.66 million in incremental value. We anticipate that prospective businesses and/or developers may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

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 to maximize the potential of Tax Incremental Financing District Number 11 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. The implementers of the Project Plan 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 11 is presented in Tables III and IV included below. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be $49.66 million in 2034.

No update or revision to the previously approved TID Project Plan.

TID Number 11 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Year (1)	Annual Increased Value of New Buildings (2)	Cumulative Value of New Buildings & Improvements (3)	Total Estimated Taxable Value (4)	Base Value (5)	TID Value Increment (6)	2014 Net Total Tax Rate (7)	Annual Increment Revenue /1000 (8)	Total Projected Revenues (9)
12/31/2015	-	-	-	$2,015,100	-	-	-	
12/31/2016	2,820,000	2,820,000	2,820,000	2,015,100	804,900	21.820	-	-
12/31/2017	3,020,000	5,840,000	5,840,000	2,015,100	3,824,900	21.820	17,563	17,563
12/31/2018	2,820,000	8,660,000	8,660,000	2,015,100	6,644,900	21.820	83,459	83,459
12/31/2019	3,020,000	11,680,000	11,680,000	2,015,100	9,664,900	21.820	144,992	144,992
12/31/2020	3,520,000	15,200,000	15,200,000	2,015,100	13,184,900	21.820	210,888	210,888
12/31/2021	3,520,000	18,720,000	18,720,000	2,015,100	16,704,900	21.820	287,695	287,695
12/31/2022	320,000	19,040,000	19,040,000	2,015,100	17,024,900	21.820	364,501	364,501
12/31/2023	3,520,000	22,560,000	22,560,000	2,015,100	20,544,900	21.820	371,483	371,483
12/31/2024	2,820,000	25,380,000	25,380,000	2,015,100	23,364,900	21.820	448,290	448,290
12/31/2025	3,520,000	28,900,000	28,900,000	2,015,100	26,884,900	21.820	509,822	509,822
12/31/2026	3,520,000	32,420,000	32,420,000	2,015,100	30,404,900	21.820	586,629	3,086,629
12/31/2027	320,000	32,740,000	32,740,000	2,015,100	30,724,900	21.820	663,435	663,435
12/31/2028	2,820,000	35,560,000	35,560,000	2,015,100	33,544,900	21.820	670,417	670,417
12/31/2029	2,820,000	38,380,000	38,380,000	2,015,100	36,364,900	21.820	731,950	731,950
12/31/2030	2,820,000	41,200,000	41,200,000	2,015,100	39,184,900	21.820	793,482	793,482
12/31/2031	2,820,000	44,020,000	44,020,000	2,015,100	42,004,900	21.820	855,015	855,015
12/31/2032	2,820,000	46,840,000	46,840,000	2,015,100	44,824,900	21.820	916,547	916,547
12/31/2033	0	46,840,000	46,840,000	2,015,100	44,824,900	21.820	978,079	978,079
12/31/2034	2,500,000	49,340,000	49,340,000	2,015,100	47,324,900	21.820	978,079	978,079
Totals:	$ 49,340,000						$ 9,612,317	$ 12,112,316

Table IV shows the preliminary debt service schedule for financing of the proposed public improvement costs. The city anticipates financing the proposed project costs through a combination of bonds and cash grants. Table IV indicates that projected tax increments are expected to be sufficient to support the debt service through the maximum term of the district.

TID Number 11 – TABLE IV
Projected Tax Increment and Estimated Cash Flow

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative Tax Increment Available After Debt Service
0	2014										
1	2015				$ (15,000)	$ (15,000)	$ (15,000)			$ (15,000)	$ (15,000)
2	2016	$804,900	$ 804,900	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (20,000)
3	2017	$ 3,020,000	$ 3,824,900	$ 17,563	$ (5,000)	$ 12,563	$ (7,437)	($191,227)	$ (298,533)	$ (477,197)	$ (497,197)
4	2018	$ 2,820,000	$ 6,644,900	$ 83,459	$ (5,000)	$ 78,459	$ 71,022	($191,227)	$ (298,533)	$ (411,301)	$ (908,498)
5	2019	$ 3,020,000	$ 9,664,900	$ 144,992	$ (5,000)	$ 139,992	$ 211,014	($191,227)	$ (298,533)	$ (349,768)	$ (1,258,266)
6	2020	$ 3,520,000	$ 13,184,900	$ 210,888	$ (5,000)	$ 205,888	$ 416,902	($191,227)	$ (298,533)	$ (283,872)	$ (1,542,138)
7	2021	$ 3,520,000	$ 16,704,900	$ 287,695	$ (5,000)	$ 282,695	$ 699,597	($191,227)	$ (298,533)	$ (207,066)	$ (1,749,204)
8	2022	$ 320,000	$ 17,024,900	$ 364,501	$ (5,000)	$ 359,501	$ 1,059,098	($191,227)	$ (298,533)	$ (130,259)	$ (1,879,463)
9	2023	$ 3,520,000	$ 20,544,900	$ 371,483	$ (5,000)	$ 366,483	$ 1,425,581	($191,227)	$ (298,533)	$ (123,277)	$ (2,002,740)
10	2024	$ 2,820,000	$ 23,364,900	$ 448,290	$ (5,000)	$ 443,290	$ 1,868,871	($191,227)	$ (298,533)	$ (46,470)	$ (2,049,211)
11	2025	$ 3,520,000	$ 26,884,900	$ 509,822	$ (5,000)	$ 504,822	$ 2,373,693	($191,227)	$ (298,533)	$ 15,062	$ (2,034,149)
12	2026	$ 3,520,000	$ 30,404,900	$ 586,629	$ (5,000)	$ 581,629	$ 2,955,321	($191,227)	$ (298,533)	$ 91,868	$ (1,942,280)
13	2027	$ 320,000	$ 30,724,900	$ 663,435	$ (5,000)	$ 658,435	$ 3,613,756	($191,227)	$ (298,533)	$ 168,675	$ (1,773,605)
14	2028	$ 2,820,000	$ 33,544,900	$ 670,417	$ (5,000)	$ 665,417	$ 4,279,173	($191,227)	$ (298,533)	$ 175,657	$ (1,597,948)
15	2029	$ 2,820,000	$ 36,364,900	$ 731,950	$ (5,000)	$ 726,950	$ 5,006,123	($191,227)	$ (298,533)	$ 237,190	$ (1,360,759)
16	2030	$ 2,820,000	$ 39,184,900	$ 793,482	$ (5,000)	$ 788,482	$ 5,794,605	($191,227)	$ (298,533)	$ 298,722	$ (1,062,037)
17	2031	$ 2,820,000	$ 42,004,900	$ 855,015	$ (5,000)	$ 850,015	$ 6,644,620	($191,227)	$ (298,533)	$ 360,254	$ (701,782)
18	2032	$ 2,820,000	$ 44,824,900	$ 916,547	$ (5,000)	$ 911,547	$ 7,556,167	($191,227)		$ 720,320	$ 18,538
19	2033	$ -	$ 44,824,900	$ 978,079	$ (5,000)	$ 973,079	$ 8,529,246	($191,227)		$ 781,853	$ 800,390
20	2034	$ 2,500,000	$ 47,324,900	$ 978,079	$ (5,000)	$ 973,079	$ 9,502,325	($191,227)		$ 781,853	$ 1,582,243
Total		$ 47,324,900		$ 9,612,325	$ (110,000)	$ 9,502,325		$ (3,442,082.53)	$ (4,478,000.00)	$ 1,582,242.79	

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 August 24, 2015.

The future development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 11. 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 Tables I and IV 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 10 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.

H. FINANCING

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using bonds to finance the upfront costs necessary for the project. 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 III & IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The TID Project Plan 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.

No update or revision to the previously approved TID Project Plan.

I. 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 7.

1. Private Equity

J. EXISTING LAND USES AND CONDITIONS

Map 2, found on Page 15, has been provided to give a general description of the conditions within the area. Map 4, found on Page 17, 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.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be suitable for mixed-use development and less than 35% will be comprised of residential. The purpose and intent of this district is to encourage mixed-use development.

K. PROPOSED LAND USE

The land use proposed in Tax Incremental District Number 11 is primarily light industrial and business/office and some residential. 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 18 illustrates the proposed land uses within the district.

L. 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.

M. BUILDING CODES AND CITY ORDINANCES

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

No update or revision to the previously approved TID Project Plan.

N. RELOCATION

If acquisition would occur within Tax Incremental District Number 11 which causes displacements, the City will conform to the requirements as set forth by the State of Wisconsin ~~Department of Commerce~~ relocation laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

O. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF DE PERE

The purpose of TID No. 11 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.

No update or revision to the previously approved TID Project Plan.

P. FINDINGS

A. A minimum of 50% of the area occupied by real property within TID No. 11 is suitable for mixed-use development.

B. Lands proposed for newly platted residential use does not exceed 35% by area of the real property within the district.

C. The improvement of TID No. 11 is likely to significantly enhance the value of substantially all of the other real property in the district.

D. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.

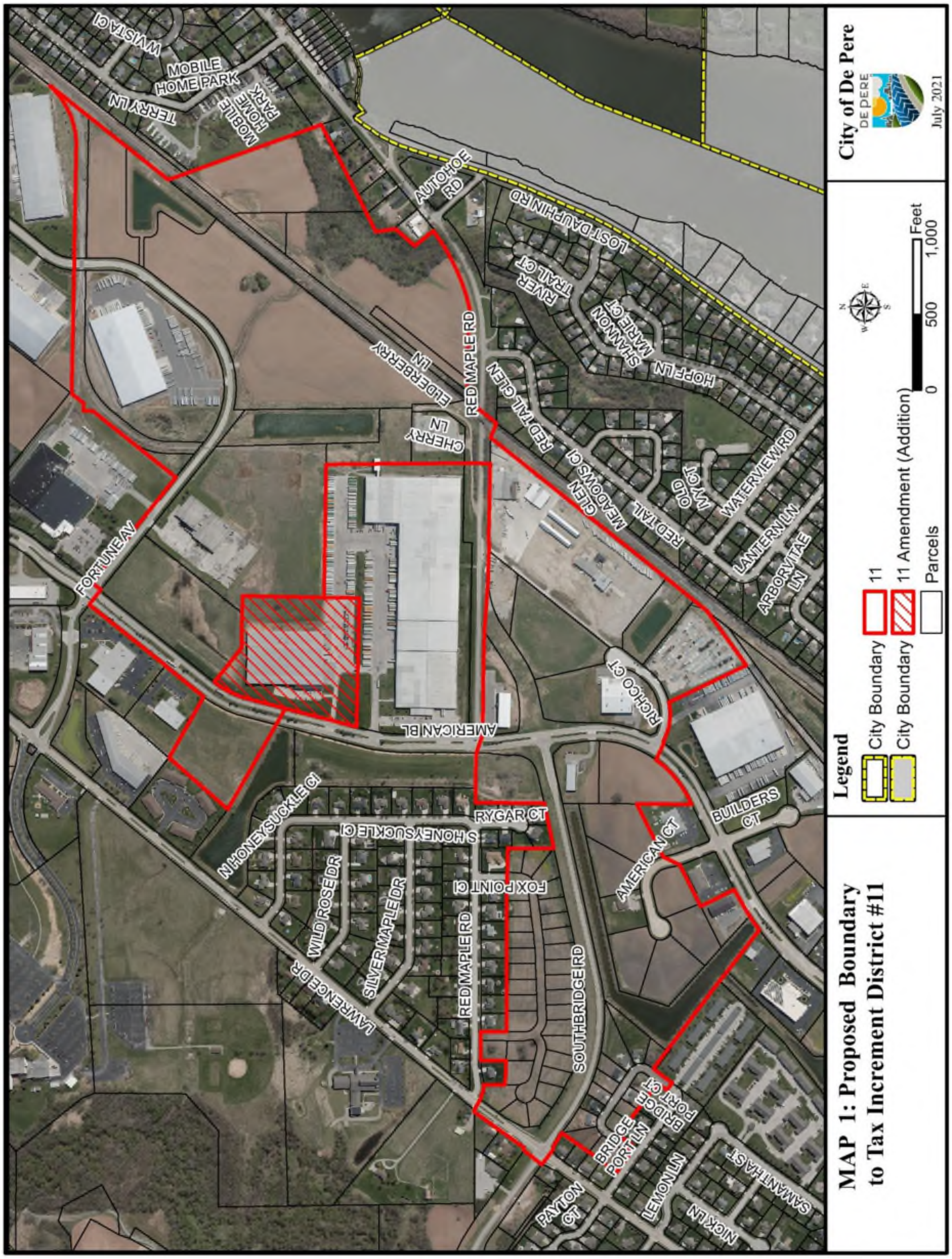
E. The equalized value of taxable property of TID No. 11, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

No update or revision to the previously approved TID Project Plan.

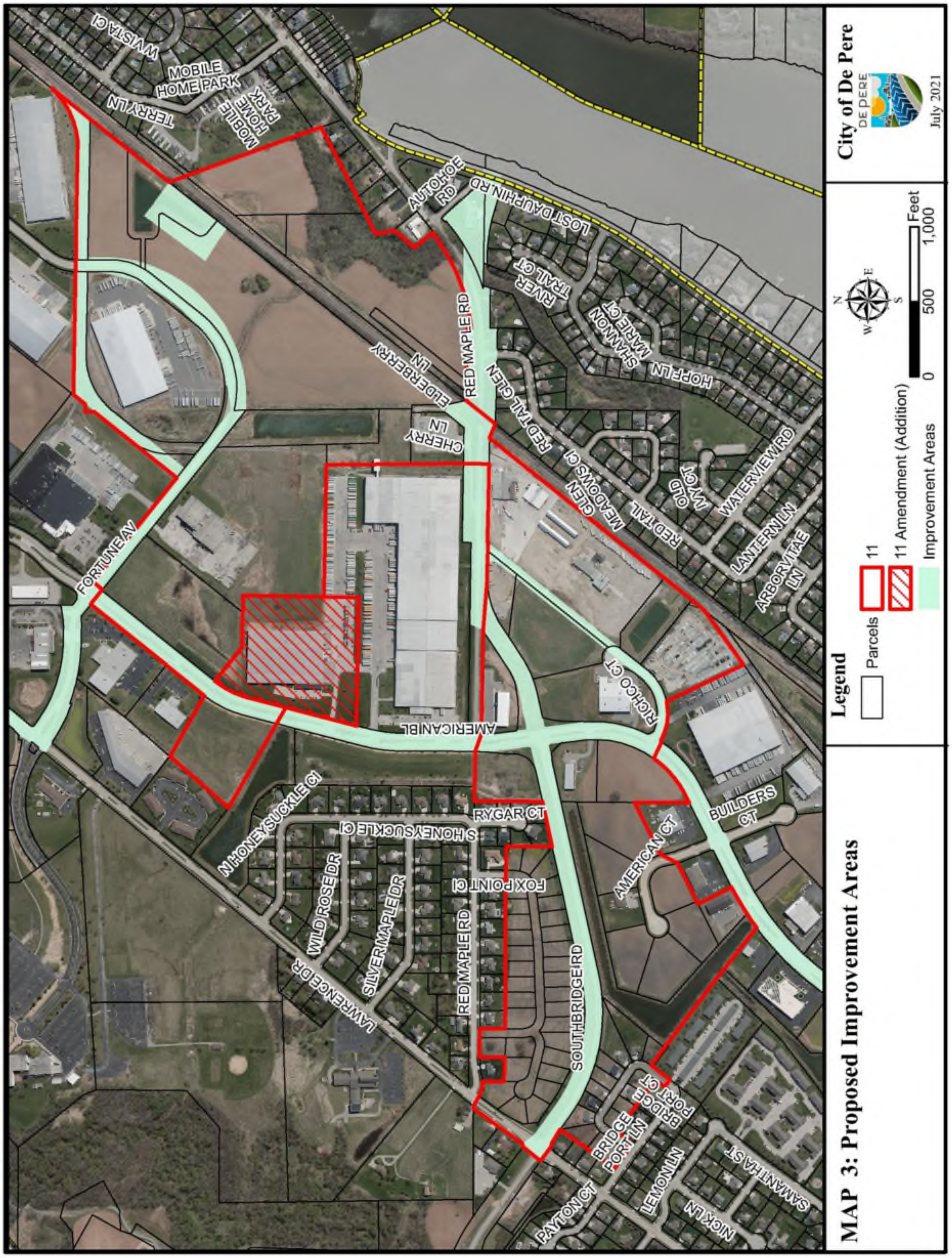
Q. CITY ATTORNEY OPINION

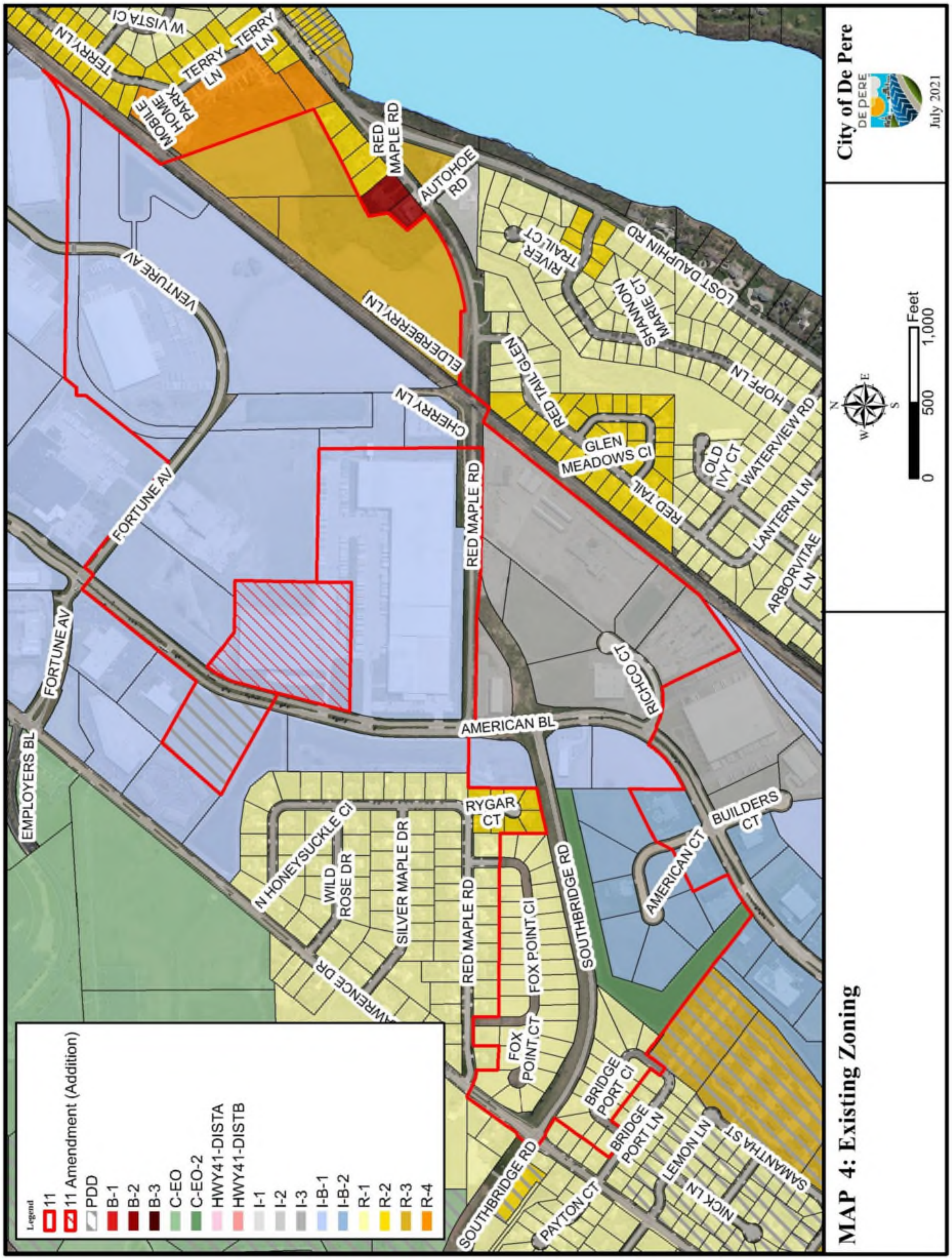
The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 11 Amendment No. 1, City of De Pere, Wisconsin, dated ____________, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix B

APPENDIX A:MAPS

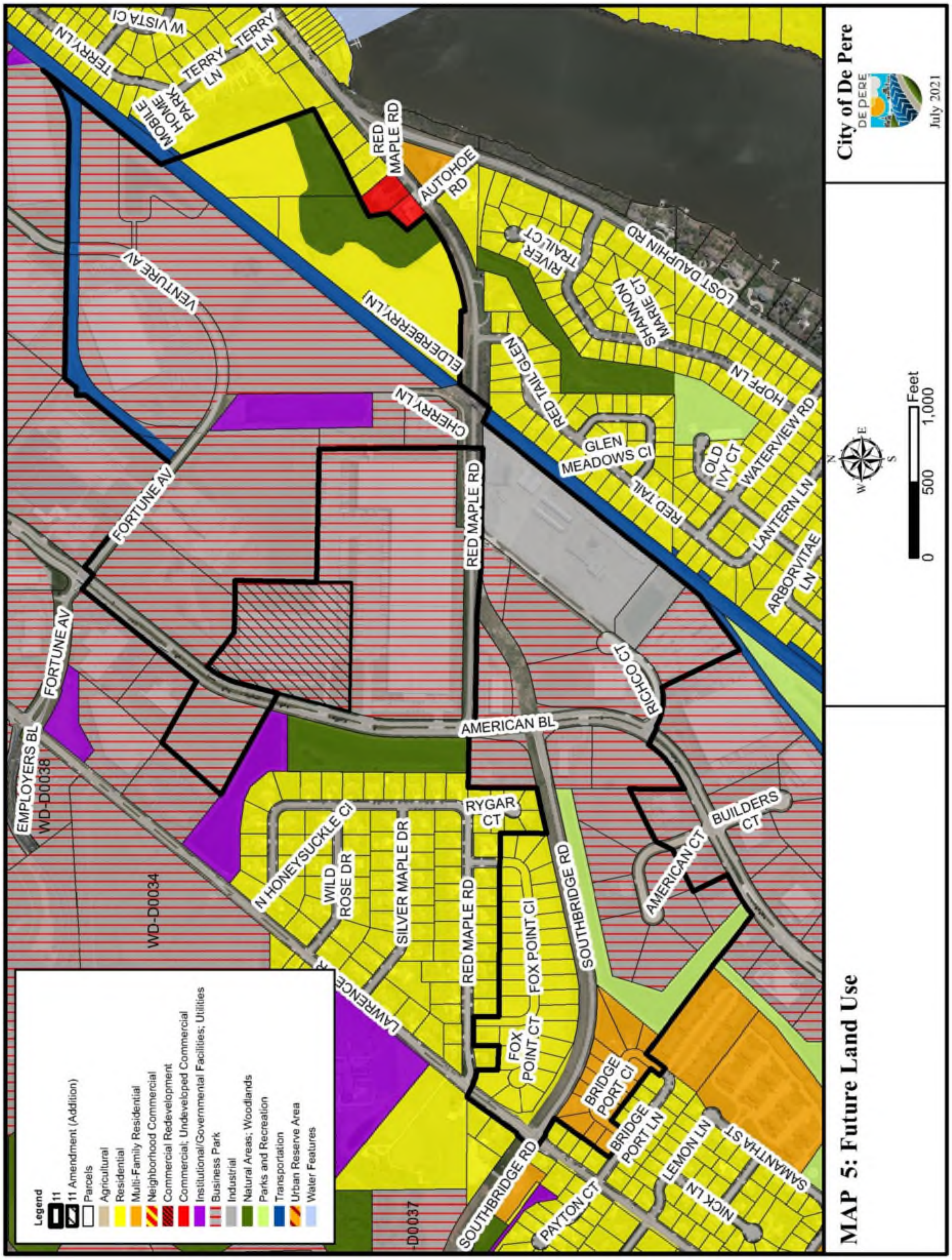

MAP 1: Proposed Boundary
to Tax Increment District #11
City of De Pere
July 2021
Legend
City Boundary
City Boundary
11
11 Amendment (Addition)
Parcels
0
500
1,000
Feet
AMERICAN BL
RED MAPLE RD
FORTUNE AV
ELDERBERRY LN
CHERRY LN
AUTOHOF RD
LOST DAUPHIN RD
RIVER TRAIL CT
SHANNON MARIE CT
HOPF LN
RED TAIL GLEN
GLEN MEADOWS CI
RED TAIL
OLD MILL CT
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
RICHCO CT
BUILDERS CT
AMERICAN CT
RYGAR CT
S HONEYSUCKLE CI
N HONEYSUCKLE CI
FOX POINT CI
WILD ROSE DR
SILVER MAPLE DR
LAWRENCE DR
SOUTHBRIDGE RD
BRIDGE PORT LN
BRIDGE PORT CT
PAYTON CT
LEMON LN
NICK LN
SAMANTHA ST
TERRY LN
MOBILE HOME PARK
W VISTA CI

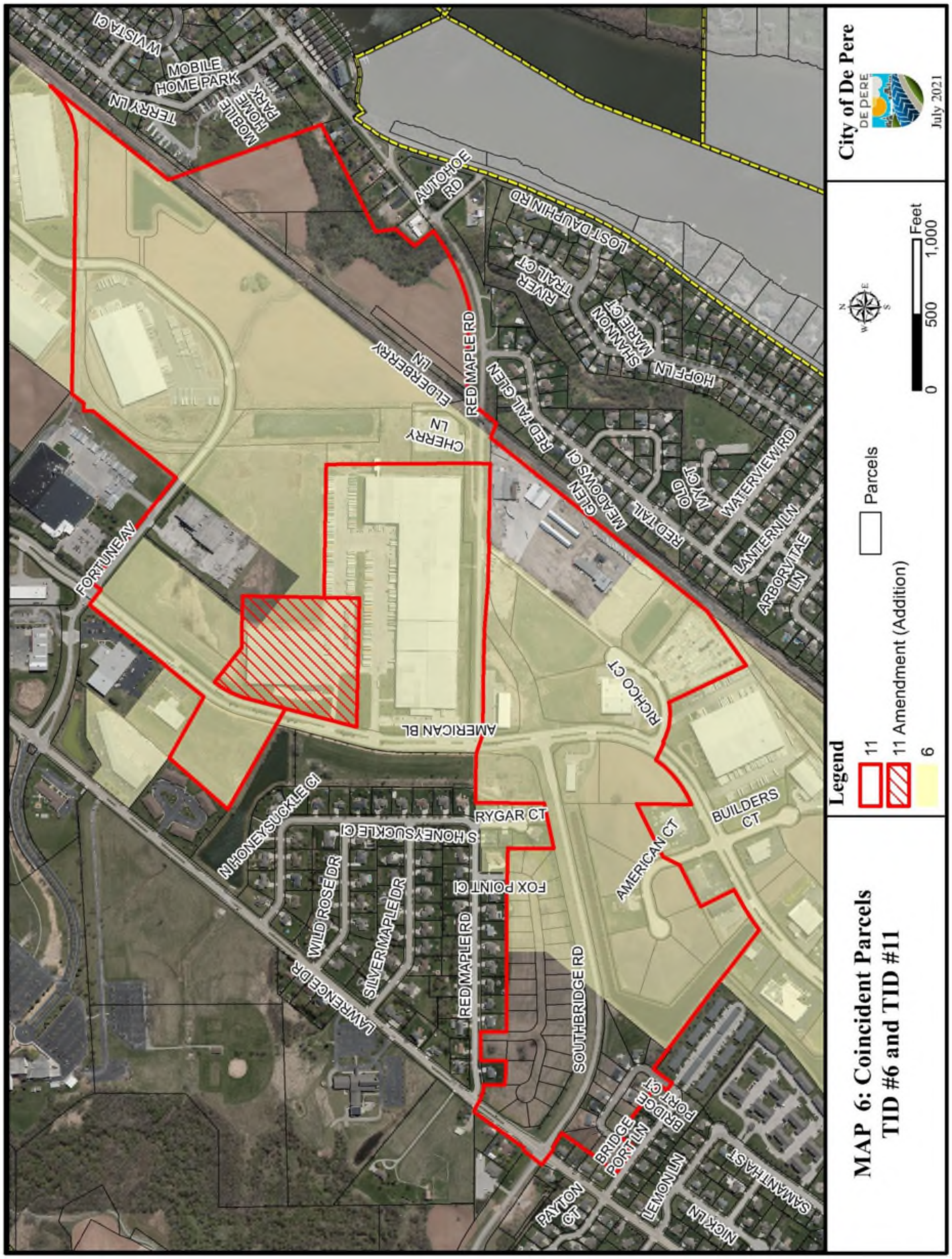

MAP 2: Existing Land Use
City of De Pere
July 2021
Legend
11
11 Amendment (Addition)
Parcels
Single Family Residential
Two Family Residential
Multi-Family Residential
Mobile Homes
Commercial
Institutional/Governmental
Industrial
Transportation and Utilities
Agricultural
Parks and Recreation
Natural Areas and Woodlands
Water Features
0
775
1,550
Feet
AMERICAN BL
RED MAPLE RD
FORTUNE AV
SOUTHBRIDGE RD
ELDERBERRY LN
VENTURE AV
EMPLOYERS BL
LOST DAUPHIN RD
WD-D0034


MAP 3: Proposed Improvement Areas
City of De Pere
DE PERE
July 2021
Legend
Parcels
11
11 Amendment (Addition)
Improvement Areas
0
500
1,000
Feet
N
E
S
W
W VISTA CI
MOBILE HOME PARK
MOBILE HOME PARK
TERRY LN
AUTOHOE RD
LOST DAUPHIN RD
RIVER TRAIL CT
SHANNON MARIE CT
HOPFLIN LN
RED MAPLE RD
ELDERBERRY LN
CHERRY LN
RED TAIL GLEN
MEADOWS CI
RED TAIL
OLD MY CT
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
FORTUNE AV
AMERICAN BL
RICHCO CT
BUILDERS CT
RYGAR CT
N HONEYSUCKLE CI
S HONEYSUCKLE CI
FOX POINT CI
AMERICAN CT
WILD ROSE DR
SILVER MAPLE DR
RED MAPLE RD
SOUTHBRIDGE RD
LAWRENCE DR
BRIDGE PORT LN
BRIDGE PORT CT
LEMON LN
PAYTON CT
NICK LN
SAMANTHA ST



MAP 4: Existing Zoning


MAP 5: Future Land Use
City of De Pere
DE PERE
July 2021
Feet
0
500
1,000
N
S
E
W
Legend
11
11 Amendment (Addition)
Parcels
Agricultural
Residential
Multi-Family Residential
Neighborhood Commercial
Commercial Redevelopment
Commercial; Undeveloped Commercial
Institutional/Governmental Facilities; Utilities
Business Park
Industrial
Natural Areas; Woodlands
Parks and Recreation
Transportation
Urban Reserve Area
Water Features
TERRY LN
W VISTA CI
TERRY LN
MOBILE HOME PARK
RED MAPLE RD
AUTOHOE RD
RIVER TRAIL CT
LOST DAUPHIN RD
SHANNON CT
MARIE CT
VENTURE AV
ELDERBERRY LN
RED TAIL GLEN
HOPF LN
CHERRY LN
GLEN MEADOWS CI
OLD IVY CT
WATERVIEW RD
RED TAIL
LANTERN LN
ARBORVITAE LN
FORTUNE AV
RED MAPLE RD
FORTUNE AV
RICHCO CT
AMERICAN BL
EMPLOYERS BL
WD-D0038
RYGAR CT
BUILDERS CT
N HONEYSUCKLE CI
WILD ROSE DR
SILVER MAPLE DR
AMERICAN CT
WD-D0034
SOUTHBRIDGE RD
FOX POINT CI
RED MAPLE RD
LAWRENCE
FOX POINT CT
BRIDGE PORT CI
BRIDGE PORT LN
LEMON LN
SAMANTHA ST
NICK LN
SOUTHBRIDGE RD
PAYTON CT
-D0037


MAP 6: Coincident Parcels
TID #6 and TID #11
Legend
11
11 Amendment (Addition)
6
Parcels
Feet
0
500
1,000
City of De Pere
July 2021
MOBILE HOME PARK
TERRY LN
W VISTA CI
AUTOHOE RD
LOST DAUPHIN RD
RIVER TRAIL CT
SHANNON MARIE CT
HOPE LN
RED MAPLE RD
ELDERBERRY LN
CHERRY LN
RED TAIL GLEN
MEADOWS GLEN CI
RED TAIL
OLD MY CT
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
FORTUNE AV
AMERICAN BL
RICHCO CT
BUILDERS CT
RYGAR CT
N HONEYSUCKLE CI
S HONEYSUCKLE CI
FOX POINT CI
WILD ROSE DR
SILVER MAPLE DR
AMERICAN CT
SOUTHBRIDGE RD
LAWRENCE DR
BRIDGE PORT LN
BRIDGE PORT CT
LEMON LN
SAMANTHA ST
NICK LN
PAYTON CT

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**July 23, 2021**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**Review Proposed Boundary Amendment No. 2 for Tax Increment District No. 12.**

The purpose of the Boundary Amendment is to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 into the TID Boundary.

Parcel WD-1753-1 was recently split from WD-1753. The City is facilitating an exchange of parcels WD-1753 and WD-1759 with a private developer.

Parcel WD-L492-2 9(already in TID) and WD-L492-B-3 is to be acquired by Green Bay Packaging to expand its current facility. The City of De Pere wants to assist in the business expansion on their privately-owned and city-owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business.

However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 to TID No. 12 to allow for expansion and development.

Similar to the 2020 Amendment, this current amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan and original plan as the basis for this boundary amendment. Staff retained the sections of the previous plans but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most up to date project plan and boundary updated under a single document.

ATTACHMENTS:

- TID No. 12 Boundary Amendment No. 2 Draft for JRB(PDF)

City of De Pere

Tax Increment District No.12
Boundary Amendment No. 2

DRAFT

Prepared by the Development Services Department

DRAFT 7/21/2021

Original Project Plan for TID 11 (September 1, 2015)
Boundary Amendment No. 1 for TID 11 (Februrary 19, 2021)

Plan Commission Review and Approval (Tentative July 26, 2021)
Common Council Review and Approval (Tentative August 17, 2021)
Joint Review Board Review and Approval (Tentative August 20, 2021)

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City of De Pere TID No. 12 Officials and Acknowledgements

Common Council

Mayor James Boyd
Amy Chandik Kundinger
Shana Defnet Ledvina
Jonathon Hansen
Kelly Ruh
Dean Raasch
Mike Eserkaln
Casey Nelson
Dan Carpenter

Plan Commission

James Boyd, Mayor
Dan Carpenter, Alderperson
Dean Raasch, Alderperson
Derek Beiderwieden, Commissioner
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Bob Mathews - Northeast Wisconsin Technical College Representative
Dawn Laboy– West De Pere School District Representative
Chad Weininger – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Larry Delo, City Administrator
Judith Schmidt-Lehman City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: July 26, 2021 (scheduled)
Plan Commission Approval Recommendation: July 26, 2021 (scheduled)
Common Council Approval: August 17, 2021 (scheduled)
Joint Review Board Approval: August 20, 2021 (scheduled)

A. EXECUTIVE SUMMARY TID NO. 12 BOUNDARY AMENDMENT NO. 2

The purpose of the Boundary Amendment is to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1, and into the TID Boundary.

- Parcel WD-1753-1 was recently split from WD-1753. The City is facilitating an exchange of parcels WD-1753 and WD-1759 with a private developer.

- Parcel WD-L492-2 9(already in TID) and WD-L492-B-3 is to be acquired by Green Bay Packaging to expand its current facility. The City of De Pere wants to assist in the business expansion on their privately-owned and city-owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business.

However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 to TID No. 12 to allow for expansion and development.

Similar to the 2020 Amendment, this current amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan and original plan as the basis for this boundary amendment. Staff retained the sections of the previous plans but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most up to date project plan and boundary updated under a single document. Therefore, sections or text identified in light gray are areas in which the document was updated in 2020 sections or text identified in dark gray are areas in which the document is proposed to be updated under this amendment to reflect the proposed changes, any TID law changes, table and map references, or other necessary updates. If no changes are proposed the section will include the following text

> “No update or revision to the previously approved TID Project Plan.”

B. 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 years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City liable for any tax incremental bonds or notes issued.

The Project Plan for Tax Incremental Financing District 12, “the District,” in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 12 and the proposed amendment is defined by the boundary shown on Map 1 found on Page 15. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

1. A statement listing the kind, number and location of all proposed public works or improvements within the district;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs;
5. The time when the related costs or monetary obligations are to be incurred;
6. A map showing existing uses and condition of real property in the district;
7. A map showing proposed improvements and uses in the district;
8. Proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
9. A list of estimated non-project costs;
10. A statement of the proposed method for the relocation of any persons to be displaced;

11. An indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
12. An analysis of the overlying taxing districts;
13. A map showing the district boundaries; and
14. An opinion of the City attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

2020 Amendment: Introduction and Description of Boundary Amendment

Tax Incremental District No. 12 (the "TID") was created on September 1, 2015 as a mixed-use TID. The TID has a maximum life (absent extension) of 20 years ending September 1, 2035. The expenditure period for the TID ends on September 1, 2030 which is 5 years prior to its unextended termination date. The purpose of the TID is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, 18 industrial sites and related public infrastructure improvements in the City. The area is approximately 357 acres in size.

This TID#12 boundary amendment accomplished the following:

1. Allow Infinity Machine (Parcel WD-1372), currently located in TID #6, to construct a large expansion of its facility onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of $2,500,000. This expansion will be served by public improvements created as a part of the TID #12 project plan.
2. Allow Bayside Machine (Parcel WD-1371), currently located in TID #6, to expand its facility (est. over 30,000 square foot expansion) onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of $2,046,575. This expansion will be served by public improvements created as a part of the TID #12 project plan.
3. Allow for development of Parcel WD-L482-1, located adjacent to the residential development in TID #12, using the public improvements created as a part of TID #12, in the future.
4. The amendment is needed in order to pull the existing facilities into TID #12 as TID #6 is projected to be closing in early 2020.

The amendment only adds boundary to the original TID project plan, and all other subject areas of the original plan remain unchanged. This is the first boundary amendment for the TID. Each municipality can amend a project plan to change boundaries by adding boundary to a TID up to four times during the life of an active TID.

Project 'But' For Statement

Financial assistance through developer grants (as called for in the TID #12 Project Plan) for the expansion of both industrial businesses identified above is necessary in order for the expansions to proceed due to various costs of the following:

1. Cost to purchase the land behind current property.
2. De Pere requirements to uphold building design standards.
3. Developing parking area on purchased property.
4. Removal of exempt wetlands in various areas to allow for adequate parking.
5. Development of storm water retaining ponds along Biotech Way to be in compliance with code.
6. West building wall of Bayside facility will have to be transformed from an expandable sheet panel wall to a permanent structure wall.

C. 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. 12 are listed on Table I found on Page 5, which provides a listing of all District activities; and Map 3 on Page 17, 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. 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 projects. 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.

No update or revision to the previously approved TID Project Plan.

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.

No update or revision to the previously approved TID Project Plan.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, surveyors, appraisers, and other contracted services related to the District. This shall also include the District 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.

No update or revision to the previously approved TID Project Plan.

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.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 11 - TABLE I

Proposed Project Costs, Public Works and Improvements

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	505,000		505,000		
Southbridge American-Rail	1,950,000		1,950,000		
½ Mile Road Repair	8,000,000		8,000,000		
Rail Maintenance	800,000		800,000		
Subtotal	11,255,000		11,255,000		
Developer Cash Grant	10,090,000	0	0	672,667	9,417,333
Administrative Costs					
City staff/consulting	110,000	15,000	5,000	5,000	85,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	5,924,884	0	0	461,455	5,463,429
Total	27,379,884	15,000	11,260,000	1,139,122	14,965,762

** Subject to change based on final financing plan*

No update or revision to the previously approved TID Project Plan.

D. LOCAL ACTION

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the Boundary Amendment has been scheduled for the Plan Commission on July 26, 2021. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 9, 2021. Plan Amendments require a single Class 1 Notice per 2015 Act 256. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 17, 2021.

State Statutes require the City seeking to create 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 20, 2021, with the final meeting to act on the Common Council's resolution anticipated for August 20, 2021.

A. 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 2020 total equalized value is $2,366,055,000. 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 $283,926,600. The 2020 report year documented the City at 7.8% value. These are reporeted values from the 2020 TIF Limiation Report (Reported 8/11/2020).

Per the April 2021 DOR active TIDs report, the City had 11 outstanding/Certified Tax Incremental Districts with $184,575,800 of total TID increment. This district is expected to add $6,390,000 of base value. Therefore, this district can be amended and bring the total value to approximately 8.1% and 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 will update these figures upon receipt of the 2021 TIF Value Limiation Report expected to be released early August 2021.With the inclusion of TID No. 15 in 2020, the proposed amendment of TID No. 11 and TID No. 12 at this same time could raise the combined limitation value to approximately 8.8 to 9.1%.*

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

E. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER 11

The purpose of Tax Incremental Financing District Number 12 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, and 18 industrial buildings and related infrastructure improvements in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for residential, industrial and business/office development. The area is approximately 357 acres in size. The project boundaries are described in the next section.

The proposed project shall include the developments described in the previous paragraph, and are subject to market and actual construction. Proposed project costs within the district are also anticipated to include future cash grants for the individual developments based on City policy. Public improvements shall also include the Southbridge Lawrence-American, Southbridge American rail, rail maintenance and road improvements/maintenance with ½ mile of the district.

With the adoption of this Project Plan, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The infrastructure improvements will provide services to approximately 357 acres of new developable land.

No update or revision to the previously approved TID Project Plan.

F. DISTRICT BOUNDARY

The revisions to the boundaries of Tax Incremental Financing District Number 12 are shown on Map 1 on Page 15 and are further described in Appendix A and B .

Parcel ID	***Legal Description***
WD-L482	SUBD OF WILLIAMS GRANT LOT 99 EX 39 CSM 3 AS COR BY 1694267 & EX 2272288 & EX
WD-L483	SUBD OF WILLIAMS GRANT LOT 100 EX 2272288 & EX HWY
WD-L484	SUBD OF WILLIAMS GRANT LOT 101 EX HWY & EX 2161114 & EX 2272288
WD-L485	SUBD OF WILLIAMS GRANT LOT 102 EX HWY & EX 2161114
WD-L486	SUBD OF WILLIAMS GRANT LOT 103 EX HWY & EX 1843041 FOR RD & EX 2161114
WD-L482-2	E 12 ACRES OF LOT 99 SUBD OF WILLIAMS GRANT
WD-L483-1	E 12 ACRES OF LOT 100 SUBD OF WILLIAMS GRANT
WD-L484-1	E 12 ACRES OF LOT 101 SUBD OF WILLIAMS GRANT
WD-L510	SUBD OF WILLIAMS GRANT PART OF LOT 122 LYG W OF RR
WD-L511	SUBD OF WILLIAMS GRANT PART OF LOT 123 LYG W OF RR
WD-L514	SUBD OF WILLIAMS GRANT PART OF LOT 124 LYG W OF RR
WD-L515	SUBD OF WILLIAMS GRANT PART OF LOT 125 LYG W OF RR
WD-1759	GARRITY'S GLEN OUTLOT 7
WD-L492-B-4	LOT 1 OF 52 CSM 324 BNG PRT OF WILLIAMS GRANT LOT 104
WD-L492-B	LOT 2 OF 40 CSM 167 AS COR BY 1745870 BNG PRT OF LOTS 104 THRU 110 & BNG PRT
WD-1137-2	LOT 2 OF 57 CSM 249 BNG PRT OF WILLIAMS GRANT LOT 107
WD-1138-2	LOT 2 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT OF
WD-1138-1	LOT 1 OF 50 CSM 224 BNG PRT OF LOT 4 OF SOUTHRIDGE BUSINESS PARK
WD-1138	LOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4
WD-1138-3	OUTLOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT
WD-D0104	WILLIAMS GRANT THAT PART OF LOTS 115 & 116 LYG SE OF RR & NW OF HWY D EX WPS
WD-L505-1	SUBD OF WILLIAMS GRANT PART OF LOT 119 LYG ELY OF RR R/W & WLY OF HWY D
WD-L500-1	SUBD OF WILLIAMS GRANT PART OF LOT 118 LYG ELY OF RR & LYG WLY OF HWY D
WD-L496	PART OF SLY 385 FT OF LOT 116 & ALL THAT PART OF LOT 117 SUBD OF WILLIAMS
WD-L545	R-O-W OVER WILLIAMS GRANT SUBD LOTS 115 THRU 119
WD-L546	SUBD OF WILLIAMS GRANT PART OF WPS R/W OVER LOTS 115 THRU 119 LYG ELY & ADJN RR & EX 1970221 & EX 1970223
WD-L482-1	Added in 2020
WD-1371	Added in 2020 and merged with portion of WD-1128-1
WD-1372	Added in 2020 and merged with portion of WD-1128-1
WD-L492-B-3	OUTLOT 1 OF OF 52 CSM 42 BNG PRT OF WILLIAMS GRANT LOTS 118 & 119
WD-L492-B-2	LOT 1 OF 52 CSM 9
WD-1753-1	THAT PRT OF GARRITY'S GLEN OUTLOT 1 DESC IN 2964674

2020 Boundary Addition Valuation:	
Parcel Number: WD-L482-1 Valuation:	$265,000
Parcel Number: WD-1371 Valuation:	$1,657,200
Parcel Number: WD-1372 Valuation:	$3,978,700
Total Valuation:	$5,900,900
2021 Boundary Addition Valuation:	
Parcel Number: WD-L492-B-3 Property Valuation:	$0
Parcel Number: WD-1753-1 Property Valuation:	$0
Parcel Number: WD-L492-B-2 Property Valuation*:	$15,308,100*
Parcel Number: WD-L492-B-2 Personal Property Valuation*:	$764,600*
Total Valuation:	$16,072,700

*Parcel WD-L492-B-2 is currently in TID No. 6 therefore the does not count towards the 12% TID limitation threashold.

G. ECONOMIC FEASIBILITY STUDY

A. Purpose

T he 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.

No update or revision to the previously approved TID Project Plan.

B. 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.

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TID NUMBER 11 – TABLE II
Projected Development

PROJECT	Value per Unit	Number of Units	Total Value	Expected Date of Construction
216 Residential Lots	175,000	216	37,800,000	
4 Multi-family Housing	2,000,000	4	8,000,000	
17 IB-2	4,000,000	17	68,000,000	
1 IB-2	10,000,000	1	10,000,000	
TOTAL VALUE INCREMENT			123,800,000	

The City has estimated that the project will create incremental new value of approximately $123,800,000 based on the above project components. It is anticipated that individual developers will be required to enter into an assessment agreement to guarantee these values. Our estimates of incremental new value of the project are based on estimated square footage, number of units and project type.

The objective of the District creation is to facilitate the construction of a mixed-use development, which is estimated to create a total of $123.8 million in incremental value. We anticipate that prospective businesses and/or developers may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

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 to maximize the potential of Tax Incremental Financing District Number 12 to accomplish the proposed public improvements identified in Table I found on Page 5.

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. The implementers of the Project Plan 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 12 is presented in Tables III and IV included below. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be $123.8 million in 2034
No update or revision to the previously approved TID Project Plan.

TID Number 11 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Table IV shows the preliminary debt service schedule for financing of the proposed public improvement costs. The city anticipates financing the proposed project costs through a combination of bonds and cash grants. Table IV indicates that projected tax increments are expected to be sufficient to support the debt service through the maximum term of the district.

Year (1)	Annual Increased Value of New Buildings (2)	Cumulative Value of New Buildings & Improvements (3)	Total Estimated Taxable Value (4)	Base Value (5)	TID Value Increment (6)	2014 Net Total Tax Rate (7)	Annual Increment Revenue /1000 (8)	Total Projected Revenues (10)
12/31/2015	-	-	-	$91,500	-	-	-	
12/31/2016	5,907,143	5,907,143	5,907,143	91,500	5,815,643	21.820	-	-
12/31/2017	7,250,000	13,157,143	13,157,143	91,500	13,065,643	21.820	126,897	126,897
12/31/2018	12,107,143	25,264,286	25,264,286	91,500	25,172,786	21.820	285,092	285,092
12/31/2019	7,250,000	32,514,286	32,514,286	91,500	32,422,786	21.820	549,270	549,270
12/31/2020	12,107,143	44,621,429	44,621,429	91,500	44,529,929	21.820	707,465	707,465
12/31/2021	10,107,143	54,728,571	54,728,571	91,500	54,637,071	21.820	971,643	971,643
12/31/2022	15,250,000	69,978,571	69,978,571	91,500	69,887,071	21.820	1,192,181	1,192,181
12/31/2023	10,107,143	80,085,714	80,085,714	91,500	79,994,214	21.820	1,524,936	1,524,936
12/31/2024	4,857,143	84,942,857	84,942,857	91,500	84,851,357	21.820	1,745,474	1,745,474
12/31/2025	4,857,143	89,800,000	89,800,000	91,500	89,708,500	21.820	1,851,457	1,851,457
12/31/2026	4,857,143	94,657,143	94,657,143	91,500	94,565,643	21.820	1,957,439	1,957,439
12/31/2027	-	94,657,143	94,657,143	91,500	94,565,643	21.820	2,063,422	2,063,422
12/31/2028	4,857,143	99,514,286	99,514,286	91,500	99,422,786	21.820	2,063,422	2,063,422
12/31/2029	4,857,143	104,371,429	104,371,429	91,500	104,279,929	21.820	2,169,405	2,169,405
12/31/2030	4,857,143	109,228,571	109,228,571	91,500	109,137,071	21.820	2,275,388	2,275,388
12/31/2031	4,857,143	114,085,714	114,085,714	91,500	113,994,214	21.820	2,381,371	2,381,371
12/31/2032	4,857,143	118,942,857	118,942,857	91,500	118,851,357	21.820	2,487,354	2,487,354
12/31/2033	0	118,942,857	118,942,857	91,500	118,851,357	21.820	2,593,337	2,593,337
12/31/2034	4,857,143	123,800,000	123,800,000	91,500	123,708,500	21.820	2,593,337	2,593,337
Totals:	$ 123,800,000						$ 29,538,882	$ 29,538,880

No update or revision to the previously approved TID Project Plan.

TID Number 11 – TABLE IV
Projected Tax Increment and Estimated Cash Flow

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative Tax Increment Available After Debt Service
0	2014										
1	2015				$ (15,000)	$ (15,000)	$ (15,000)			$ (15,000)	$ (15,000)
2	2016	$ 5,815,643	$ 5,815,643	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (20,000)
3	2017	$ 7,250,000	$ 13,065,643	$ 126,897	$ (5,000)	$ 121,897	$ 101,897	($954,438)	$ (672,667)	$ (1,505,207)	$ (1,525,207)
4	2018	$ 12,107,143	$ 25,172,786	$ 285,092	$ (5,000)	$ 280,092	$ 381,990	($954,438)	$ (672,667)	$ (1,347,012)	$ (2,872,220)
5	2019	$ 7,250,000	$ 32,422,786	$ 549,270	$ (5,000)	$ 544,270	$ 926,260	($954,438)	$ (672,667)	$ (1,082,834)	$ (3,955,054)
6	2020	$ 12,107,143	$ 44,529,929	$ 707,465	$ (5,000)	$ 702,465	$ 1,628,725	($954,438)	$ (672,667)	$ (924,639)	$ (4,879,694)
7	2021	$ 10,107,143	$ 54,637,071	$ 971,643	$ (5,000)	$ 966,643	$ 2,595,368	($954,438)	$ (672,667)	$ (660,462)	$ (5,540,155)
8	2022	$ 15,250,000	$ 69,887,071	$ 1,192,181	$ (5,000)	$ 1,187,181	$ 3,782,549	($954,438)	$ (672,667)	$ (439,924)	$ (5,980,079)
9	2023	$ 10,107,143	$ 79,994,214	$ 1,524,936	$ (5,000)	$ 1,519,936	$ 5,302,485	($954,438)	$ (672,667)	$ (107,169)	$ (6,087,248)
10	2024	$ 4,857,143	$ 84,851,357	$ 1,745,474	$ (5,000)	$ 1,740,474	$ 7,042,959	($954,438)	$ (672,667)	$ 113,369	$ (5,973,879)
11	2025	$ 4,857,143	$ 89,708,500	$ 1,851,457	$ (5,000)	$ 1,846,457	$ 8,889,415	($954,438)	$ (672,667)	$ 219,352	$ (5,754,527)
12	2026	$ 4,857,143	$ 94,565,643	$ 1,957,439	$ (5,000)	$ 1,952,439	$ 10,841,855	($954,438)	$ (672,667)	$ 325,335	$ (5,429,192)
13	2027	$ -	$ 94,565,643	$ 2,063,422	$ (5,000)	$ 2,058,422	$ 12,900,277	($954,438)	$ (672,667)	$ 431,318	$ (4,997,874)
14	2028	$ 4,857,143	$ 99,422,786	$ 2,063,422	$ (5,000)	$ 2,058,422	$ 14,958,699	($954,438)	$ (672,667)	$ 431,318	$ (4,566,557)
15	2029	$ 4,857,143	$ 104,279,929	$ 2,169,405	$ (5,000)	$ 2,164,405	$ 17,123,105	($954,438)	$ (672,667)	$ 537,301	$ (4,029,256)
16	2030	$ 4,857,143	$ 109,137,071	$ 2,275,388	$ (5,000)	$ 2,270,388	$ 19,393,493	($954,438)	$ (672,667)	$ 643,283	$ (3,385,973)
17	2031	$ 4,857,143	$ 113,994,214	$ 2,381,371	$ (5,000)	$ 2,376,371	$ 21,769,863	($954,438)	$ (672,667)	$ 749,266	$ (2,636,707)
18	2032	$ 4,857,143	$ 118,851,357	$ 2,487,354	$ (5,000)	$ 2,482,354	$ 24,252,217	($954,438)		$ 1,527,916	$ (1,108,791)
19	2033	$ -	$ 118,851,357	$ 2,593,337	$ (5,000)	$ 2,588,337	$ 26,840,554	($954,438)		$ 1,633,899	$ 525,108
20	2034	$ 4,857,143	$ 123,708,500	$ 2,593,337	$ (5,000)	$ 2,588,337	$ 29,428,890	($954,438)		$ 1,633,899	$ 2,159,006
Total		$ 123,708,500		$ 29,538,890	$ (110,000)	$ 29,428,890		$ (17,179,884.21)	$ (10,090,000.00)	$ 2,159,006.25	

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 August 24, 2015.

The future development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 11. 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 Tables I and IV 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 10 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.

No update or revision to the previously approved TID Project Plan.

H. FINANCING

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using bonds to finance the upfront costs necessary for the project. 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 III & IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The TID Project Plan 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.

No update or revision to the previously approved TID Project Plan.

I. 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 8.

1. Private Equity

J. EXISTING LAND USES AND CONDITIONS

Map 2, found on Page 16, has been provided to give a general description of the conditions within the area. Map 4, found on Page 19, 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.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be suitable for mixed-use development and less than 35% will be comprised of residential. The purpose and intent of this district is to encourage mixed-use development.

K. PROPOSED LAND USE

The land use proposed in Tax Incremental District Number 11 is primarily light industrial and business/office and some residential. 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 18 illustrates the proposed land uses within the district.

L. 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.

M. BUILDING CODES AND CITY ORDINANCES

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

No update or revision to the previously approved TID Project Plan.

N. RELOCATION

If acquisition would occur within Tax Incremental District Number 11 which causes displacements, the City will conform to the requirements as set forth by the State of Wisconsin ~~Department of Commerce~~ relocation laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

O. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF DE PERE

The purpose of TID No. 12 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.

No update or revision to the previously approved TID Project Plan.

P. FINDINGS

A. A minimum of 50% of the area occupied by real property within TID No. 11 is suitable for mixed-use development.

B. Lands proposed for newly platted residential use does not exceed 35% by area of the real property within the district.

C. The improvement of TID No. 11 is likely to significantly enhance the value of substantially all of the other real property in the district.

D. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.

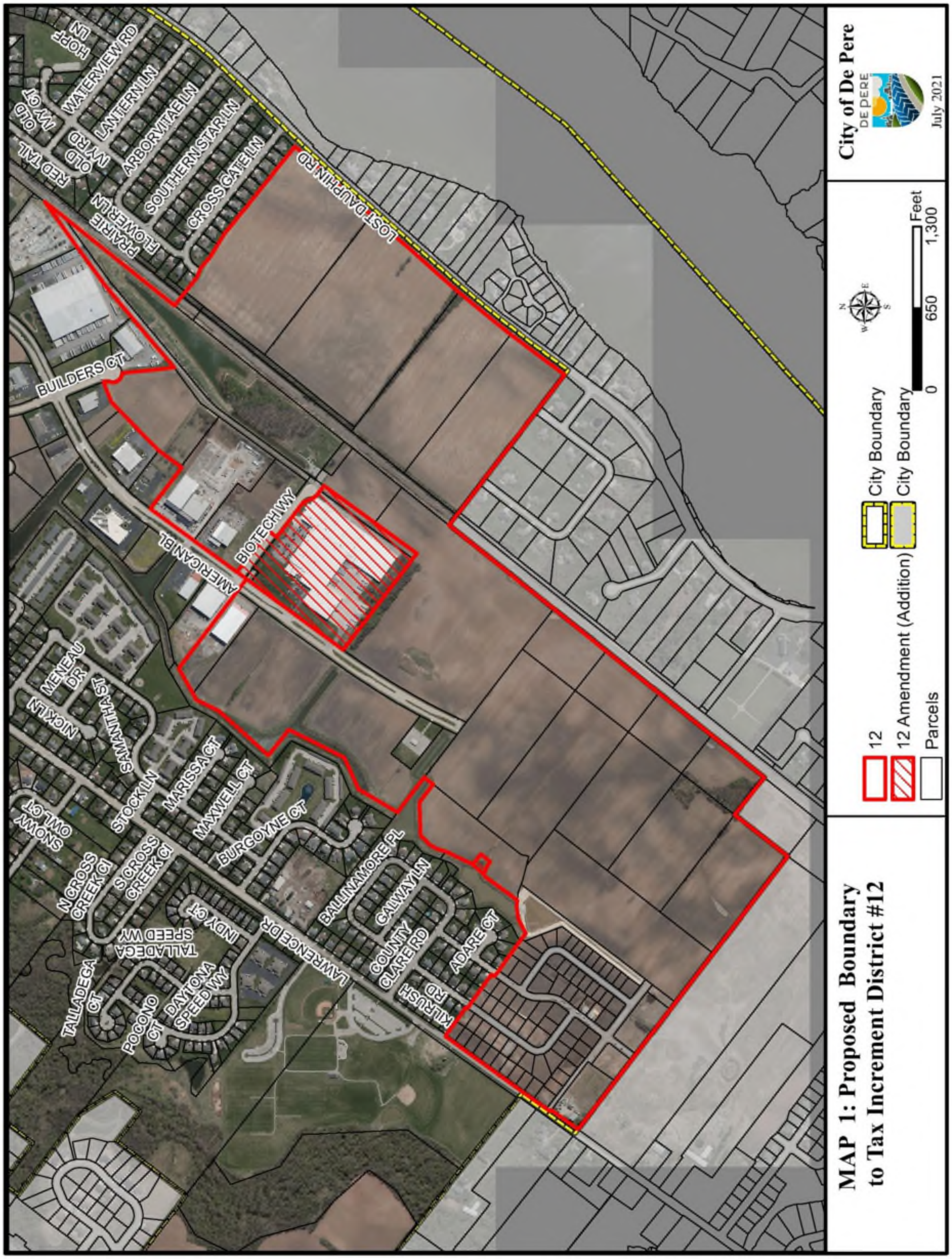
E. The equalized value of taxable property of TID No. 11, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

No update or revision to the previously approved TID Project Plan.

Q. CITY ATTORNEY OPINION

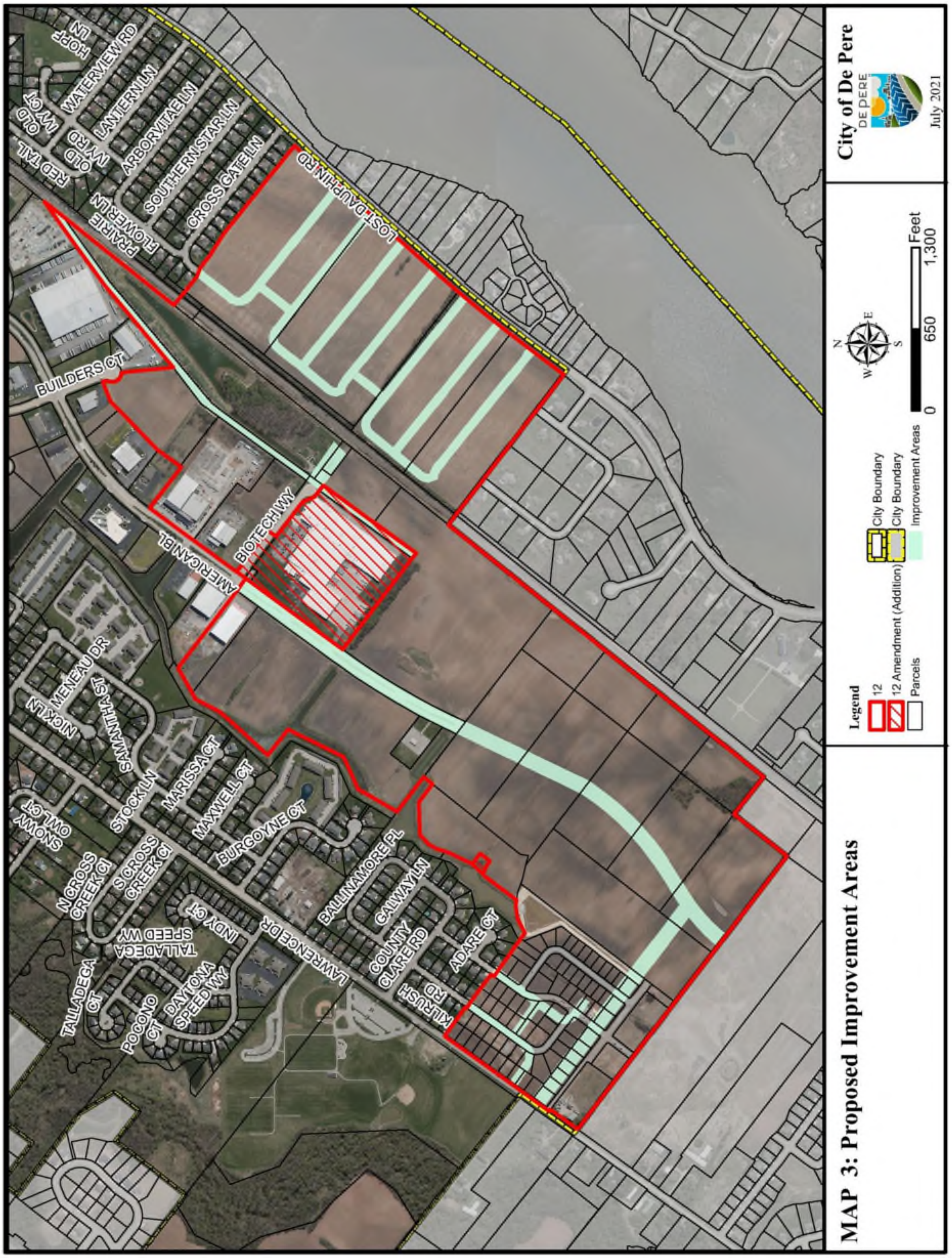
The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 11 Amendment No. 1, City of De Pere, Wisconsin, dated ___________, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix B.

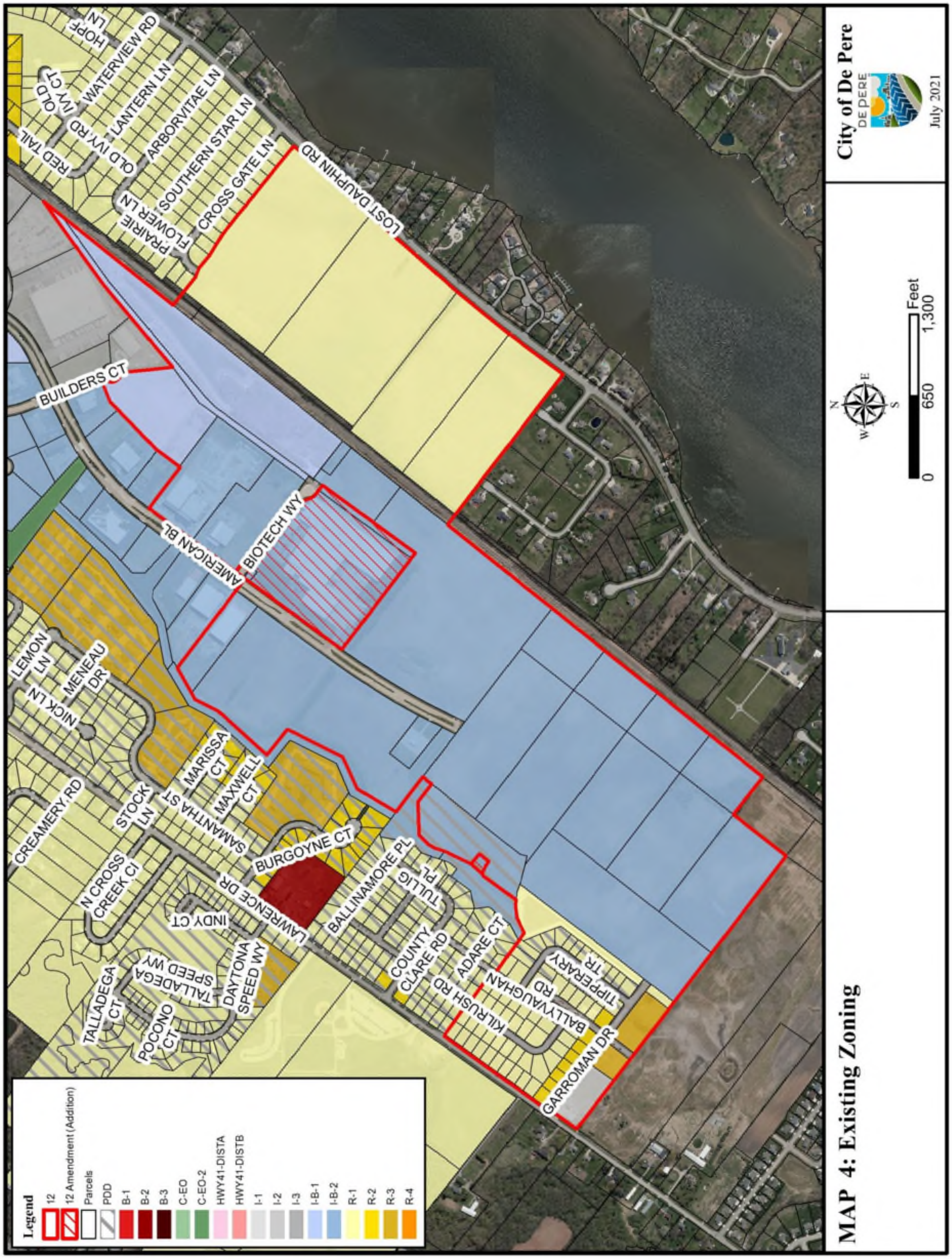
APPENDIX A:MAPS



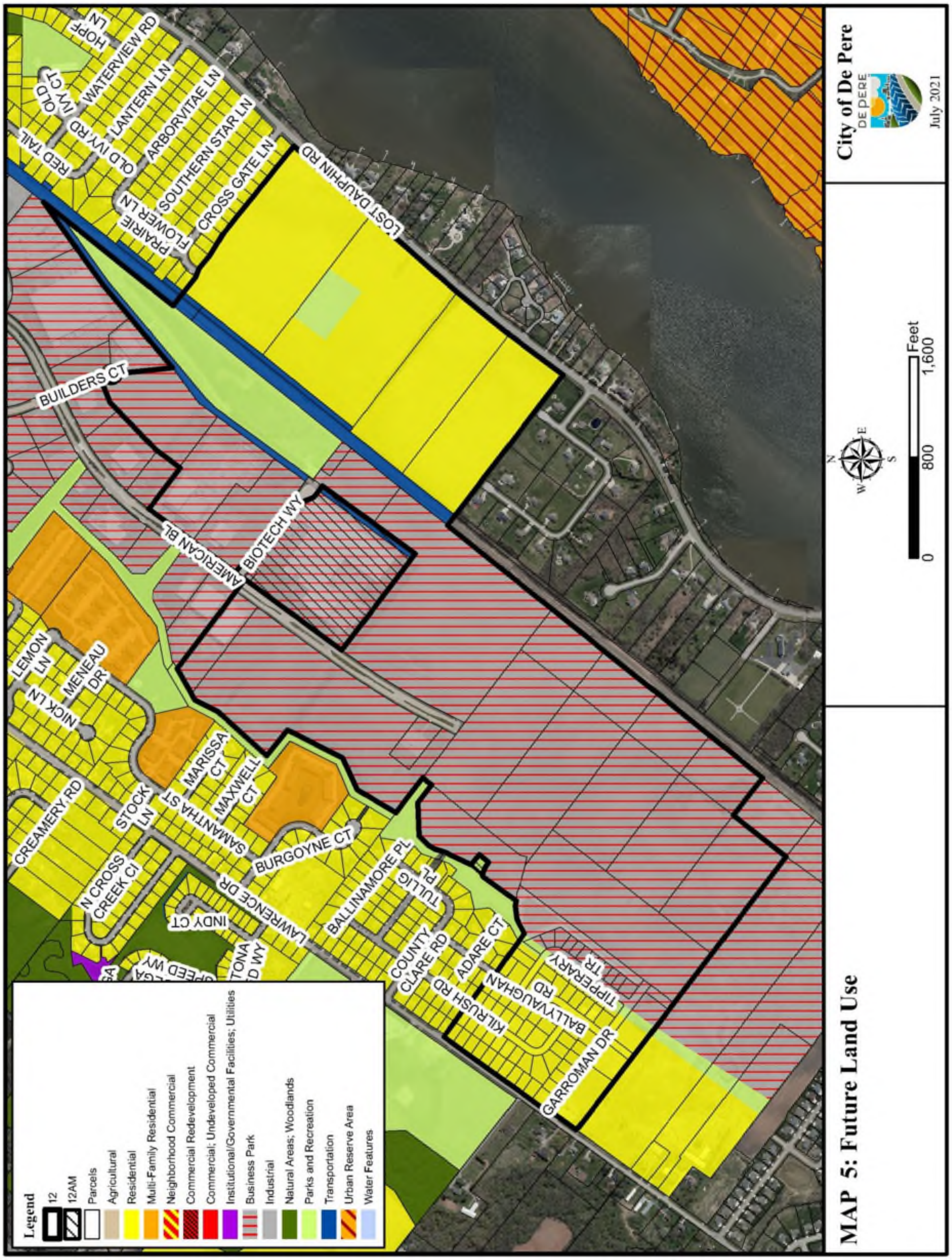
MAP 1: Proposed Boundary
to Tax Increment District #12
City of De Pere
DE PERE
July 2021
12
12 Amendment (Addition)
Parcels
City Boundary
City Boundary
0
650
1,300
Feet
LOST DAUPHIN RD
BUILDERS CT
BIOTECH WY
AMERICAN BL
LAWRENCE DR
HOPE LN
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
CROSS GATE LN
PRAIRIE FLOWER LN
RED TAIL
OLD IVY CT
OLD IVY RD
MENEAU DR
NICK LN
SAMANTHA ST
STOCK LN
MARISSA CT
MAXWELL CT
BURGOYNE CT
BALLINAMORE PL
GALWAY LN
COUNTY CLARE RD
ADARE CT
KILRUSH RD
SNOWY OWL CT
N CROSS CREEK CI
S CROSS CREEK CI
TALLADEGA SPEED WY
TALLADEGA CT
INDY CT
DAYTONA SPEED WY
POCONO CT

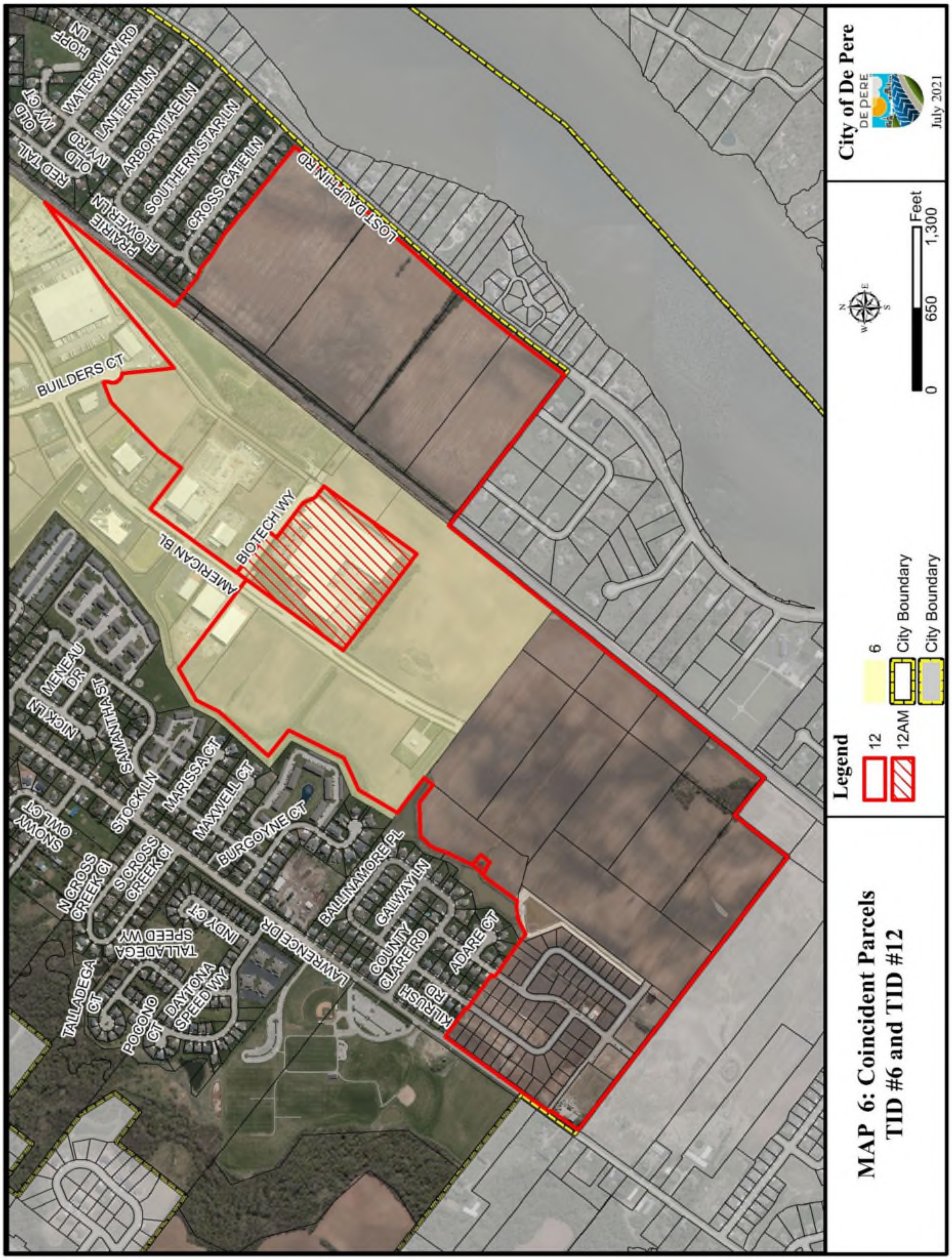

MAP 2: Existing Land Use
City of De Pere
DE PERE
July 2021
Legend
12
12 Amendment (Addition)
Parcels
Single Family Residential
Two Family Residential
Multi-Family Residential
Mobile Homes
Commercial
Institutional/Governmental
Industrial
Transportation and Utilities
Agricultural
Parks and Recreation
Natural Areas and Woodlands
Water Features
0
925
1,850
Feet
N
E
S
W
LOST DAUPHIN RD
BUILDERS CT
AMERICAN BL
BIOTECH WY
CREAMERY RD
STOCK LN
SAMANTHA ST
MARISSA CT
MAXWELL CT
BURGOYNE CT
LAWRENCE DR
BALLINAMORE PL
TULLIG PL
COUNTY CLARE RD
ADARE CT
KILRUSH RD
BALLYVAUGHAN RD
TIPPERARY TR
GARROMAN DR
INDY CT
N CROSS CREEK CI
LEMON LN
NICK LN
MENEAU DR
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
CROSS GATE LN
PRAIRIE FLOWER LN
OLD IVY RD
RED TAIL
HOPE LN


MAP 3: Proposed Improvement Areas
City of De Pere
DE PERE
July 2021
Legend
12
12 Amendment (Addition)
Parcels
City Boundary
City Boundary
Improvement Areas
0
650
1,300
Feet
N
S
E
W
LOST DAUPHIN RD
CROSS GATE LN
SOUTHERN STAR LN
ARBORVITAE LN
LANTERN LN
WATERVIEW RD
HOFF LN
OLD IVY CT
OLD IVY RD
RED TAIL
PRAIRIE FLOWER LN
BUILDERS CT
BIOTECH WY
AMERICAN BL
MENEAU DR
NICK LN
SAMANTHA ST
STOCK LN
MARISSA CT
MAXWELL CT
BURGOYNE CT
SNOWY OWL CT
N CROSS CREEK CI
S CROSS CREEK CI
TALLADEGA SPEED WY
TALLADEGA CT
INDY CT
DAYTONA SPEED WY
POCONO CT
LAWRENCE DR
BALLINAMORE PL
GALWAY LN
COUNTY CLARE RD
ADARE CT
KILRUSH RD



MAP 4: Existing Zoning
City of De Pere
DE PERE
July 2021
N
E
S
W
0
650
1,300
Feet
Legend
12
12 Amendment (Addition)
Parcels
PDD
B-1
B-2
B-3
C-EO
C-EO-2
HWY41-DISTA
HWY41-DISTB
I-1
I-2
I-3
I-B-1
I-B-2
R-1
R-2
R-3
R-4
LOST DAUPHIN RD
BUILDERS CT
AMERICAN BL
BIOTECH WY
HOPE LN
WATERVIEW RD
OLD IVY CT
RED TAIL
OLD IVY RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
PRAIRIE FLOWER LN
CROSS GATE LN
LEMON LN
NICK LN
MENEAU DR
MARISSA CT
MAXWELL CT
SAMANTHA ST
STOCK LN
CREAMERY RD
N CROSS CREEK CI
BURGOYNE CT
LAWRENCE DR
INDY CT
BALLINAMORE PL
TULLIG PL
COUNTY CLARE RD
ADARE CT
KILRUSH RD
BALLYVAUGHAN RD
TIPPERARY TR
GARROMAN DR
TALLADEGA CT
TALLADEGA SPEED WY
DAYTONA SPEED WY
POCONO CT


MAP 5: Future Land Use
City of De Pere
DE PERE
July 2021
0
800
1,600
Feet
N
S
E
W
Legend
12
12AM
Parcels
Agricultural
Residential
Multi-Family Residential
Neighborhood Commercial
Commercial Redevelopment
Commercial; Undeveloped Commercial
Institutional/Governmental Facilities; Utilities
Business Park
Industrial
Natural Areas; Woodlands
Parks and Recreation
Transportation
Urban Reserve Area
Water Features
LOST DAUPHIN RD
BUILDERS CT
AMERICAN BL
BIOTECH WY
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
CROSS GATE LN
PRAIRIE FLOWER LN
OLD IVY RD
OLD IVY CT
RED TAIL
HOPF LN
LEMON LN
MENEAU DR
NICK LN
MARISSA CT
MAXWELL CT
SAMANTHA ST
STOCK LN
CREAMERY RD
N CROSS CREEK CI
BURGOYNE CT
BALLINAMORE PL
TULLIG PL
LAWRENCE DR
INDY CT
COUNTY CLARE RD
ADARE CT
KILRUSH RD
BALLYVAUGHAN RD
TIPPERARY TR
GARROMAN DR


MAP 6: Coincident Parcels
TID #6 and TID #12
City of De Pere
July 2021
Legend
12
12AM
6
City Boundary
City Boundary
0
650
1,300
Feet
LOST DAUPHIN RD
BIOTECH WY
AMERICAN BL
BUILDERS CT
LAWRENCE DR
CROSS GATE LN
SOUTHERN STAR LN
ARBORVITAE LN
LANTERN LN
WATERVIEW RD
PRAIRIE FLOWER LN
RED TAIL
MENEAU DR
SAMANTHA ST
NICK LN
STOCK LN
MARISSA CT
MAXWELL CT
BURGOYNE CT
BALLINAMORE PL
GALWAY LN
COUNTY CLARE RD
ADARE CT
KILRUSH RD
INDY CT
TALLADEGA SPEED WY
DAYTONA SPEED WY
POCONO CT
TALLADEGA CT
N CROSS CREEK CI
S CROSS CREEK CI
SNOWY OWL CT

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE: **July 23, 2021**

DEPARTMENT: **Planning**

FROM: **Kelly Barker**

SUBJECT: **Next Meeting Date.**