



Joint Review Board

Regular Untelevised

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

Final Minutes

Wednesday, June 22, 2022

3:00 PM

GoToMeeting

Call to Order

The meeting was called to order at 3:00 PM by Kelly Barker

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Absent	
Mark Higgins	Board Member	Present	
Bob Mathews	Board Member	Present	
Dawn Foeller	Board Member	Present	
Jeff Flynt	Board Member	Present	

Also present: Development Services Director Daniel Lindstrom and Finance Director Joe Zegers. Kelly Barker read the roll call and asked for a chairperson pro-tem to fill in for Mayor Boyd since he was absent. Bob Mathews stated that he would act as the chairperson pro-tem and lead the meeting, seconded by Mark Higgins. Jeff Flynt attended as the Brown County representative in place of Chad Weininger.

- Approval of the minutes of the August 27, 2021 Joint Review Board meetings.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Mathews, Board Member
SECONDER:	Mark Higgins, Board Member
AYES:	Mark Higgins, Bob Mathews, Dawn Laboy, Jeff Flynt
ABSENT:	James Boyd

- Public comments upon matters not on the agenda. . Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Joint Review Board. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
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- Review Proposed Project Plan Amendment No. 1 for Tax Increment District No. 15.
Development Services Director Daniel Lindstrom reviewed the proposed project plan amendment for TID No. 15. The TID was created in 2020 as a mixed-use overlap of TID No. 8 to spur the development of the United Health Group building. He explained that the purpose of the boundary amendment is to add planned project costs to the previously approved TID Project Plan. It is strictly a project plan amendment and the boundary of TID No. 15 remains unchanged. The amendment now includes additional project costs that were not included in the original project plan, including the Humana Campus mixed-use redevelopment project. Also included in the amendment is the cost-share increase associated with the future South Bridge Connector Project. Any additional development incentives and southern bridge expenditures need to be included in the project plan amendment. Bob Mathews noted that the infrastructure is a front-loaded cost so the City is expending at the risk of lack of development. He asked if there is a certain threshold that the City needs to get to in terms of signing agreements before you start to build the infrastructure or do you start building and hope the development follows? Daniel replied that the infrastructure for the Southern Bridge is still several years out and based on the conversations he's had with the developers of the Humana campus as well as some of the

other developers of the sites that are adjacent to the highway, their intention is to develop the infrastructure before the development starts. The City won't be expending costs for the Southern Bridge project if it's not supported by the TID. Bob then noted that the development costs and TID incentives are fairly significant. He asked Daniel if the City is essentially covering their infrastructure investment and Daniel replied that although it shows \$6 million in incentives, only a fraction of that is accounted for. He hopes the City doesn't have to do such large incentives. Bob's next question was in terms of the total costs, how many of them are firm costs? Daniel replied that without the Southern Bridge costs, there are about \$5 million of other costs that are firm costs. Mark Higgins then asked in terms of the mix of funding for the bridge, is there any clarity on that? Daniel stated that for overall cost percentages, there is not a lot of clarity on that. There will be a county share, a state share, a federal share and a local share so without having a complete design yet, there is not a total dollar amount at this point. Jeff Flynt from Brown County added that the \$5 million that was gifted by Senator Baldwin will be put toward architectural and engineering for Phases 2 & 3, and after that is done, the County could be looking at trying to determine cost shares for everyone.

RESULT:	DISCUSSED
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5. Next Meeting Date.

Development Services Director Daniel Lindstrom stated that the amendment will go to the July 19, 2022 Council meeting. The next JRB meeting must be held within 45 days after that meeting. Discussion followed and it was decided that the next meeting will be held on Tuesday, August 2, 2022, which will also be the annual meeting of the Joint Review Board. Staff will send out meeting invites to the JRB members.

RESULT:	DISCUSSED
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Adjournment

Mark Higgins moved, seconded by Dawn LaBoy to adjourn the meeting at 3:39 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker