Joint Review Board

Regular Untelevised

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

Agenda

Tuesday, June 4, 2024 | **9:30 AM** | **GoToMeeting**

Pursuant to Wisconsin Statute 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 **June 4, 2024** 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 April 18, 2024 Joint Review Board meeting.

3. 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.

4. TID No. 10

   A. Review the Proposed Boundary Amendment No. 2 for Tax Increment District No. 10.

   B. Review and Approval of Common Council Resolution #24-40 Approving the Proposed Project Plan Amendment to Modify the District Boundaries and Project Plan for Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)

   C. Joint Review Board Resolution # JRB 24-01, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)

5. TID No. 18

   A. Review the Proposed Boundary and Project Plan Creation for Tax Increment District No. 18.

   B. Review and Approval of Common Council Resolution #24-41 Approving the Proposed Project Plan and District Boundaries for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.

C. Joint Review Board Resolution # JRB 24-02, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.

6. Set the next meeting date for the Annual Meeting of the Joint Review Board.

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.

*Items with an asterisk require City Council approval.

Items with an
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:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the April 18, 2024 Joint Review Board meeting.**

ATTACHMENTS:

- JRB_Apr2024_Minutes_Draft (PDF)

Joint Review Board

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

Regular Untelevised

Draft Minutes

Thursday, April 18, 2024 **10:00 AM** **GoToMeeting**

Call to Order

The meeting was called to order at 10:00 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Eric Derenne	Commissioner	Present	
Dawn Foeller	Board Member	Present	
Mark Higgins	Board Member	Present	
Cole Runge	Board Member	Present	

Also in attendance: Development Services Director Daniel Lindstrom, Community & Economic Development Specialist Quasan Shaw, City Administrator Larry Delo, and Finance Director Pam Manley.

2. Approval of the minutes of the October 5, 2023 Joint Review Board meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Dawn Foeller, Board Member
AYES:	Boyd, Derenne, Higgins, Foeller, Runge

3. 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.

Dawn Foeller noted that the school referendum was passed at the April 2, 2024 election. There were no other public comments.

RESULT:	**DISCUSSED**

4. Overview of the Draft Proposed Boundary Amendment No. 2 for Tax Increment District No. 10.

Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment No. 2 for TID 10. He explained that the two main reasons for the amendment are the expansion of Valley Cabinet and the clean up of the Belmark property line. The original boundary was focused on undeveloped land; however, Amendment No.1 and now No. 2 are to assist existing businesses to grow and prosper. Daniel explained that the proposed boundary amendment will replace the two previous project plans with a single document. The boundary amendment will add several parcels on the north and south side of the boundary. There are no additional project costs being added but new non-project costs of $120 million related to the Southern Bridge project have been added. There were no questions. Because this is a discussion-only item, no action was taken.

RESULT:	**DISCUSSED**

5. Overview of the Draft Proposed Project Plan and District Boundary for Tax Increment District No. 18.

Development Services Director Daniel Lindstrom reviewed the proposed project plan and district boundary for the creation of TID No. 18 as a rehabilitation and conservation district. It is being created as a partial overlay to both TID No. 7 and No. 16. The immediate focus of this district is to facilitate the proposed redevelopment of the former Shopko site and other redevelopment sites around the east downtown. The life of the TID is 27 years with a termination date of May, 2051. The TID boundary includes over 29 acres and 52 parcels. The increase in property value with the new development on the Shopko site is projected to be approximately $128,000,000 in new assessed value over the district's 27-year life span. There were no questions. Because this is a discussion-only item, no action was taken.

RESULT:	**DISCUSSED**

6. Set future meeting date for next JRB meeting.

   Discussion followed and it was decided to schedule the next Joint Review Board meeting on May 28, 2024 at 9 am.

RESULT:	**DISCUSSED**

Adjournment

Mayor Boyd moved, seconded by Cole Runge, to adjourn the meeting at 10:28 am. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**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.**

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**A. Review the Proposed Boundary Amendment No. 2 for Tax Increment District No. 10.**

ATTACHMENTS:

- TID No. 10 Boundary Amendment No2 Final - 05142024 (PDF)

City of De Pere

Tax Increment District No.10
Boundary Amendment No. 2

Prepared by the Development Services Department

May 7, 2024

Public Hearing: April 22, 2024
Plan Commission Approval Recommendation: April 22, 2024
Common Council Approval: May 7, 2024
Joint Review Board Approval: June 4, 2024

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City of De Pere TID No. 10 Officials and Acknowledgements

Common Council

Mayor James Boyd
Shana Defnet Ledvina – Council President
Amy Chandik Kundinger
Jonathon Hansen
Pamela Gantz
John Quigley
Devin Perock
Dan Carpenter
Position Vacant

Plan Commission

James Boyd, Mayor
Jonathon Hansen, Alderperson
Pamela Gantz, Alderperson
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Shane Raymaker, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Eric Derenne - Northeast Wisconsin Technical College Representative
Dawn Foeller – Unified School District of De Pere Representative
Cole Runge – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Quasan Shaw, Community and Economic Development Specialist
Larry Delo, City Administrator
Anthony S. Wachewicz III, City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: April 22, 2024
Plan Commission Approval Recommendation: April 22, 2024
Common Council Approval: May 7, 2024
Joint Review Board Approval: June 4, 2024

1. COMMUNITY INTRODUCTION

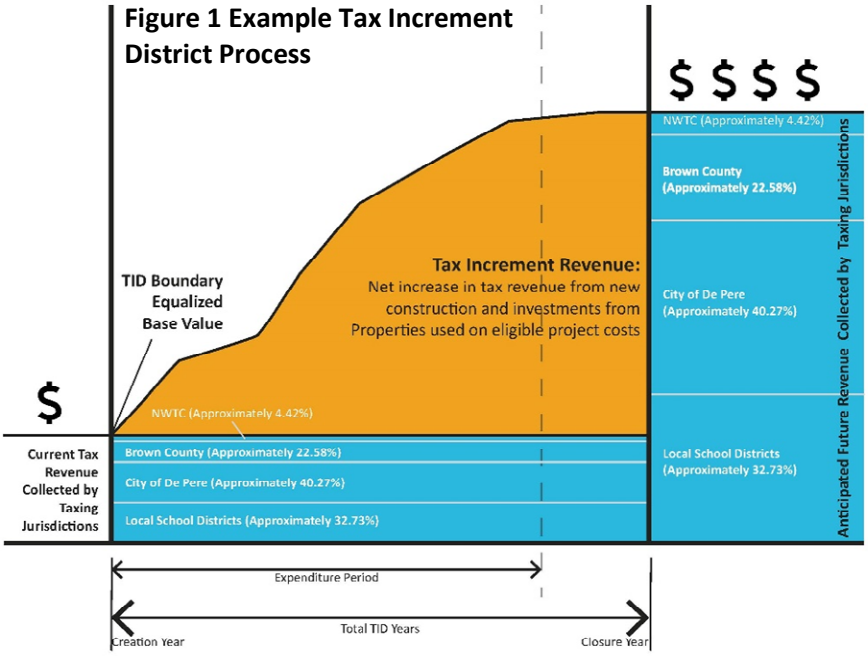
The approximately 25,500 people, who call the City of De Pere, Wisconsin home, know that the community provides a high quality of life in the Greater Green Bay metropolitan area. The excellent schools, a dynamic downtown, successful business parks, and safe neighborhoods served by ample parks and natural areas have resulted in considerable loyalty and community pride among residents. The residences, businesses, and commercial areas are connected with a transportation and green space network that accommodates cars, bikes, and pedestrians. The beautiful Fox River is the focal point of the City Center, and the Claude Allouez Bridge unites the two sides of our dynamic downtown. Whether you are on the east side or west side, historic buildings thoughtfully blend with new redevelopment to provide a mix of housing, employment, shopping, dining, and entertainment.



2. INTRODUCTION TO TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a method of public finance often used by municipalities across the United States to subsidize redevelopment, infrastructure, and other community growth projects. The Wisconsin legislature passed the first TIF law in 1975, and municipalities across the state have used the mechanism to make improvements to specified Tax Increment Districts (TIDs). TIF helps to promote local tax base expansion by using property tax revenues to fund site improvements to attract new development, industry, rehabilitation/conservation projects, mixed-use development, blight elimination, and environmental remediation. During the development period, tax bases for the entities in question remain static at pre-development levels, while property taxes continue to be paid. The taxes derived from increases in property value within the TIDs (the tax increment) are diverted into a special fund in the City to pay for the costs of this development. Generally, a municipality will borrow funds to pay for initial development costs and use tax increments to retire debt. The municipality works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing. Figure 1 diagrams the example TID lifespan and process.

Figure 1 Example Tax Increment District Process



The State of Wisconsin classifies city and village tax increment districts into several categories: (1) rehabilitation and conservation, (2) blight removal, (3) industrial, (4) mixed-use, and (5) environmental remediation districts. Tax Increment Districts terminate once

either all costs are paid through increment financing or the mandated termination date passes. Upon termination, the taxing jurisdictions within the TID share in the post or closure-TIF tax revenue generated through improvements during the TID's lifetime.

3. EXECUTIVE SUMMARY TID NO. 10 BOUNDARY AMENDMENT NO. 1

The purpose of the Boundary Amendment is to include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0101 (formerly ED-F-0101 and ED-F0105) to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park. - The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. 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 to contain only whole parcels; therefore, the City of De Pere proposes to add parcel ED-F0094-1 to TID No. 10 to allow for the parcels to be combined and not a building crossing a parcel line and correct zoning and building code violations.

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."

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 municipality but all jurisdictions that 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 TID and requires them to prepare a plan to develop or redevelop the TID. 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 TID. This law assumes that all governmental units that tax properties within the TID will eventually benefit from the increased value that will be generated. The municipality that created the TID is allowed to retain the increased taxes generated during the existence of the TID to pay for the costs of the public improvements.

State Statute places certain limitations on the creation and amendment of TIDs. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a TID. In addition, at least fifty percent (50%) of the real property in a TID 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 significantly enhance the value of substantially all the other real property in the TID;
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 TID plus the value increment of all existing TIDs does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a TID 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 TID and one public member, must approve the municipality's action relative to the creation or amendment of the TID. A TID shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such TID in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such TID.
2. Twenty years after the TID was created for industrial.
3. The local legislative body, by resolution, dissolves the TID, 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 TID No. 10, in the City of De Pere has been prepared in compliance with Wisconsin Statute Section 66.1105(4). TID No. 10 and the proposed amendment is defined by the boundary shown on Map 1 found in Appendix A. Pursuant to Wisconsin Statute Section. 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 TID;
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 conditions of real property in the TID;
7. A map showing proposed improvements and uses in the TID;
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 the creation and amendment of a tax incremental TID promotes the orderly development of the city;
12. An analysis of the overlying taxing jurisdictions;
13. A map showing the TID boundaries; and

14. An opinion of the city attorney advising whether the plan is complete and complies with Wisconsin Statute Section 66.1105(4)(f).

4. TAX INCREMENT DISTRICT NO. 10 BOUNDARY AMENDMENT (UPDATED)

The Project Plan specifically establishes the need for the Boundary Amendment.

Planning and Approval Process Timeline

The Common Council recommended staff and the Plan Commission initiate the planning process for the Amendment of TID No. 10. The City notified the overlying taxing jurisdictions of the public hearing on March 25, 2024, and published public hearing notices in the Press Times on April 12, 2024. The notice for the first Joint Review Board (JRB) meeting was published on April 5, 2025. The Joint Review Board held its organizational meeting on April 18, 2024.

The City held the public hearing for the Boundary Amendment to TID No. 10 on April 22, 2024 After the public hearing, the Plan Commission recommended approval of the TID No. 10 Boundary Amendment. This Boundary Amendment was adopted by Resolution of the Common Council on May 7, 2024

On June 4, 2024 the Joint Review Board reviewed and approved of the TID No. 10 Boundary Amendment as required by Wisconsin Statutes. The City published the agenda notice of the final Joint Review Board meeting on May 25, 2024.

Documentation of all resolutions, notices, and minutes can be found as attachments to this Project Plan. As required by Wisconsin Statute Section 66.1105(5)(b), a copy of the compiled Project Plan and Boundary Amendment will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of TID No. 10 in the City of De Pere. This *official combined Project Plan* guides the development activities within TID No. 10. Implementation of the Project Plan and completion of the proposed activities require a case-by-case authorization by the Plan Commission, Board of Public Works, Finance and Personnel Committee, and the City Council. Public expenditures for projects listed in the Project Plan will be based on the development status of the land and economic conditions existing at the time of construction or implementation. Changes to the TID Boundary or project categories not identified here require a formal amendment to the Project Plan involving a public hearing and review and City Council approval.

5. STATEMENT OF PURPOSE (UPDATED)

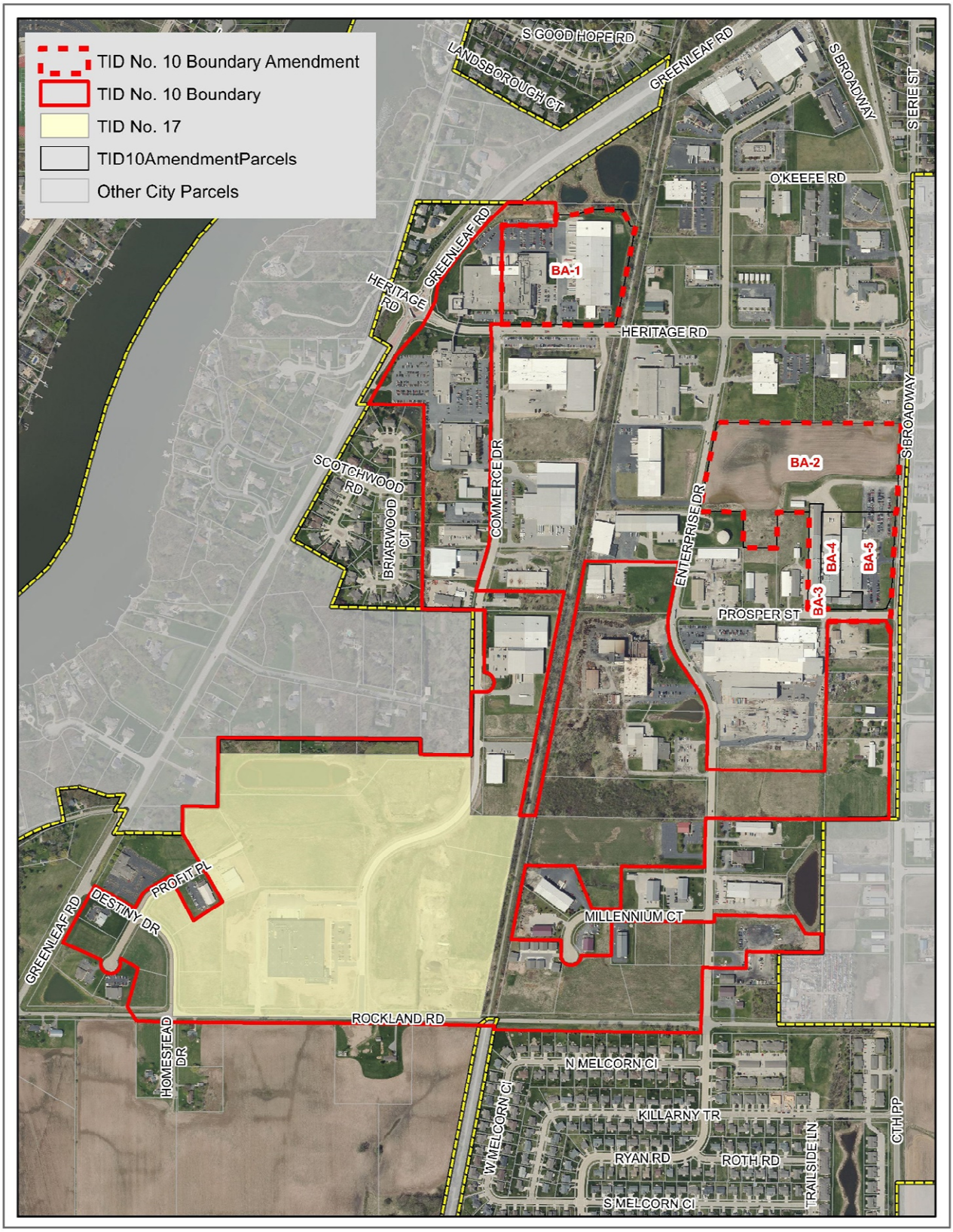
a. 2012 Creation: The purpose of Tax TID Number 10 was to be the primary public financing tool for the development of a business park in the City of De Pere as an Industrial TID. Within the boundaries of TID are sites suitable for industrial and business/office development. The area is approximately 173.345 acres in size. The proposed project included the development of land for future business expansion and growth. Proposed project costs within the TID included future cash grants for reimbursement of construction of business expansion, utility extension, road extension, storm sewer and grading work for individual building constructions, as applicable. Public improvements may also include the installation of new streets to facilitate development within the area.

b. 2015 Boundary and Project Plan Amendment: The purpose of the 2015 Boundary and Project Plan Amendment for TID No. 10 is to be the primary public financing tool for the

business expansion of Belmark Corporation currently located within the City of De Pere. Within the boundaries of this TID are sites suitable for industrial development. The area of the Boundary Amendment was approximately 47.161 acres.

c. 2024 Boundary Amendment: TID No. 10 Boundary is being amended to allow for additional industrial development in the City, with the specific goal of allowing for the expansion of Valley Cabinet on Parcel ED-F0101 (1840 S BROADWAY ST). The City recognized that without the Boundary Amendment to the TID, business growth would not occur for an incentive to encourage the project. Therefore, the amendment of the TID creates a path for developers to develop the currently vacant lands. The area of the Boundary Amendment was approximately 39.766 acres. For a cumulative total of 260.27 acres.

TID Boundary Map: A complete map set is included in Appendix A of this Project Plan.



6. SUMMARY OF FINDINGS (UPDATED)

As required by Wisconsin Statute Section 66.1105, and as documented in this Boundary Amendment and the exhibits contained and referenced herein, the following findings are made:

a. Project Plan is:
   i. In conformity with the Comprehensive Plan, the zoning code, and other guiding documents, and *therefore, promotes the redevelopment of the downtown and promotes the municipality's orderly development.*

   ii. Economically feasible and will enable the TID to close prior to the required closure date.

b. District Type: The municipality must declare the TID type in the creation and amendment resolution. Municipal TID types include blighted, rehabilitation or conservation, industrial, mixed-use, and environmental remediation. The declaration is based on the type of land that makes up 50% of the area in the TID. The TID is being amended but remains an Industrial TID. This Boundary Amendment has met the definition and requirements for an Industrial District. Not less than 50% of the proposed district's area land is suitable for industrial use. As detailed in Appendix B – Parcel List 97.8% of the proposed real property in the amendment area within the TID is classified as Industrial.

   Industrial District *– TID with more than 50% of land suitable for industrial sites. Any real property within an industrial-type TID that is zoned for industrial use must remain zoned for industrial use for the life of the TID.*

Figure 1: TID Parcel Condition

	Acres	%
Industrial	232.55	97.98%
Other Commercial	4.800	2.02%
Total Real Property	**237.345**	**100.00%**
Total Real Property	237.345	91.19%
Total ROW	22.927	8.81%
Total TID Boundary	**260.2724**	**100.00%**

c. Economic Feasibility and Benefits:
   i. As detailed in the economic feasibility section of this Project Plan, the total tax increment and resulting revenues in the TID as well as other funding sources from the City are sufficient to pay for the planned public works and the proposed incentives included within this Project Plan.

   ii. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Moreover, the development and infrastructure projects will spur additional development located inside and outside of the TID, and the overlying taxing jurisdictions will also see an increase in the tax base immediately instead of waiting for the TID to close with a much larger TID.

iii. The expenditures made will create new jobs and business growth opportunities in the immediate area as a result of the TID Boundary Amendment. When added to the area within one-half mile of the TID, the new and existing businesses in the area will be able to capture an additional or larger market share in the greater region. Therefore, the project costs of the TID continue to relate directly to promoting development in the TID consistent with the purpose for which the TID is to be created and amended.

d. "But For" Test: But for the subsequent amendments of this TID, the City and developers would not be able to use the Project Plan tools (infrastructure, demolition, land assemblage, and development incentives (i.e. "cash grants")) to facilitate the development of the TID. That "but for" the creation of this TID, the development projects as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

i. The proposed development would not occur for the related infrastructure improvements and development incentives as the cost of construction and increased interest rates continue to place an increased burden on development. These related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City's objectives for this area.

ii. To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

iii. In order to make the area included within the TID suitable for development, the City will need to make an investment to pay the costs of some or all of the projects listed in the Project Plan such as reconstructing public infrastructure (roadways, intersections improvements, and public parking facilities). Due to the public investment that is required, the City has determined that the development of the area will not occur at the pace or levels desired solely as a result of private investment.

e. 12% Test: State law limits municipalities' use of TIF based on the equalized value. The equalized value of taxable property of the new or amended TID, plus the value increment of all existing TIDs cannot exceed 12% of the total equalized value of taxable property in the municipality. This is called the "12% value limit." The City does not exceed the 12% maximum threshold for the total equalized increment value combined with the projected new TID base value in this TID as a ratio of the total equalized value of the property in the City. The total increment value of all the existing TIDs within the City equals 9.06% and the additional base value of the proposed TID Boundary Amendment of $11,974,300 increases the threshold test to 9.42%.

f. Estimated Percentage of Retail: The City estimates that no retail uses will be located in the TID at the end of the TID's maximum expenditure period.

7. CITY PLANNING AND ZONING (UPDATED)

The following are the subject sections and maps of the City of De Pere guiding documents:

a. Existing Land Use: As of the drafting of this Project Plan, the TID area is primarily comprised of typical industrial and business park uses. Map 3 of Appendix A illustrates the existing land uses.

b. Future Land Use: The 2010 De Pere Comprehensive Plan designates the areas as business park and industrial uses. Map 4 of Appendix A illustrates the future land uses. The City shall require a change in the future land use before rezoning that is not in agreement with the comprehensive plan.

c. Zoning: The parcels in the TID are subject to local zoning and land division regulation. The parcels are currently zoned as applicable by Wisconsin Statutes, the City can implement zoning changes that comply with the Comprehensive Plan. Map 5 of Appendix A illustrates the existing zoning.

8. DETAILED LIST OF PROJECT COSTS

The public works and improvement activities located within TID No. 10 are listed on Table I found on Page 11, which provides a listing of all TID activities, 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 TID. Infrastructure costs for projects located outside of the TID, benefiting or necessary for the development within the TID may also be eligible TID project costs (must be within a one-half mile radius of the TID). Such costs must be shared in a reasonable manner relating to the amount of benefit to the TID. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the TID.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and stormwater 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 TID.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

The 2012 Creation included $3,675,000 in capital costs.
The 2015 Amendment did not add additional capital costs.
No additional capital costs are included as part of this 2024 TID Boundary Amendment.

B. Development Incentives: The City may use TID No. 10 funds to provide cash grants and other types of incentives to developers and businesses to promote and stimulate new development.

The City may enter into agreements with property owners, businesses, developers, or non-profit organizations to share costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided. The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Public Housing Authority, development organizations, or other appropriate organizations) to make capital available to businesses and/or developers to stimulate or enable economic development and housing development projects within TID No. 10. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, or loan guarantee.

The 2012 Creation included $3,700,000 in development incentives.
The 2015 Amendment included an additional $3,440,600 in development incentives.
No additional capital costs are included as part of this 2024 TID Boundary Amendment.

C. 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 TID over the statutory expenditure period.

The 2012 Creation included $150,000 in administrative costs.
The 2015 Amendment included an additional $80,000 in administrative costs.
No additional administrative costs are included as part of this 2024 TID Boundary Amendment.

D. Other Costs/Contingency: 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 TID.

The 2012 Creation included $200,000 in other costs.
The 2015 Amendment included an additional $100,000 in other costs.
No additional other costs are included as part of this 2024 TID Boundary Amendment.

E. 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 TID. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

The 2012 Creation included $2,000,000 in financing costs.
The 2015 Amendment included an additional included $1,000,000 in financing costs.
No additional financing costs are included as part of this 2024 TID Boundary Amendment.

TID NUMBER 10 - TABLE I

Proposed Project Costs, Public Works, and Improvements

	Origional Plan (2012)				Boundary Amendment No. 1, Project Plan Amendment No. 1 (2015)				Boundary Amendment No. 2	Totals
	2012	2013	2014	2015-2031	2015	2016	2017	2018-2032-	2024-2033	
Capital Costs:										
Acquisition										
Site Preparation										
Roads and Parking	$0	$1,300,000	$850,000	$1,300,000	$0	$0	$0	$0	$0	3,450,000
Utilities										
Sanitary Sewer										
Water Distribution										
Signage	$5,000	$10,000	$10,000	$0	$0	$0	$0	$0	$0	$25,000
Ponding	$0	$200,000	$0	$0	$0	$0	$0	$0	$0	$200,000
Subtotal	**$5,000**	**$1,510,000**	**$860,000**	**$1,300,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**3,675,000**
Incentive Costs: Developer Cash Grants	**$500,000**	**$300,000**	**$500,000**	**$3,700,000**	**$0**	**$0**	**$198,188**	**$3,242,412**	**$0**	**8,440,600**
Administrative Costs:										
City staff/consulting	$10,000	$10,000	$10,000	$45,000	$5,000	$5,000	$5,000	$20,000	$0	$110,000
10% Admin/Eng	$10,000	$10,000	$10,000	$45,000	$5,000	$5,000	$5,000	$30,000	$0	$120,000
Subtotal	**$20,000**	**$20,000**	**$20,000**	**$90,000**	**$10,000**	**$10,000**	**$10,000**	**$50,000**	**$0**	**230,000**
Other Costs: 10% Contingency	**$25,000**	**$25,000**	**$25,000**	**$125,000**	**$0**	**$0**	**$50,000**	**$50,000**	**$0**	**300,000**
Subtotal Project Costs	**$550,000**	**$1,855,000**	**$1,405,000**	**$5,215,000**	**$10,000**	**$10,000**	**$258,188**	**$3,342,412**	**$0**	**12,645,600**
Financing Costs: Interest costs of Money	$250,000	$250,000	$250,000	$1,250,000	$0	$0	$150,000	$850,000	$0	3,000,000
Total Project Costs	**$800,000**	**$2,105,000**	**$1,655,000**	**$6,465,000**	**$10,000**	**$10,000**	**$408,188**	**$4,192,412**	**$0**	**15,645,600**

** Subject to change based on final financing plan*

This is a summary table to the 2012 Project Plan and the 2015 Project Plan Amendment.

F. NON-PROJECT COSTS: Non-project costs are public works or other projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The 2012 original Project Plan and 2015 Project Plan amendment only included an undisclosed amount of private equity as a non-project cost. Since that time, the total non-project costs that directly benefit the TID but are paid for by other governmental agencies, other TIDs, or other grant programs not including approximately $120,000,000 for the South Bridge Connector Project from Packerland Drive to County Highway GV (not including interstate construction).

9. ECONOMIC FEASIBILITY, FINANCING & TIMETABLE (UPDATED)

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax increment revenue that can reasonably be generated from the TID. This report includes an updated projection.

The ability of the municipality to finance proposed projects must also be determined. The TID is economically feasible if the tax increment revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- The expected increase in property valuation due to actual increment growth and property appreciation and the impact of general economic conditions on the TID.
- The expected increase in property valuation due to new development encouraged by the TID.
- Any change that may take place in the tax rate.
- The expected TID revenues.
- The expected TID cash flow (the timing of the revenue).

The economic feasibility must make some projections and assumptions. These assumptions are as follows:

A. Increase in Property Value – Property Appreciation: For the purposes of projecting assessed values for the remainder of the TID's life, the Project Plan used a 3% property appreciation rate per year for the business parks. This estimate is below the other assessed value growth averages around the City but is conservative for the use of this Project Plan. The total assessed values of existing and proposed properties are projected to appreciate approximately $20,200,000 over the remaining life of the TID. This is also expected to increase as the land around the South Bridge Connector project.

B. Increase in Property Value – New Development: For the purposes of projecting assessed values for the remainder of the TID's life, the Project Plan calculated approximately $40,000,000 in new assessed value over the TID's nine remaining years of life.

C. Tax Rate: The third variable to consider in projecting TID revenues is the full-value tax rate. The full-value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. To project the mill rate for the remainder of the TID's life, the Project Plan used the 2023 reported tax rate of 0.013942416 or $13.942416 per $1,000 of assessed value as reported by the City with a 0.5% annual decrease and three potential Unified School TID Referendums between 2024 and 2026. The assumptions included herein will provide a conservative, yet realistic, estimate since the east side experienced a 33.5% mill rate reduction over the past ten years and more specifically a 24.9% reduction over the last five years. The majority of the reduction is the result of rapid residential assessment growth that helped contribute to the City's overall equalized growth from $2,209,815,400 in 2019 to $3,315,310,100 in 2023 or approximately 50.03% in five years.

For this Project Plan, the City included a requested operational referendum and a critical facilities referendum. The City did not include a growth referendum for this Project Plan.

TEN YEAR COMPARISON OF PROPERTY TAX RATES

	East					West				
Year	Rate Per $1000 of assesed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014	Rate Per $1000 of assesed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014
2014	$ 20.9681	-	-	-	-	$ 21.83	-	-	-	-
2015	$ 21.5610	$0.59	2.83%	$0.59	2.83%	$ 21.63	-$0.19	-0.89%	-$0.19	-0.89%
2016	$ 21.2771	-$0.28	-1.32%	$0.31	1.47%	$ 21.16	-$0.48	-2.20%	-$0.67	-3.07%
2017	$ 20.8466	-$0.43	-2.02%	-$0.12	-0.58%	$ 20.98	-$0.18	-0.85%	-$0.85	-3.89%
2018	$ 20.4392	-$0.41	-1.95%	-$0.53	-2.52%	$ 20.53	-$0.45	-2.12%	-$1.29	-5.93%
2019	$ 18.5696	-$1.87	-9.15%	-$2.40	-11.44%	$ 19.92	-$0.61	-2.98%	-$1.90	-8.73%
2020	$ 16.7655	-$1.80	-9.72%	-$4.20	-20.04%	$ 19.99	$0.07	0.34%	-$1.84	-8.42%
2021	$ 15.4424	-$1.32	-7.89%	-$5.53	-26.35%	$ 18.81	-$1.19	-5.93%	-$3.02	-13.84%
2022	$ 14.5961	-$0.85	-5.48%	-$6.37	-30.39%	$ 17.16	-$1.65	-8.75%	-$4.67	-21.38%
2023	$ 13.9424	-$0.65	-4.48%	-$7.03	-33.51%	$ 15.35	-$1.81	-10.56%	-$6.48	-29.69%

Cash Flow: Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures or cash flow. There are sufficient TID revenues over the life of the TID to pay for all costs. The Tax Increment Cash Flow Worksheet shown in Appendix B summarizes the assumed cash flow.

10. FINANCING METHODS & TIMETABLE (UPDATED)

A. Financing Methods**:** An important aspect to consider in assessing the economic feasibility of TID No. 10 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2023, the City had a total debt capacity of approximately $165.7 million and approximately $59 million in existing debt. Using this data, the current remaining debt capacity is about $106.7 million. Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed and assessed and begin paying property taxes. The City can finance some project costs through direct debt or bond instruments, utilizing the general revenue

capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. “Developer-Financed TIF” (PAYGO) is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the City.

B. Timetable: The maximum life of the TID is 20 years; two three-year extensions may be requested. The City of De Pere has a maximum of 15 years to incur TIF expenses for the projects outlined in this Project Plan. The City of De Pere is not mandated to make the improvements defined in the previously approved Project Plans; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time. Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City’s housing stock. The City of De Pere may opt to take advantage of this provision before the termination of TID No. 10.

C. TID Expenditure Period: The expenditure period for the TID ends on August 7, 2027. The City could incur project costs until this date. The City is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

D. TID Closure Date: The mandated closure date is August 7, 2032. Therefore, the final collection year for TID No. 10 is 2033 (for 2032 taxes). If the City were to close the TID after April 15 of the same calendar, the TID would receive one additional year of increment revenue. It is noted that per Act 256 in 2015, the State approved adding a one-year life and allocation extension for new TIDs when the municipality adopts the Resolution between September 30 and May 15. This is to account for the difference between annual TID creation deadlines and required closure deadlines.

11.EQUALIZED VALUE TEST (UPDATED)

Wisconsin Statute Section 66.1105(4)(gm)4.c states that the equalized value of the taxable property of the new TID combined with the value increments of all existing TIDs cannot exceed 12% of the total equalized value of the taxable property within the municipality. Figure 3 below uses values listed in the Wisconsin Department of Revenue's 2023 TIF Value Limitation Report.

Figure 3: TID Valuation Compliance Test

TID No. 10

Description	Type	*Current*	*Proposed*
Report Year		2023	2024
Recent Annual Reported Total Municipal Equalized Value		$ 3,315,310,100	$ 3,315,310,100
12% Test		$ 397,837,212	$ 397,837,212
Tax Increment District No. 007	Increment	$ 7,817,300	$ 7,817,300
Tax Increment District No. 008	Increment	$ 24,712,100	$ 24,712,100
Tax Increment District No. 009	Increment	$ 9,563,300	$ 9,563,300
Tax Increment District No. 010	Increment	$ 15,355,200	$ 15,355,200
Tax Increment District No. 010 Amendment	Base +		$ 11,974,300
Tax Increment District No. 011	Increment	$ 43,051,400	$ 43,051,400
Tax Increment District No. 012	Increment	$ 121,957,700	$ 121,957,700
Tax Increment District No. 013	Increment	$ 16,996,500	$ 16,996,500
Tax Increment District No. 014	Increment	$ 1,926,800	$ 1,926,800
Tax Increment District No. 015	Increment	$ 38,347,200	$ 38,347,200
Tax Increment District No. 016	Increment	$ -	$ -
Tax Increment District No. 017	Increment	$ 20,632,600	$ 20,632,600
Total (*A negative increment is treated as zero increment)		$ 300,360,100	$ 312,334,400
Percent of City's Equalized Value in Existing TIDs		9.06%	9.42%
Remaining Available TID Value		$ 97,477,112	$ 85,502,812
Compliance		OK	OK

** Report: DOR Dated 08/09/2023

12.STATEMENT OF IMPACT TO OVERLYING TAXING JURISDICTIONS (UPDATED)

All overlapping taxing jurisdictions will benefit from increased property values, job creation, and redevelopment or development of properties, as well as other economic activities. Therefore, upon closure of the TID, the projected increments should be dispersed between all of the overlying taxing jurisdictions. Figure 4 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the TID based on the current mill rate breakdown by jurisdiction.

Figure 4: Analysis of Impact on Overlying Jurisdictions

TID No. 10

Taxing Jurisdiction	2012 Tax Increment Worksheet Interim Rate	Mill Rates Per Taxing Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	2023 Tax Increment Worksheet Interim Rate	Annual Taxes Collected After TID at Projected Mill Rate	Increase in Annual Tax Collections	City Levy Increase (50%) Annual Tax Collections After TID
County	20.15%	$0.004500929	$156,936	22.58%	$365,524	$241,389	
Local	26.83%	$0.005994245	$209,005	40.27%	$651,728		$215,198
School District	46.08%	$0.010293884	$358,922	32.73%	$529,750	$349,844	
Tech. College	6.94%	$0.001550942	$54,078	4.42%	$71,514	$47,228	
Total	-	**$0.02234000**	**$778,941**	**$0.014941986**	**$1,618,516**	**$1,068,857**	

13. STATEMENT OF PROPOSED CHANGES TO MUNICIPAL MAPS, PLANS, AND ORDINANCES

For areas located in the City, this Project Plan does not propose changes to the Comprehensive Plan, City maps, City ordinances or Building Codes as part of this Project Plan. The Project Plan presented here is in compliance with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary for the future if deemed appropriate for redevelopment. Zoning is shown in Appendix A. Development proposals will have to go through the appropriate procedure to receive the proper zoning for a proposed project.

14. RELOCATION

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 10; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable state statutes and rules. The following is the method proposed by the City for displacement or relocation: before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation Project Plan with the DOA and shall keep records as required by Wisconsin Statute Section 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of neighboring landowners to whom offers are being made as required by law.

15. DISTRICT BOUNDARY AND DESCRIPTION

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

Tax Increment District #10 Amended Boundary (additional lands)

All of Lot 2, Volume 41 of Certified Survey Maps, Page 274, Map Number 6260, Document Number 1777423, located in part of the Northwest 1/4 of the Northwest 1/4 and all of Lot 1, Volume 60 of Certified Survey Maps, Page 91, Map Number 8510, Document Number 2691869, located in part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, all located in Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin.

Said Lot 2 and said Lot 1 contains 570,437 Square Feet or 13.095 Acres of land more or less.

AND ALSO:

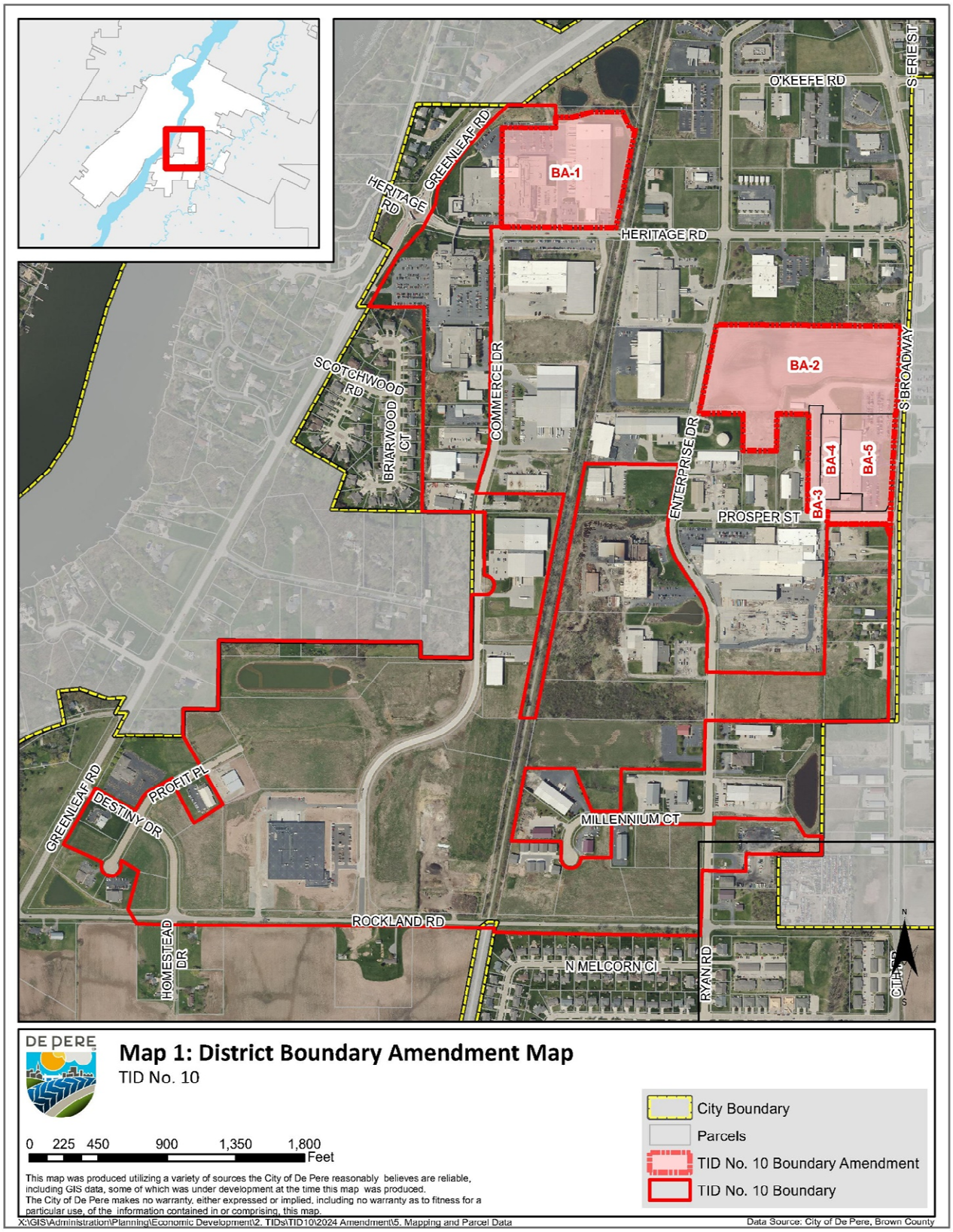
All of Parcels D and E, Volume 3 of Certified Survey Maps, Page 363, Map Number 865, Document Number 709409, part of the Southeast 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northeast 1/4, all in Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

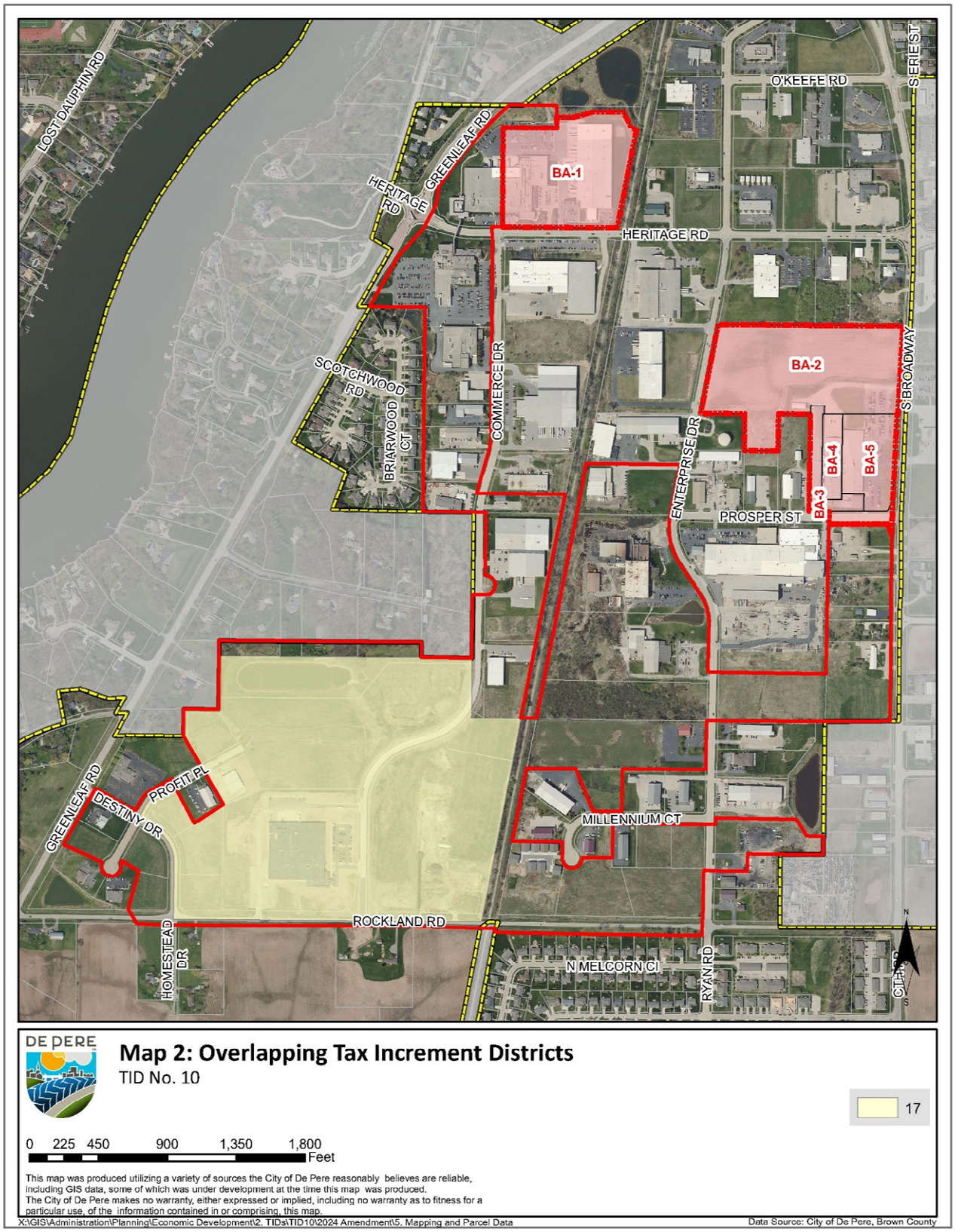
Commencing at the center of said Section 34; thence N00°55’36”E, 40.01 feet on the east line of said Northwest 1/4 to the north right of way of Prosper Street, the Point of Beginning; thence N89°06’30”W, 131.53 feet on said north right of way to the east line of Volume 1 of Certified Survey Maps, Page 523, Map Number 291, Document Number 614748; thence N00°54’52”E, 633.71 feet on said east line and continuing on its northerly extension to the south line of said Parcel D; thence N89°38’04”W, 208.76 feet on said south line and continuing on the south line of said Parcel E to the northeast corner of lands described in Document Number 1784136; thence S00°54’52”W, 237.73 feet on the east line of said lands to the southeast corner thereof; thence N89°05’21”W, 220.88 feet on the south line of said lands to the southwest corner thereof; thence N00°58’37”E, 235.63 feet on the west line of said lands to the south line of said Parcel E; thence N89°49’06”W, 288.53 feet on said south line to the east right of way of Enterprise Drive; thence N11°06’27”E, 593.21 feet on said east right of way to the northwest corner of said Parcel E; thence S89°31’37”E, 1206.63 feet on the north line of said Parcel E and continuing on the north line of said Parcel D to the west right of way of South Broadway Street (also known as County Trunk Highway ‘PP’); thence S03°14’08”W, 577.36 feet on said west right of way; thence S89°54’51”W, 5.11 feet on said west right of way; thence S02°55’02”W, 558.12 feet on said west right of way; thence S23°52’40”W, 83.35 feet on said west right of way to said north right of way of Prosper Street; thence S89°47’22”W, 381.72 feet on said north right of way to the Point of Beginning.

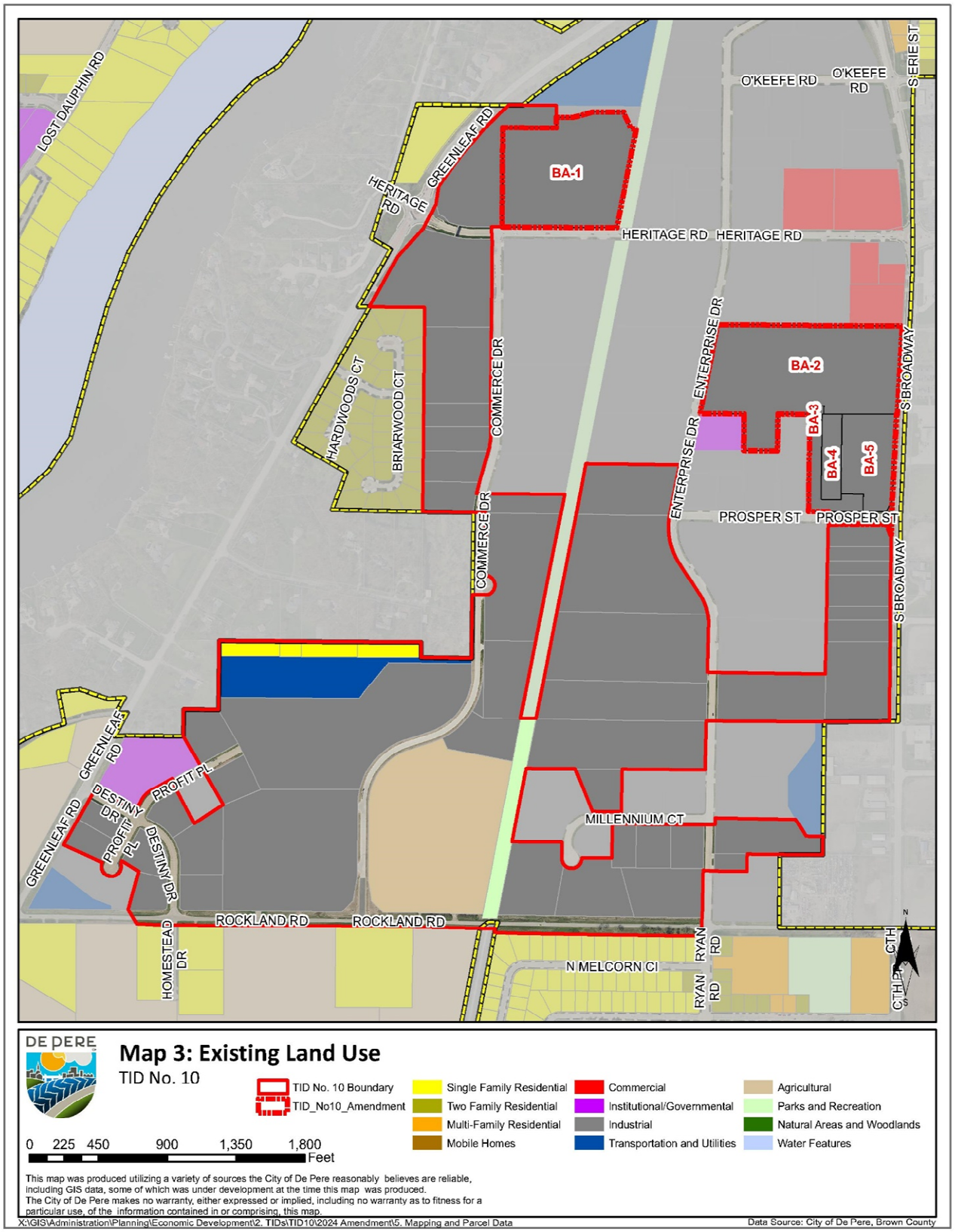
Said described area contains 1,126,501 Square Feet or 25.861 Acres of land more or less.

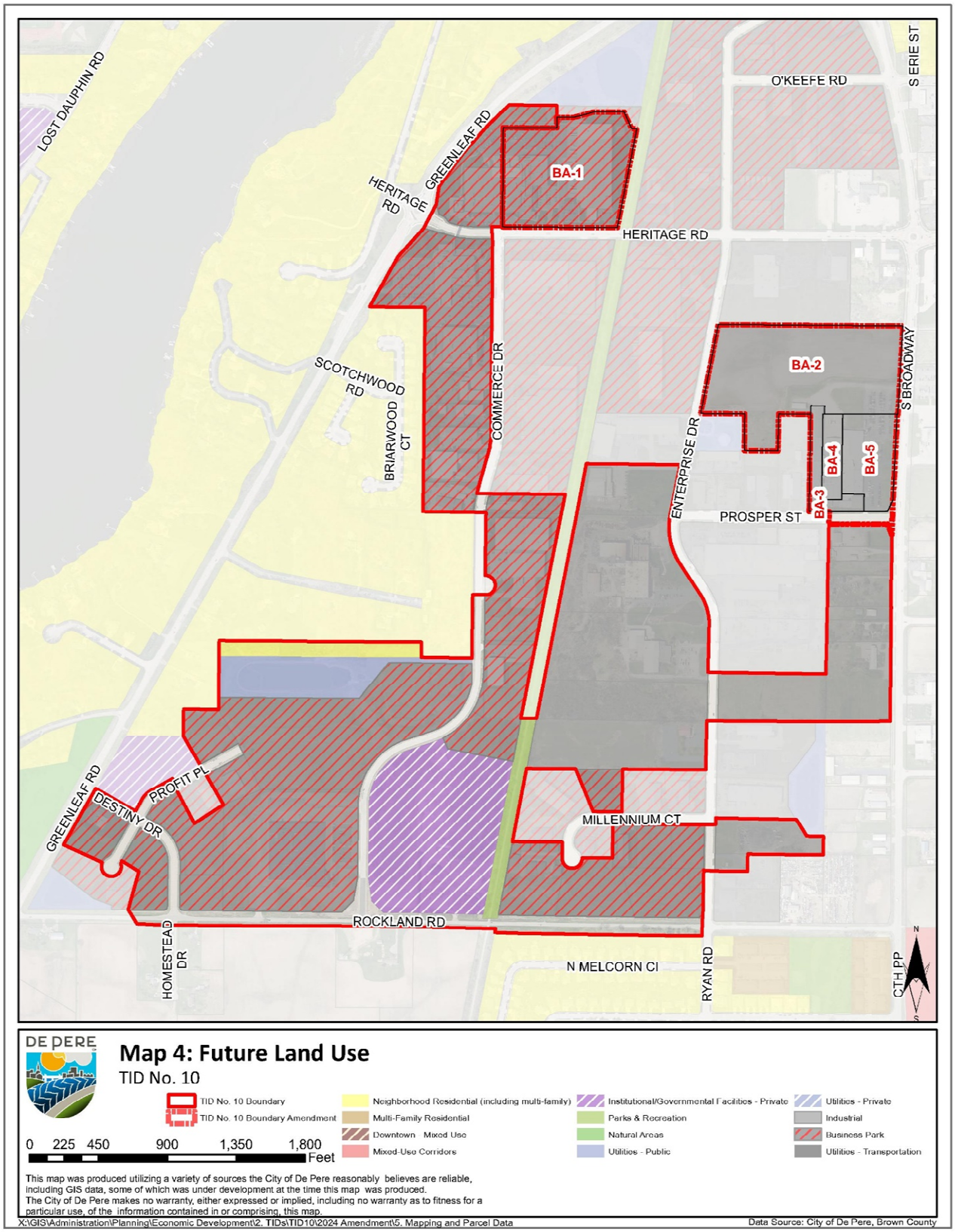
Total area of additional lands to TID #10 contains 38.956 acres of land more or less.

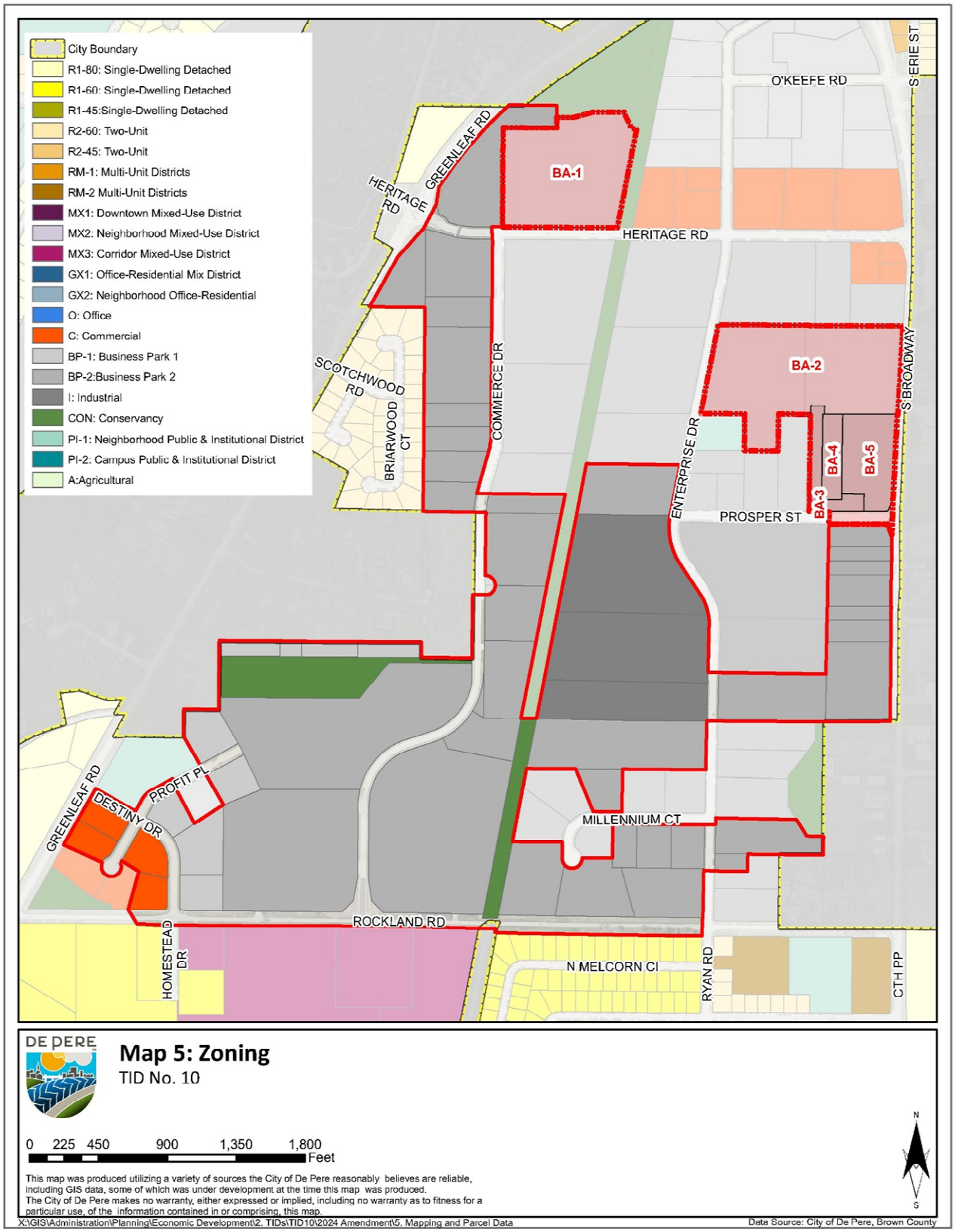
APPENDIX A: MAPS

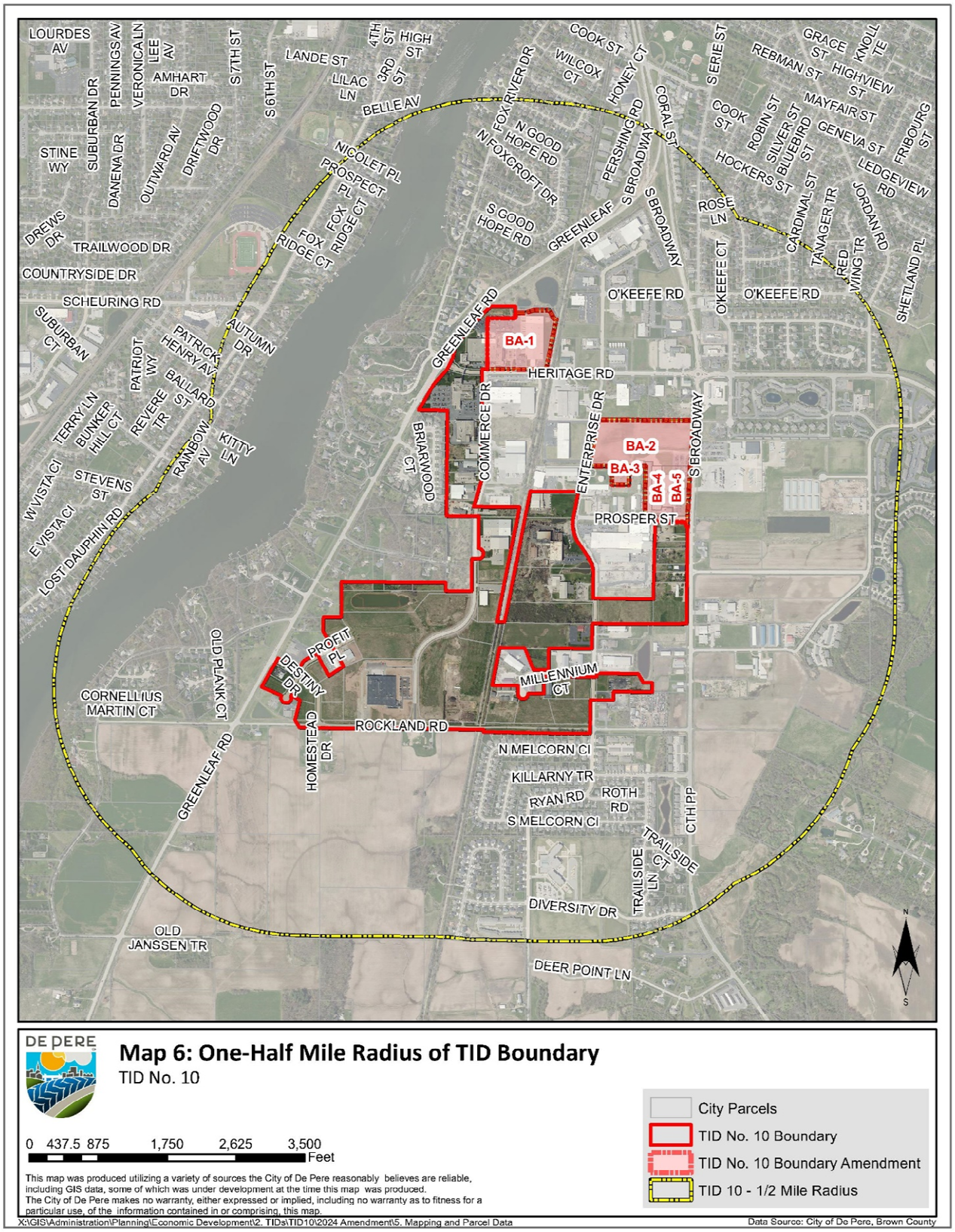

BA-1
BA-2
BA-3
BA-4
BA-5
HERITAGE RD
GREENLEAF RD
O'KEEFE RD
S ERIE ST
S BROADWAY
COMMERCE DR
ENTERPRISE DR
PROSPER ST
SCOTCHWOOD RD
BRIARWOOD CT
MILLENNIUM CT
ROCKLAND RD
PROFIT PL
DESTINY DR
HOMESTEAD DR
N MELCORN CI
RYAN RD
DE PERE
Map 1: District Boundary Amendment Map
TID No. 10
0 225 450 900 1,350 1,800
Feet
City Boundary
Parcels
TID No. 10 Boundary Amendment
TID No. 10 Boundary
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.
X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID10\2024 Amendment\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County


LOST DAUPHIN RD
GREENLEAF RD
HERITAGE RD
BA-1
O'KEEFE RD
S ERIE ST
HERITAGE RD
SCOTCHWOOD RD
BRIARWOOD CT
COMMERCE DR
BA-2
S BROADWAY
ENTERPRISE DR
BA-4
BA-5
BA-3
PROSPER ST
PROFIT PL
DESTINY DR
GREENLEAF RD
MILLENNIUM CT
ROCKLAND RD
HOMESTEAD DR
N MELCORN CI
RYAN RD
CTH S
N
DE PERE
Map 2: Overlapping Tax Increment Districts
TID No. 10
17
0 225 450 900 1,350 1,800
Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
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Data Source: City of De Pere, Brown County


LOST DAUPHIN RD
GREENLEAF RD
HERITAGE RD
O'KEEFE RD
O'KEEFE RD
S ERIE ST
BA-1
HERITAGE RD
HERITAGE RD
HARDWOODS CT
BRIARWOOD CT
COMMERCE DR
ENTERPRISE DR
BA-2
BA-3
BA-4
BA-5
S BROADWAY
COMMERCE DR
ENTERPRISE DR
PROSPER ST
PROSPER ST
S BROADWAY
GREENLEAF RD
DESTINY DR
PROFIT PL
PROFIT PL
DESTINY DR
GREENLEAF RD
MILLENNIUM CT
ROCKLAND RD
ROCKLAND RD
HOMESTEAD DR
N MELCORN CI
RYAN RD
RYAN RD
CTH PP
CTH PP
N
DE PERE
Map 3: Existing Land Use
TID No. 10
TID No. 10 Boundary
TID_No10_Amendment
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
0 225 450 900 1,350 1,800
Feet
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X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID10\2024 Amendment\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County


LOST DAUPHIN RD
GREENLEAF RD
HERITAGE RD
O'KEEFE RD
S ERIE ST
BA-1
HERITAGE RD
SCOTCHWOOD RD
BRIARWOOD CT
COMMERCE DR
BA-2
S BROADWAY
ENTERPRISE DR
BA-4
BA-5
BA-3
PROSPER ST
PROFIT PL
GREENLEAF RD
DESTINY DR
MILLENNIUM CT
ROCKLAND RD
HOMESTEAD DR
N MELCORN CI
RYAN RD
CTH PP
DE PERE
Map 4: Future Land Use
TID No. 10
TID No. 10 Boundary
TID No. 10 Boundary Amendment
Neighborhood Residential (including multi-family)
Multi-Family Residential
Downtown - Mixed Use
Mixed-Use Corridors
Institutional/Governmental Facilities - Private
Parks & Recreation
Natural Areas
Utilities - Public
Utilities - Private
Industrial
Business Park
Utilities - Transportation
0 225 450 900 1,350 1,800
Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.
X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID10\2024 Amendment\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County


City Boundary
R1-80: Single-Dwelling Detached
R1-60: Single-Dwelling Detached
R1-45:Single-Dwelling Detached
R2-60: Two-Unit
R2-45: Two-Unit
RM-1: Multi-Unit Districts
RM-2 Multi-Unit Districts
MX1: Downtown Mixed-Use District
MX2: Neighborhood Mixed-Use District
MX3: Corridor Mixed-Use District
GX1: Office-Residential Mix District
GX2: Neighborhood Office-Residential
O: Office
C: Commercial
BP-1: Business Park 1
BP-2:Business Park 2
I: Industrial
CON: Conservancy
PI-1: Neighborhood Public & Institutional District
PI-2: Campus Public & Institutional District
A:Agricultural
BA-1
BA-2
BA-3
BA-4
BA-5
O'KEEFE RD
S ERIE ST
HERITAGE RD
GREENLEAF RD
SCOTCHWOOD RD
BRIARWOOD CT
COMMERCE DR
ENTERPRISE DR
S BROADWAY
PROSPER ST
PROFIT PL
DESTINY DR
MILLENNIUM CT
ROCKLAND RD
HOMESTEAD DR
N MELCORN CI
RYAN RD
CTH PP
DE PERE
Map 5: Zoning
TID No. 10
0 225 450 900 1,350 1,800
Feet
N
S
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
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X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID10\2024 Amendment\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County


LOURDES AV
PENNINGS AV
VERONICA LN
LEE AV
AMHART DR
S 7TH ST
S 6TH ST
LANDE ST
4TH ST
HIGH ST
3RD ST
LILAC LN
BELLE AV
COOK ST
WILCOX CT
HONEY CT
FOX RIVER DR
S BROADWAY
CORAL ST
S ERIE ST
REBMAN ST
GRACE ST
KNOLL TE
HIGHVIEW ST
MAYFAIR ST
COOK ST
ROBIN ST
SILVER ST
BLUEBIRD ST
GENEVA ST
FRIBOURG ST
LEDGEVIEW RD
HOCKERS ST
CARDINAL ST
TANAGER TR
JORDAN RD
RED WING TR
SHETLAND PL
ROSE LN
O'KEEFE CT
O'KEEFE RD
O'KEEFE RD
SUBURBAN DR
DANENA DR
OUTWARD AV
DRIFTWOOD DR
STINE WY
NICOLET PL
PROSPECT PL
FOX RIDGE CT
FOX RIDGE CT
N GOOD HOPE RD
N FOXCROFT DR
PERSHING RD
S GOOD HOPE RD
GREENLEAF RD
S BROADWAY
DREWS DR
TRAILWOOD DR
COUNTRYSIDE DR
SCHEURING RD
SUBURBAN CT
PATRIOT WY
PATRICK HENRY AV
AUTUMN DR
BALLARD ST
REVERE TR
BUNKER HILL CT
TERRY LN
RAINBOW AV
KITTY LN
W VISTA CI
E VISTA CI
STEVENS ST
LOST DAUPHIN RD
GREENLEAF RD
BA-1
HERITAGE RD
BRIARWOOD CT
COMMERCE DR
ENTERPRISE DR
BA-2
BA-3
BA-4
BA-5
S BROADWAY
PROSPER ST
PROFIT PL
DESTINY DR
MILLENNIUM CT
OLD PLANK CT
CORNELLIUS MARTIN CT
ROCKLAND RD
HOMESTEAD DR
N MELCORN CI
KILLARNY TR
RYAN RD
ROTH RD
S MELCORN CI
CTH PP
TRAILSIDE CT
TRAILSIDE LN
DIVERSITY DR
OLD JANSSEN TR
DEER POINT LN
N
S
DE PERE
Map 6: One-Half Mile Radius of TID Boundary
TID No. 10
0 437.5 875 1,750 2,625 3,500
Feet
City Parcels
TID No. 10 Boundary
TID No. 10 Boundary Amendment
TID 10 - 1/2 Mile Radius
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
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X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID10\2024 Amendment\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County

TID No. 10 Tax Increment ProForma

City of De Pere

TID No. 10

4/1/2024

Summary		Parcel and Development Assumptions		Project Assumptions	
TID Creation Date	**3/16/21**	Equalized Base Value (2012 and 2025)	$ 24,811,900	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	**1/1/21**	Amendment Value	$ 11,974,300	2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	**3/16/2036**	Projected Tax Rate	$ 0.01394242	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	**3/16/2043**	Annual Change in Tax Rate	-0.500%		
Est Construction Start	**7/1/2024**	Property Appreciation Rate	3.00%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date	**1/1/2026**	Construction Inflation Rate	0.00%	2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Industrial			2025-2026 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction/ Land*	Amendment Base Value	Total Valuation	Cumulative Increment	TIF Tax Rate**	TIF Revenue	TID Revenue Year
2012	2013	2014							As Reported	$42,608	2014
2013	2014	2015							As Reported	$55,554	2015
2014	2015	2016							As Reported	$123,951	2016
2015	2016	2017							As Reported	$124,947	2017
2016	2017	2018							As Reported	$206,690	2018
2017	2018	2019							As Reported	$200,385	2019
2018	2019	2020					35,169,900		As Reported	$207,928	2020
2019	2020	2021					31,698,000	6,886,100	As Reported	$122,131	2021
2020	2021	2022	31,698,000			0	32,148,900	7,337,000	0.016449	$120,688	2022
2021	2022	2023	32,148,900				36,088,000	11,276,100	0.013942	$157,216	2023
2022	2023	2024	36,088,000	0	4,079,100	0	40,167,100	15,355,200	0.013873	$213,018	2024
2023	2024	2025	40,167,100	1,205,013	400,000	11,974,300	53,746,413	16,960,213	0.015553	$263,788	2025
2024	2025	2026	53,746,413	1,612,392	4,776,125	0	60,134,930	23,348,730	0.015476	$361,335	2026
2025	2026	2027	60,134,930	1,804,048	7,193,375	0	69,132,353	32,346,153	0.015398	$498,072	2027
2026	2027	2028	69,132,353	2,073,971	2,465,100	0	73,671,424	36,885,224	0.015321	$565,126	2028
2027	2028	2029	73,671,424	2,210,143	4,844,050	0	80,725,617	43,939,417	0.015245	$669,839	2029
2028	2029	2030	80,725,617	2,421,768	9,306,250	0	92,453,635	55,667,435	0.015168	$844,385	2030
2029	2030	2031	92,453,635	2,773,609	5,200,000	0	100,427,244	63,641,044	0.015093	$960,505	2031
2030	2031	2032	100,427,244	3,012,817	1,725,000	0	105,165,061	68,378,861	0.015017	$1,026,850	2032
2031	2032	2033	105,165,061	3,154,952	0	0	108,320,013	71,533,813	0.014942	$1,068,857	2033
Total				**$20,268,713**	**$39,989,000**	**$11,974,300**				**$6,471,775**	

Notes:

As Reported by the City

Belmark and Other Planned Expansions and new growth around the SBC Project

Standard Three Year Extension

Tech-College Three Year Extension

Termination Year

Table 1 Tax Increment Cash Flow

City of De Pere

TID No. 10

4/1/2024

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Computer Aid / State Grant / Other State Shared Revenue	Property Sales and Leases	Existing Debt Principle and Interest	Future Valley Cabinet Cash Grant and Belmark Plant 8 Debt Service	Other Incentive Projections - PAYGO	Past Infrastructure & Related Cpaital Cost	Past Land Purchase	Development Incentives Cash Grant Payout	Debt Issuance Costs	Professional Services, Grants, Annual Admin,	Annual Surplus (Deficit)	Balance After Surplus to Principal
2012	0														
2013	0														
2014	0														
2015	0														
2016	0														
2017	0														
2018	0														
2019	0														387,062
2020	387,062	-	207,928	20,110	-	531,568			409,697	-	2,117	-	97,327	(812,672)	(425,610)
2021	(425,610)	-	122,131	35,003	3,250	534,061	-		392,977	-	201,200	6,343	71,222	(592,657)	(1,018,266)
2022	(1,018,266)	-	120,688	20,110	-	556,558	-		-	-		-	33,154	(448,915)	(1,467,181)
2023	(1,467,181)	-	157,216	30,000	-	520,850	-		-	-	68,157	-	20,000	(421,791)	(1,888,972)
2024	(1,888,972)	-	213,018	30,000	-	493,258	2,625	-	-	-	68,839	-	20,000	(341,703)	(2,230,675)
2025	(2,230,675)	-	263,788	30,000	-	494,243	9,750	-	-	-	69,527	-	20,000	(299,732)	(2,530,407)
2026	(2,530,407)	-	361,335	30,000	-	494,598	54,392	-	-	-	70,223	-	20,000	(247,877)	(2,778,285)
2027	(2,778,285)	-	498,072	30,000	-	434,373	54,392	10,000	-	-	70,925	-	20,000	(61,617)	(2,839,902)
2028	(2,839,902)	-	565,126	30,000	-	439,105	54,392	10,000	-	-	71,634	-	20,000	(5)	(2,839,907)
2029	(2,839,907)	-	669,839	30,000	-	438,288	54,392	10,000	-	-	72,350	-	-	124,809	(2,715,098)
2030	(2,715,098)	-	844,385	30,000	-	252,088	54,392	10,000	-	-	73,074	-	-	484,831	(2,230,267)
2031	(2,230,267)	-	960,505	30,000	-	216,188	54,392	10,000	-	-	73,805	-	-	636,120	(1,594,147)
2032	(1,594,147)	-	1,026,850	30,000	-	165,200	54,392	10,000	-	-	74,543	-	-	752,715	(841,432)
2033	(841,432)	-	1,068,857	30,000	-	-	54,392	10,000	-	-	75,288	-	-	959,177	117,745
2034	117,745	-	1,111,826	30,000	-	-			-	-	-	-	-	1,141,826	1,259,571
2035	1,259,571	-	1,155,780	30,000	-	-			-	-	-	-	-	1,185,780	2,445,350
2036	2,445,350	-	1,200,745	30,000	-	-			-	-	-	-	-	1,230,745	3,676,095
2037	3,676,095	-	1,246,746	30,000	-	-			-	-	-	-	-	1,276,746	4,952,841
2038	4,952,841	-	1,293,809	30,000	-	-			-	-	-	-	-	1,323,809	6,276,649
2039	6,276,649	-	1,341,961	30,000	-	2,027			-	-	-	-	-	1,369,934	7,646,583
Total Remaining		$ -	$ 14,430,603	$ 585,222	$ 3,250	$ 3,950,215	$ 447,513	$ 70,000	$ -	$ -	$ 788,365	$ -	$ 120,000		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

$68,157 Inflated at 1% each year

APPENDIX C: RESOLUTIONS, NOTICES, MINUTES & OTHER ATTACHMENTS

1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter to Chief Official of Overlying Taxing Entities and Notice
4: JRB Meeting Notices – Affidavit of Publication
5: JRB Meeting No. 1 Agenda and Minutes
6: JRB Meeting No. 2 Agenda and Minutes
7: JRB Resolution Approving TID No. 10 Boundary Amendment
8: Public Hearing Notice – Affidavit of Publication
9: Plan Commission/Public Hearing Meeting Agendas
10: Plan Commission/Public Hearing and Meeting Minutes
11: Plan Commission Resolution Approving TID No. 10 Boundary Amendment
12: Common Council Meeting Agenda
13: Common Council Meeting Minutes
14: Common Council Resolution Approving TID No. 10 Boundary Amendment
15. County Property Lister Email Confirmation

CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | www.de-pere.org

May 7, 2024

The Honorable James G. Boyd
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District Number 18 Creation

Dear Mayor, Plan Commission and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Boundary and Project Plan for Tax Incremental Financing District Number 18 (TID #18) to which this opinion is to be appended, it is my opinion that such boundary and plan contains and adequately addresses the prerequisites set forth at Wis. Statutes §66.1105. This opinion is based upon my review of said plan, my review of Wis. Statutes §66.1105 et. seq. and my experience as a municipal attorney.

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

Respectfully submitted,

Anthony S. Wachewicz III
City Attorney

a

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Dr. Christopher Thompson, School Superintendent
Unified School District of De Pere
1700 Chicago St.
De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Dr. Thompson,

The City of De Pere is considering Amending Tax Increment District No. 10 in the City of De Pere and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Dawn Foeller will continue to represent the School District; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Dawn Foeller (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Troy Streckenbach, Brown County Executive
305 East Walnut Street, Room 680
Green Bay, WI 54305-3600

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Mr. Streckenbach;

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Cole Runge will continue to represent the County; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Cole Runge (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Mayor James Boyd
City of De Pere
335 S. Broadway
De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Mayor Boyd;

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Mark Higgins will continue to represent the City; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Larry Delo, City Administrator
Mark Higgins (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Dr. Kristen Raney, President
Northeast Wisconsin Technical College
P.O. Box 19042
Green Bay, WI 54307-9042

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Dr. Raney;

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Dan Minchef will continue to represent NWTC for our west side TIDs; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Eric Derenne (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Thomas W. Sigmund, P.E., Executive Director
Green Bay Metropolitan Sewage District
2231 N. Quincy St.
Green Bay, WI 54302

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Director Sigmund,

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

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If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

Publication Dates: April 12, 2024

NOTICE OF PUBLIC HEARING
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 10
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on April 22, 2024, at 7:00 p.m., The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 10 in the City of De Pere's Business and Industrial Park. The City is proposing to amend the district boundary to allow an existing business to combine parcels across the current TID Boundary to facilitate an expansion. There are no proposed changes to the types of project costs and shall still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The project plan's project still includes cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed District Boundary amendment. Copies of the proposed TID No. 10 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 5th day of April, 2024

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

Publication Dates: April 5, 2024 & April 12, 2024

NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY
FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 18
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on April 22, 2024, at 7:00 p.m., The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed Project Plan and District Boundary for the new Tax Incremental District No. 18 in downtown De Pere.

Proposed public project costs may include public improvements ancillary to the development, site development costs, parking improvements, professional services, organizational costs, site and land assembly costs, administrative costs, and finance costs. Additionally, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 18 pursuant to a signed development agreement with the City. Further, the proposed costs may include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. Copies of the proposed TID No. 18 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 5th day of April, 2024

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of DePere
335 S. Broadway
DePere, WI 54115

STATE OF WISCONSIN}
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:
That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy which is attached hereto, was published in the said newspaper on the following dates:

April 5 2024

That said newspaper was regularly issued and circulated on those dates.

Dave Wood
Publisher

Subscribed to and sworn to me this 5th day of April, 2024.

Casie L Mallien
Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: $46.93
An affidavit cost of $1 is included in the Publication Fees listed above.

Ad No: 371919

Customer No: 114834

a

De Pere

NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING THE PROPOSED AMENDMENT TO TID NO. 10 BOUNDARY AND THE PROPOSED CREATION OF TID NO. 18 PROJECT PLAN AND BOUNDARY IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere East Side Joint Review Board will hold an organizational (JRB) meeting on April 18, 2024, at 10:00 a.m. The meeting will be held virtually, and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.
The purpose of this initial meeting is for the Joint Review Board to consider the proposed Amendment to TID No. 10 District Boundary and to review the proposed creation and Project Plan Creation for TID No. 18.
Copies of the proposed TID No. 10 Boundary Amendment and the Proposed TID No. 18 District Boundary and Project Plan documents are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.
Dated this 5th day of April, 2024
BY ORDER OF THE COMMON COUNCIL
James Boyd
Mayor
Carey Danen
City Clerk Publish 04.05.24
WNAXLP

Joint Review Board

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

Regular Untelevised

Agenda

Thursday, April 18, 2024 **10:00 AM** **GoToMeeting**

Pursuant to Wisconsin Statute 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 **April 18, 2024** at **10:00 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 October 5, 2023 Joint Review Board meeting.
3. 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.
4. Overview of the Draft Proposed Boundary Amendment No. 2 for Tax Increment District No. 10.
5. Overview of the Draft Proposed Project Plan and District Boundary for Tax Increment District No. 18.
6. Set future meeting date for next JRB meeting.

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

a

AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of DePere
335 S. Broadway
DePere, WI 54115

STATE OF WISCONSIN}
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:
That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

April 12 2024

That said newspaper was regularly issued and circulated on those dates.

Dave Wood
Publisher

Subscribed to and sworn to me this 12th day of April, 2024.

Casie L Mallien
Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: $ 62.24
An affidavit cost of $1 is included in the Publication Fees listed above.

Ad No: 371935

Customer No: 114834

De Pere

NOTICE OF P HEARING REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY FOR TAX INCREMENTAL DISTRICT (TID) NO. 10 IN THE CITY OF DE PERE, WISCONSIN

Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.
The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 10 in the City of De Pere's Business and Industrial Park. The City is proposing to amend the district boundary to allow an existing business to combine parcels across the current TID Boundary to facilitate an expansion. There are no proposed changes to the types of project costs and shall still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The project plan's project still includes cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.
At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed District Boundary amendment. Copies of the proposed TID No. 10 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.
Dated this 5th day of April, 2024
BY ORDER OF THE COMMON COUNCIL
James Boyd
Mayor
Carey Danen
City Clerk Publish 04.12.24
WNAXLP

Plan Commission

Regular Meeting

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

Agenda

Monday, April 22, 2024 | **7:00 PM** | **Council Chambers and Virtual**

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **April 22, 2024** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Plan Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

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 may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call

2. Approval of the minutes of the March 25, 2024 Plan Commission meeting.

3. 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 Plan Commission. §6-3(f) DPMC.

4. A Public Hearing on the proposed boundary amendment no. 2 for Tax Increment Financing District No. 10 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

   A. Notice of Public Hearing for Tax Increment Financing District No. 10 Boundary Amendment No. 2.

   B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10. *

   C. Resolution PC24-01, Recommending Adoption of the Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10.

5. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 18 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

   A. Notice of Public Hearing for Tax Increment Financing District No. 18 Project Plan and District Boundary.

B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 18. *

C. Resolution PC24-02, Recommending Adoption of the Proposed Boundaries of Tax Increment Financing District No. 18 and the Adoption of the Tax Increment Financing District No. 18 Project Plan.

6. Consideration and possible action for a 3 lot and 1 outlot CSM at 230 N Wisconsin ST and a 1 lot and 1 outlot CSM at 230 N Broadway ST (Parcels ED-875, ED-861).

7. Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to R2-60 (Two-Unit District) at 705 Fourth ST, 713 Fourth ST, 717 Fourth ST, and 806 Third ST, and from R2-60 to PI-1 at 319 Marsh ST (Parcels WD-240, WD-245, WD-246, WD-250, WD-776).*

8. Discussion about site plans received since the March 2024 Plan Commission meeting and review of the status of recently approved development projects.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
De Pere 230 Development Partners LLC
St. Norbert College

Plan Commission

Regular Meeting

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

Final Minutes

Monday, April 22, 2024 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Pamela Gantz	Alderperson	Excused	
Jonathon Hansen	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the March 25, 2024 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

3. 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 Plan Commission. §6-3(f) DPMC.

Development Services Director Daniel Lindstrom asked if the new alderpersons on the commission would like a zoning code refresher presentation. He stated that it will be scheduled for the May or June Plan Commission meeting. There were no other public comments.

RESULT:	**DISCUSSED**

4. A Public Hearing on the proposed boundary amendment no. 2 for Tax Increment Financing District No. 10 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment Financing District No. 10 Boundary Amendment No. 2.

Kelly Barker read the notice of public hearing, stating that it was published in the Press-Times on April 12, 2024.

RESULT:	**DISCUSSED**

B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10. *

Development Services Director Daniel Lindstrom reviewed the boundary amendment No. 2 for TID 10. He explained that the two main reasons for the amendment are the expansion of Valley Cabinet and the clean up of the Belmark

property line. If Plan Commission approves the resolution, the amendment will then be reviewed by the Common Council on May 7, 2024. There are no additional project costs being added, but new non-project costs of $120 million related to the Southern Bridge project have been added. Mayor Boyd declared the public hearing open at 7:11pm. No one wished to speak and the public hearing was declared closed at 7:11pm.

RESULT:	**DISCUSSED**

C. Resolution PC24-01, Recommending Adoption of the Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10.

Mayor Boyd moved, seconded by Shane Raymaker, to approve Resolution #24-01. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

5. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 18 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment Financing District No. 18 Project Plan and District Boundary.

Kelly Barker read the notice of public hearing, stating that it was published in the Press-Times on April 12, 2024.

RESULT:	**DISCUSSED**

B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 18. *

Development Services Director Daniel Lindstrom reviewed the proposed project plan and district boundary for the creation of TID No. 18 as a Rehabilitation and Conservation district. It is being created as a partial overlay to both TID No. 7 and No. 16. The immediate focus of this district is to facilitate the proposed redevelopment of the former Shopko site and other redevelopment sites around the east downtown. The life of the TID is 27 years with a termination date of May 2051. The TID boundary includes over 29 acres and 52 parcels. Mayor Boyd declared the public hearing open at 7:26 pm. No one wished to speak, and the public hearing was declared closed at 7:27 pm.

RESULT:	**DISCUSSED**

C. Resolution PC24-02, Recommending Adoption of the Proposed Boundaries of Tax Increment Financing District No. 18 and the Adoption of the Tax Increment Financing District No. 18 Project Plan.

Mayor Boyd moved, seconded by Ald. Hansen, to approve Resolution #24-02. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

6. Consideration and possible action for a 3 lot and 1 outlot CSM at 230 N Wisconsin ST and a 1 lot and 1 outlot CSM at 230 N Broadway ST (Parcels ED-875, ED-861).

   City Planner Peter Schleinz reviewed the two certified survey maps at 230 N Wisconsin St and 230 N Broadway St. Staff recommended approval of the CSMs, subject to the conditions in the report. Peter noted that the majority of the conditions are technical and can be reviewed by staff and the developer. Shane Raymaker moved, seconded by Brenda Busch, to approve the two CSMs. Upon vote, motion carried unanimously. Peter stated that this item does not need to be reviewed by the Common Council because there are no right-of-way dedications.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Shane Raymaker, Commissioner
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

7. Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to R2-60 (Two-Unit District) at 705 Fourth ST, 713 Fourth ST, 717 Fourth ST, and 806 Third ST, and from R2-60 to PI-1 at 319 Marsh ST (Parcels WD-240, WD-245, WD-246, WD-250, WD-776).*

   City Planner Peter Schleinz reviewed the zoning map amendment for various parcels owned by St. Norbert College. Staff recommended approval of the request. There were no comments or questions. Ald. Hansen moved, seconded by Brenda Busch, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

8. Discussion about site plans received since the March 2024 Plan Commission meeting and review of the status of recently approved development projects.

   City Planner Peter Schleinz provided an update on the status of site plan reviews since the March 2024 Plan Commission meeting. Ald. Hansen inquired on the status of the Tsunami carwash project proposed on Lawrence Drive. Peter noted that the project has been terminated at this time. He then asked about the usual time from site plan approval to permits being issued. Peter replied that staff can review a site plan in 2-3 weeks and then it is in the hands of the developer to request permits. Development Services Director Daniel Lindstrom added that an approved site plan is valid for one year, so they could technically wait 364 days from when the site plan was approved to apply for permits. Once a permit is issued, it is valid for one year. A final question was asked about Chicago Street Pub paving their parking lot. Peter noted that this is part of their most recent site plan approval. There were no other questions or comments.

RESULT:	DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:50 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

PLAN COMMISSION
RESOLUTION #PC 24-01

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT AND TO MODIFY THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT NO. 10
(BOUNDARY AMENDMENT NO. 2)

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 10 (TID No. 10) was filed with the City Clerk on April 15, 2024, and made available for inspection on Monday through Thursday between the hours of 7:30 a.m. and 5:00 p.m., and on Friday between the hours of 7:30 a.m. and 11:30 a.m. to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on April 22, 2024, affording interested parties a reasonable opportunity to express their views on the proposed boundary amendment as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 1 publication in the City's official newspaper on April 12, 2024 pursuant to Wis. Stats. § 66.1105(4)(h)1.; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID No. 10 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on April 18, 2024; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on April 22, 2024 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID No. 10 boundary and amendment and determined that the district boundaries as proposed are contiguous, contain only whole

parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

> The Plan Commission recommends the district boundaries for TID No. 10, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Boundary Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth herein.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission hereby adopts the Project Plan and District Boundary Amendment for Tax Incremental Financing District No. 10, City of De Pere, as prepared and presented by City staff; further, that such Amendment is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 22nd day of April, 2024.

APPROVED:

James G. Boyd, Mayor
Plan Commission Chair

Ayes: 6
Nays: 0

Common Council

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

Regular Meeting

Agenda

Tuesday, May 7, 2024 **7:30 PM** **Council Chambers and Virtual**

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Common Council** of the City of De Pere will be held on **May 7, 2024** at **7:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Common Council, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

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 may also be rebroadcast on TV throughout the week and available on demand at http://deperecitywi.iqm2.com/.

I. Call to Order

1. Roll Call
2. Pledge of Allegiance to the Flag.
3. Appointment of Mike Eserkaln as Third District Alderperson to fill vacancy.
4. Swearing-in ceremony for Alderperson Mike Eserkaln.
5. Approval of the minutes of the April 16, 2024 Common Council meeting.
6. Public comment upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Common Council. §6-3(f) DPMC
7. Proclamation for National Police Week May 12-18, 2024.
8. Recommendation from the License Committee on a request by Jared Crampton to appear regarding the denial of his operator license application.
9. Recommendation from the Board of Park Commissioners to accept a $2,500 donation from Greta Johnson to Recreation Scholarship Fund.
10. Recommendation from the Board of Park Commissioners to accept a $600 donation from GRAEF for prizes for Beer Gardens.
11. Recommendation from the Board of Park Commissioners on approval of Rental Fees for Nelson Family Pavilion.

12. Recommendation from the Board of Park Commissioners to Approve funding from Pool Referendum for opening Tot Pool during swim lessons at Legion Pool.

13. Resolution #24-40 Approving the Proposed Project Plan Amendment to Modify the District Boundaries for Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)

14. Resolution #24-41 Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.

15. Appointment by Mayor Boyd to the Historic Preservation Commission.

16. Appointment of Alderperson Eserkaln to the Board of Park Commissioners and the Board of Public Works.

17. Future agenda items.

18. Adjournment.

Carey Danen
City Clerk

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 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
Jared Crampton

Common Council

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

Regular Meeting

Final Minutes

Tuesday, May 7, 2024 **7:30 PM** **Council Chambers and Virtual**

1. Call to Order. The meeting was called to order at 7:30 PM by Mayor James Boyd.

Attendee Name	Title	Status	Arrived
Dan Carpenter	Alderperson	Present	
Mike Eserkaln	Alderperson	Present	
Pamela Gantz	Alderperson	Present	
Jonathon Hansen	Alderperson	Present	
Amy Chandik Kundinger	Alderperson	Present	
Shana Defnet Ledvina	Alderperson	Present	
Devin Perock	Alderperson	Present	
John Quigley	Alderperson	Present	
James Boyd	Mayor	Present	

2. Pledge of Allegiance to the Flag.

3. Appointment of Mike Eserkaln as Third District Alderperson to fill vacancy.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Amy Chandik Kundinger, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

4. Swearing-in ceremony for Alderperson Mike Eserkaln.

5. Approval of the minutes of the April 16, 2024 Common Council meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

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

   None.

7. Proclamation for National Police Week May 12-18, 2024.

Police Captain Nate Mrstik, along with several second shift officers and K-9 Tony, were present to receive the proclamation from Mayor Boyd.

8. Recommendation from the License Committee on a request by Jared Crampton to appear regarding the denial of his operator license application.

RESULT:	**LICENSE GRANTED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

9. Recommendation from the Board of Park Commissioners to accept a $2,500 donation from Greta Johnson to Recreation Scholarship Fund.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Amy Chandik Kundinger, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

10. Recommendation from the Board of Park Commissioners to accept a $600 donation from GRAEF for prizes for Beer Gardens.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Amy Chandik Kundinger, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

11. Recommendation from the Board of Park Commissioners on approval of Rental Fees for Nelson Family Pavilion.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

12. Recommendation from the Board of Park Commissioners to Approve funding from Pool Referendum for opening Tot Pool during swim lessons at Legion Pool.

Parks Director Marty Kosobucki answered questions about staffing and safety. He reported that the recreation supervisor conducts an end-of-season evaluation on programs, so at that time staff can decide if this will be continued in future years.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

13. Resolution #24-40 Approving the Proposed Project Plan Amendment to Modify the District Boundaries for Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

14. Resolution #24-41 Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Quigley, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

15. Appointment by Mayor Boyd to the Historic Preservation Commission.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

16. Appointment of Alderperson Eserkaln to the Board of Park Commissioners and the Board of Public Works.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

17. Future agenda items.

Alderperson Hansen requested that staff investigate updating the small hanging park signs, as well as installing a sign at the James Street Parkway site.

18. Adjournment.

Alderperson Perock moved, seconded by Alderperson Eserkaln to adjourn the meeting at 7:48 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk

RESOLUTION #24-40

APPROVING THE PROPOSED PROJECT PLAN AMENDMENT TO MODIFY THE DISTRICT BOUNDARIES FOR TAX INCREMENTAL FINANCING DISTRICT NO. 10, CITY OF DE PERE, WISCONSIN
(Boundary Amendment #2)

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wisconsin Statutes §66.1105(4)(h), for the amendment of the Project Plan to modify the boundaries for Tax Increment Financing District No. 10 (TID #10) as provided in Resolution #PC24-01 of the Plan Commission Recommending Adoption of the Project Plan and District Boundary Amendment for Tax Increment Financing District #10, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with the recitations and findings in the above referenced Resolution of the Plan Commission, and the Common Council being aware of all proceedings of the Plan Commission in regard to the second amendment of TID #10, including the public hearing held thereon before the Plan Commission on April 22, 2024, at 7:00 p.m., the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The boundaries of Tax Increment Financing District No. 10, City of De Pere (TID #10) are hereby modified by adding the following whole units of property thereto:

   Tax Parcels:

   - ED-F0102;
   - ED-F0102-2;
   - ED-F0102-1;
   - ED-F0101; and
   - ED-F0094-1

as specified in the Project Plan Amendment to Modify the District Boundaries for Tax Increment District No. 10, in the City of De Pere, Wisconsin, attached and incorporated herein as Exhibit B. The District contains only whole units of property as are assessed for general property tax purposes.

2. The Property within the District does not include any annexed territory that was not within the boundaries of the City on January 4, 2004, and contains only whole units of property.

3. The District was created on August 7, 2012. The Common Council amends the District Boundaries as of this date (May 7, 2024) with an effective base value date of January 1, 2024, for the lands added to the District.

4. The Common Council find and declares that:

   A. Not less than 50% of the real property within the District is suitable for "industrial sites" within the meaning of Wis. Stat. §66.1101 and is zoned for industrial use under Wis. Stat. §66.1105.
   B. Based upon such findings and the identification and classification of the property in the District, TID #10 is an Industrial District and shall remain an Industrial District.
   C. The improvement of such area is likely to significantly enhance the value of all other real property in the District.
   D. The private development activities noted in the Project Plan and this boundary amendment would not occur but for tax incremental financing.
   E. It is estimated that less than 35% of the territory within the District will be devoted to retail business at the end of the District's expenditure period.
   F. The equalized value of the taxable property in TID #10, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
   G. The Project Plan costs to this boundary amendment directly relate to promoting industrial development in TID #10 and are consistent with the purpose for which TID #10 was created.
   H. The Project Plan and this boundary amendment is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).

5. The Common Council, pursuant to Wis. Stat. §66.1105(4)(h), hereby adopts and approves the Project Plan Amendment to Modify the District Boundaries for TID #10, a copy of which is attached to Resolution #PC24-01 and is incorporated as if fully set forth herein.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate speed.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to schedule a meeting of the Joint Review Board for the purpose of considering approval of this Resolution and the Project Plan Amendment for the Modification of the District Boundaries of TID #10, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of Project Plan Amendment for the Modification of the District Boundaries for TID #10, City of De Pere and pursuant to Wis. Stat. §66.1105(5)(cm), the City Clerk is authorized and directed to submit to as necessary all applications and other materials required or determined necessary by the Wisconsin Department of Revenue for redetermination and certification of the tax incremental base of TID #10.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 7th day of May, 2024.

APPROVED:

James Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: 8
Nays: 0

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**B. Review and Approval of Common Council Resolution #24-40 Approving the Proposed Project Plan Amendment to Modify the District Boundaries and Project Plan for Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)**

ATTACHMENTS:

- 13 - Common Council Resolution Amending TID No. 10 (PDF)

RESOLUTION #24-40

APPROVING THE PROPOSED PROJECT PLAN AMENDMENT TO MODIFY THE DISTRICT BOUNDARIES FOR TAX INCREMENTAL FINANCING DISTRICT NO. 10, CITY OF DE PERE, WISCONSIN
(Boundary Amendment #2)

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wisconsin Statutes §66.1105(4)(h), for the amendment of the Project Plan to modify the boundaries for Tax Increment Financing District No. 10 (TID #10) as provided in Resolution #PC24-01 of the Plan Commission Recommending Adoption of the Project Plan and District Boundary Amendment for Tax Increment Financing District #10, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with the recitations and findings in the above referenced Resolution of the Plan Commission, and the Common Council being aware of all proceedings of the Plan Commission in regard to the second amendment of TID #10, including the public hearing held thereon before the Plan Commission on April 22, 2024, at 7:00 p.m., the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The boundaries of Tax Increment Financing District No. 10, City of De Pere (TID #10) are hereby modified by adding the following whole units of property thereto:

   Tax Parcels:

   - ED-F0102;
   - ED-F0102-2;
   - ED-F0102-1;
   - ED-F0101; and
   - ED-F0094-1

as specified in the Project Plan Amendment to Modify the District Boundaries for Tax Increment District No. 10, in the City of De Pere, Wisconsin, attached and incorporated herein as Exhibit B. The District contains only whole units of property as are assessed for general property tax purposes.

2. The Property within the District does not include any annexed territory that was not within the boundaries of the City on January 4, 2004, and contains only whole units of property.

3. The District was created on August 7, 2012. The Common Council amends the District Boundaries as of this date (May 7, 2024) with an effective base value date of January 1, 2024, for the lands added to the District.

4. The Common Council find and declares that:

   A. Not less than 50% of the real property within the District is suitable for "industrial sites" within the meaning of Wis. Stat. §66.1101 and is zoned for industrial use under Wis. Stat. §66.1105.
   B. Based upon such findings and the identification and classification of the property in the District, TID #10 is an Industrial District and shall remain an Industrial District.
   C. The improvement of such area is likely to significantly enhance the value of all other real property in the District.
   D. The private development activities noted in the Project Plan and this boundary amendment would not occur but for tax incremental financing.
   E. It is estimated that less than 35% of the territory within the District will be devoted to retail business at the end of the District's expenditure period.
   F. The equalized value of the taxable property in TID #10, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
   G. The Project Plan costs to this boundary amendment directly relate to promoting industrial development in TID #10 and are consistent with the purpose for which TID #10 was created.
   H. The Project Plan and this boundary amendment is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).

5. The Common Council, pursuant to Wis. Stat. §66.1105(4)(h), hereby adopts and approves the Project Plan Amendment to Modify the District Boundaries for TID #10, a copy of which is attached to Resolution #PC24-01 and is incorporated as if fully set forth herein.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate speed.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to schedule a meeting of the Joint Review Board for the purpose of considering approval of this Resolution and the Project Plan Amendment for the Modification of the District Boundaries of TID #10, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of Project Plan Amendment for the Modification of the District Boundaries for TID #10, City of De Pere and pursuant to Wis. Stat. §66.1105(5)(cm), the City Clerk is authorized and directed to submit to as necessary all applications and other materials required or determined necessary by the Wisconsin Department of Revenue for redetermination and certification of the tax incremental base of TID #10.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 7th day of May, 2024.

APPROVED:

James Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: 8
Nays: 0

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**C. Joint Review Board Resolution # JRB 24-01, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)**

ATTACHMENTS:

- ResoTID #10 JRB #24-01 (PDF)

JOINT REVIEW BOARD
RESOLUTION #JRB 24-01

APPROVING THE PROPOSED PROJECT PLAN AMENDMENT TO MODIFY THE DISTRICT BOUNDARIES OF TAX INCREMENTAL FINANCING DISTRICT NO. 10, CITY OF DE PERE, WISCONSIN
(Boundary Amendment #2)

WHEREAS, the City of De Pere East Side Joint Review Board (the "East Side Joint Review Board"), having been convened pursuant to Wis. Stats §66.1105(4m) for the purpose of reviewing the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Increment Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2); and

WHEREAS, the East Side Joint Review Board met on June 4, 2024, and considered the public record together with all documents and planning materials presented, including the De Pere Common Council Resolution #24-40, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Increment Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2).

NOW THEREFORE BE IT HEREBY RESOLVED by the East Side Joint Review Board that:

1. The Proposed Project Plan Amendment to Modify the District Boundaries for City of De Pere Tax Incremental District No. 10 (TID #10) (Boundary Amendment #2) is approved, it being specifically found that the requirements of Wis. Stats. §66.1105(4m) have been complied with; and further, in the judgment of the East Side Joint Review Board, the development described in the documents reviewed by the Board would not occur without the District boundary modification or without the use of tax increment financing.

2. The East Side Joint Review Board also finds that the economic benefits of TID #10, with its boundary amended, as measured by increased employment, business and personal income and property values are sufficient to compensate for the cost of the improvements contemplated in such plan.

3. The East Side Joint Review Board further finds that the benefits of the Project Plan and amended boundary outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

4. The East Side Joint Review Board approves De Pere Common Council Resolution #24-40, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Increment Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2).

5. This Resolution be forwarded to the De Pere Common Council within seven (7) days of the date of this Resolution.

Dated this 4th day of June, 2024.

CITY OF DE PERE EAST SIDE JOINT REVIEW BOARD

_____
Cole Runge
Brown County

_____
Dawn Foeller
Unified School District of De Pere

_____
Eric Derenne
Northeast Wisconsin Technical College

_____
James G. Boyd, Mayor
City of De Pere

_____
Mark Higgins
Public Member

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**A. Review the Proposed Boundary and Project Plan Creation for Tax Increment District No. 18.**

ATTACHMENTS:

- TID No. 18 Project Plan - Final 05072024 (PDF)

City of De Pere

Tax Increment District No.18
Project Plan and Boundary

Prepared by the Development Services Department

May 7, 2024

Public Hearing: April 22, 2024
Plan Commission Approval Recommendation: April 22, 2024
Common Council Approval: May 7, 2024
Joint Review Board Approval: June 4, 2024

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Parcel List
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1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter to Chief Official of Overlying Taxing Entities and Notice
3: Property Owner Letter and Mail List
4: JRB Meeting Notices – Affidavit of Publication
5: JRB Meeting No. 1 Agenda and Minutes
6: JRB Meeting No. 2 Agenda and Minutes
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9: Plan Commission/Public Hearing Meeting Agendas
10: Plan Commission/Public Hearing and Meeting Minutes
11: Plan Commission Resolution Approving TID No. 18
12: Common Council Meeting Agenda
13: Common Council Meeting Minutes
14: Common Council Resolution Creating TID No. 18
15. County Property Lister Email Confirmation

City of De Pere TID No. 18 Officials and Acknowledgements

Common Council

Mayor James Boyd
Shana Defnet Ledvina – Council President
Amy Chandik Kundinger
Jonathon Hansen
Pamela Gantz
John Quigley
Devin Perock
Dan Carpenter

Plan Commission

James Boyd, Mayor
Jonathon Hansen, Alderperson
Pamela Gantz, Alderperson
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Shane Raymaker, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Eric Derenne - Northeast Wisconsin Technical College Representative
Dawn Foeller – Unified School District of De Pere Representative
Cole Runge – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Quasan Shaw, Community and Economic Development Specialist
Larry Delo, City Administrator
Anthony S. Wachewicz III, City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: April 22, 2024
Plan Commission Approval Recommendation: April 22, 2024
Common Council Approval: May 7, 2024
Joint Review Board Approval: June 4, 2024

1. COMMUNITY INTRODUCTION

The approximately 25,500 people, who call the City of De Pere, Wisconsin home, know that the community provides a high quality of life in the Greater Green Bay metropolitan area. The excellent schools, a dynamic downtown, successful business parks, and safe neighborhoods served by ample parks and natural areas have resulted in considerable loyalty and community pride among residents. The residences, businesses, and commercial areas are connected with a transportation and green space network that accommodates cars, bikes, and pedestrians. The beautiful Fox River is the focal point of the City Center and the Claude Allouez Bridge unites the two sides of our dynamic downtown. Whether you are on the east side or west side, historic buildings thoughtfully blend with new redevelopment to provide a mix of housing, employment, shopping, dining, and entertainment.



2. INTRODUCTION TO TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a method of public finance often used by municipalities across the United States to subsidize redevelopment, infrastructure, and other community growth projects. The Wisconsin legislature passed the first TIF law in 1975, and municipalities across the state have used the mechanism to make improvements to specified Tax Increment Districts (TIDs). TIF helps to promote local tax base expansion by using property tax revenues to fund site improvements to attract new development, industry, rehabilitation/conservation projects, mixed-use development, blight elimination, and environmental remediation. During the development period, tax bases for the entities in question remain static at pre-development levels, while property taxes continue to be paid. The taxes derived from increases in property value within the TIDs (the tax increment) are diverted into a special fund at the City to pay for the costs of this development. Generally, a municipality will borrow funds to pay for initial development costs and use tax increments to retire debt. The municipality works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Figure 1 Example Tax Increment District Process

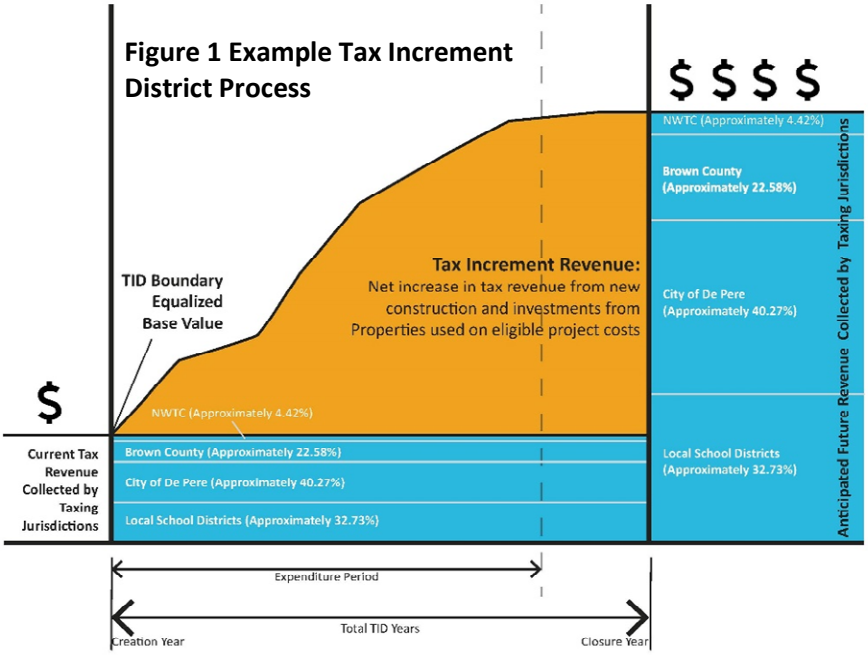


Figure 1 diagrams the example TID lifespan and process.

The State of Wisconsin classifies city and village tax increment districts into several categories: (1) rehabilitation and conservation, (2) blight removal, (3) industrial, (4) mixed-use, and (5) environmental remediation districts. Tax Increment Districts terminate once either all costs are paid through increment financing or the mandated termination date passes. Upon termination, the taxing jurisdictions within the TID share in the post or closure-TIF tax revenue generated through improvements during the TID's lifetime.

3. TAX INCREMENT DISTRICT NO. 18 EXECUTIVE SUMMARY

Tax Incremental District No. 18 ("TID No. 18") is being created as a rehabilitation and conservation TID and as a partial overlap of Tax Incremental Districts No. 7 and No. 16

TID No. 7 was created on October 17, 2006, and is expected to terminate on October 17, 2033 (absent extension). The City created TID No. 7 to spur the redevelopment of the east side of downtown. However, just two years after the creation, the world experienced the great recession, and most recently the global pandemic, and a delay in a catalyst project. Now the catalyst project is complete, the TID does not have enough remaining life to cover additional environmental remediation and development incentive costs to recoup during the remaining life of TID No. 7.

TID No. 16 was created in early 2020 as a standalone TID for the redevelopment of 123 North Broadway (parking lot). The pandemic and increased use of the parking lot placed the development of TID No. 16 on hold. The City intends to terminate TID No. 16 in 2024. Map 1 in Appendix B illustrates the TID No. 18 Boundary and Map 3 illustrates the location of the overlay of that TID.

Businesses now have a renewed vigor for the downtown with the announcement of the planned redevelopment of the former downtown ShopKo retail store. The projected construction schedule for the redevelopment of the former ShopKo is between 2024 and 2029. This Project Plan also includes the potential costs related to the redevelopment of the west side of the 100 Block of South Broadway to assist with any potential redevelopment needs. The redevelopment of ShopKo is not currently in a Tax Increment District and therefore a new TID is necessary to accomplish the redevelopment.

Therefore, TID No. 18 is being created as a "Rehabilitation and Conservation" TID that intends to be a composite redevelopment of retail, commercial, office, rental residential, and owner-occupied residential. The immediate focus of this District is to facilitate the proposed redevelopment of the former ShopKo site. The redevelopment preliminary project contains approximately 27,800 square feet of retail, 27,500 square feet of office and commercial space/uses, 116 apartment units, 20 condominium units, 80 to 90 room (75,000 square foot) hotel, a publicly accessible walkable plaza, 117 private structured parking stalls, the reconstruction of the 200 block of North Wisconsin Street and the re-establishment of the 500 block of William Street, and the construction of a publicly owned parking structure that would enable the City to develop more of the surrounding area. The redevelopment project proposal is broken down into six buildings in multiple phases to complete the project. The redevelopment is subject to change as the project progresses over time. This major project will have a guaranteed assessed value of approximately $60 million and bring additional retail, commercial, and

residential opportunities to the City. A Payment in Lieu of Taxes will be required if the property falls below the guaranteed addressed value or revenue during the life of the TID. Additional redevelopments are expected over the life of the TID.

4. TAX INCREMENT DISTRICT NO. 18 CREATION

This Project Plan is for a rehabilitation and conservation TID in the City of De Pere. The Project Plan has been prepared in compliance with Wisconsin Statutes Chapter 66 and Wisconsin Statute Section 66.1105(4)(f) and includes a detailed description of the Tax Increment District (TID) and boundary. The Project Plan specifically establishes the need for the district, lists the proposed improvements within the District, and includes the estimated schedule and estimated budget.

a. Planning and Approval Process Timeline

The Common Council recommended staff and the Plan Commission initiate the planning process for the creation of TID No. 18. The City notified the overlying taxing jurisdictions of the public hearing on March 25, 2024 and published public hearing notices in the Press Times on April 5, 2024 and April 12, 2024. The notice for the first Joint Review Board (JRB) meeting was published on April 5, 2024. The Joint Review Board held their organizational meeting on April 18, 2024.

The City notified all respective property owners inside the potential TID boundary on April 4, 2024. The City held the public hearing for the creation of the TID No. 18 Project Plan and Boundary on April 22, 2024. After the public hearing, the Plan Commission recommended approval of the TID No. 18 Project Plan and Boundary. This Project Plan and Boundary were adopted by Resolution of the Common Council on May 7, 2024

On June 4, 2024, the Joint Review Board reviewed and approved of the TID No. 18 Project Plan and the Boundary as required by Wisconsin Statutes. The City published the agenda notice of the final Joint Review Board meeting on May 25, 2025

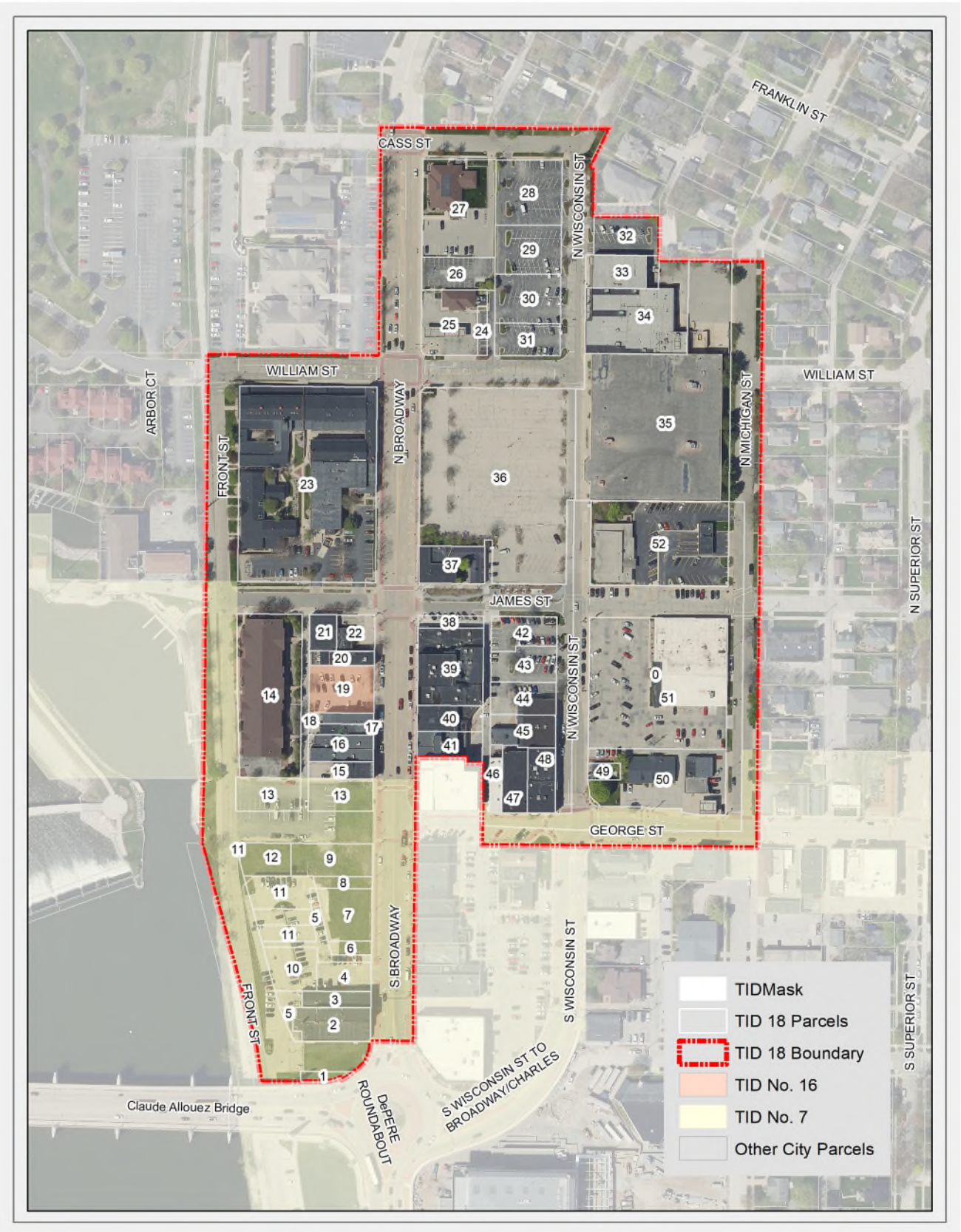
Documentation of all resolutions, notices, and minutes can be found as attachments to this Project Plan. As required by Wisconsin Statute Section 66.1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 18 in the City of De Pere. This official Project Plan guides the development activities within TID No. 18. Implementation of the Project Plan and completion of the proposed activities require a case-by-case authorization by the Plan Commission, Board of Public Works, Finance and Personnel Committee and the City Council. Public expenditures for projects listed in the Project Plan will be based on the development status of the land and economic conditions existing at the time of construction or implementation. Changes to the TID Boundary or project categories not identified here require a formal amendment to the Project Plan involving a public hearing and review and City Council approval.

b. Statement of Type of TID, Description, and Inventory of Area

The real property in the TID is in the City of De Pere, located in Brown County, WI. The TID No. 18 project area is roughly defined as east downtown NE of Broadway and George Streets and the west side of the 100 S Block of Broadway ST.

The TID Boundary encompasses 29.378 acres; however, the TID Project Plan identifies 52 parcels accounting for 17.939 acres of real property and 11.439 acres of road right-of-way (ROW) as identified in Appendix B. The City, through land development regulations and the implementation of the TID Project Plan, could require or facilitate additional right-of-way acquisitions, land dedications, land swaps between property owners, or right-of-way vacations; however, only whole parcels may be included within the TID Boundary.

TID Boundary Map: A complete map set is included in Appendix A of this Project Plan.



City of De Pere - TID No. 18 Project Plan and Boundary

5. STATEMENT OF PURPOSE

TID No. 18 is being created as a rehabilitation and conservation district to encourage additional development in the City, with the specific goal of increasing c increasing commercial, retail and residential development opportunities in the community. The City recognized that without the creation of the District, the employment generators, new retail, commercial, residential uses, and positive construction increment would not occur if the proper infrastructure was not in place to attract and support the development. Therefore, the creation of the TID creates a path for developers and the City to develop the lands. The creation of the TID also enables the City to have greater control over the development process to ensure that subsequent development is compatible with the District and neighboring properties. The City intends to complete the following:

- Construction and reconstruction of roads in and up to a one-half mile of the TID boundary;
- Infrastructure upgrades and expansions to sewer and water utilities;
- Developer incentives;
- Marketing and professional services related to the implementation of the TID;
- Potential allocations to TID No. 7 (if available with future Allocation Amendment); and
- Potential land purchases and other potential capital costs.

6. SUMMARY OF FINDINGS

As required by Wisconsin Statute Section 66.1105, and as documented in this Project Plan creation and the exhibits contained and referenced herein, the following findings are made:

a. Project Plan is:

   i. In conformity with the Comprehensive Plan, the Cultural District Master Plan, the zoning code, and other guiding documents and, *therefore, promotes the redevelopment of the downtown and promotes the municipality's orderly development.*

   ii. Economically feasible and will enable the TID to close prior to the required closure date.

b. District Type:

   The municipality must declare the TID type in the creation resolution. Municipal TID types include: blighted, rehabilitation or conservation, industrial, mixed-use, and environmental remediation. The declaration is based on the type of land that makes up 50% of the area in the TID. The TID is being created as a Rehabilitation and Conservation District. This Project Plan has met the definition and requirements for a Rehabilitation and Conservation District. Not less than 50% of the proposed district's area land is suitable for residential, commercial, retail, and office uses; however, As detailed in Appendix B – Parcel List 54.53% of the proposed real property within the TID is classified as Rehabilitation and Conservation as defined under TIF law in sec. 66.1337. Figure 1 below illustrates the District summary.

   Rehabilitation or conservation work – *to restore, preserve, or repair. Defined for the purposes of TIF law in sec. 66.1337, Wis. Stats., rehabilitation and conservation includes any of the following (these descriptions do not override the restrictions on project costs defined above):*

- *Operating a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements*
- *Acquisition of real property and demolition; removal or rehabilitation of buildings and improvements on the property to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate uses detrimental to the public welfare, remove or prevent the spread of blight or deterioration, or provide land for needed public facilities*
- *Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for the objectives of an urban renewal project.*
- *The disposition of any property acquired in the project area for uses meeting the objectives of the urban renewal project.*

Figure 1: TID Parcel Condition

	Acres	%
Property in Need of Rehabilitation and Clas	9.78	54.53%
Other Property	8.156	45.47%
Total Real Property	**17.939**	**100.00%**
Total Real Property	17.939	61.06%
Total ROW	11.439	38.94%
Total TID Boundary	**29.378**	**100.00%**

c. Economic Feasibility and Benefits:

i. As detailed in the economic feasibility section of this Project Plan, the total tax increment and resulting revenues in the District as well as other funding sources from the City are sufficient to pay for the planned public works and the proposed incentives included within this Project Plan.

ii. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Moreover, the development and infrastructure projects will spur additional development located inside and outside of the TID, and the overlying taxing jurisdictions will also see an increase in the tax base immediately instead of waiting for the District to close with a much larger TID.

iii. The expenditures made will create new jobs and residential opportunities in the immediate area as a result of the TID creation. When added to the area within one-half mile of the District, the new and existing businesses in the area will be able to capture an additional or larger market share in the greater region. Therefore, the project costs of the District continue to relate directly to promoting development in the District consistent with the purpose for which the District is to be created.

d. "But For" Test:

But for the creation and subsequent amendments of this District, the City and developers would not be able to use the Project Plan tools (infrastructure, demolition, land assemblage, and development incentives (i.e. "cash grants")) to facilitate the redevelopment of the District. That "but for" the creation of this TID, the development projects as detailed in this

Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

i. The proposed development would not occur for the related infrastructure improvements and development incentives as the cost of construction and increased interest rates continue to place an increased burden on development. These related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City's objectives for this area.

ii. To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

iii. In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay the costs of some or all of the projects listed in the Project Plan such as reconstructing public infrastructure (roadways, intersection improvements, and public parking facilities). Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

e. 12% Test:
State law limits municipalities' use of TIF based on the equalized value. The equalized value of taxable property of the new or amended district, plus the value increment of all existing districts cannot exceed 12% of the total equalized value of taxable property in the municipality. This is called the "12% value limit." The City does not exceed the 12% maximum threshold for the total equalized increment value combined with the projected new TID base value in this TID as a ratio of the total equalized value of the property in the City. The total increment value of all the existing tax increment districts within the City equals 9.06% and the additional base value of the proposed TID of $20,205,987 increases the threshold test to 9.67%.

f. Estimated Percentage of Retail:
The City estimates that more than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period. The redevelopment of the former Shopko retail store and the redevelopment of the Front Street/Broadway Street block will define the total retail. The City anticipates approximately 40% of the TID to be devoted to retail; however, each of the former Shopko and Front/Broadway Street blocks will be a mixed-use and thus provide more than retail uses on a single site. Therefore, the per square-foot percentage of land use devoted to retail would be much lower than 40%.

7. CITY PLANNING AND ZONING

The following are the subject sections and maps of the City of De Pere guiding documents:

a. Existing Land Use:
As of the drafting of this Project Plan, the TID area is primarily comprised of typical downtown uses – parking lots, small main street storefronts, standalone offices, retail, and other commercial spaces, and residential uses. Map 4 of Appendix A illustrates the existing land uses.

b. Future Land Use:
The 2010 De Pere Comprehensive Plan designates the areas as Downtown mixed-use. Map 5 of Appendix A illustrates the future land uses. The City shall require a change in the future land use before rezoning that is not in agreement with the comprehensive plan.

c. Zoning:
The parcels in the TID are subject to local zoning and land division regulation. The parcels are currently zoned as applicable by Wisconsin Statutes, the City can implement zoning changes that comply with the Comprehensive Plan. Map 6 of Appendix A illustrates the existing zoning.

8. STATEMENT OF KIND, NUMBER, AND LOCATION OF PUBLIC WORKS & OTHER PROJECTS

The City proposes to create TID No. 18 to promote mixed-use development and redevelopment of properties, improve a portion of the City, enhance the value of the TID, and broaden the property tax base. Any cost directly or indirectly related to achieving the objective of promoting mixed-use development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to, the list below. This may include the construction of infrastructure in and up to a one-half mile of the TID Boundary. Map 6 in Appendix A illustrates this Boundary. Listed below are major categories, which are necessary and standard improvements for promoting mixed-use development:

a. Infrastructure:
That portion of costs related to the construction or alteration of sewage treatment plants, water treatment plants or other environmental protection devices; storm or sanitary sewer lines, stormwater management facilities, water lines or amenities on streets, or the rebuilding or expansion of streets, the construction, alteration, rebuilding or expansion of which is necessitated by the Project Plan for a District, and is within the District. Infrastructure can also be installed outside the District, if required, to carry out Project Plans but only the portion which directly benefits the district is an eligible cost. Map 8 in Appendix A illustrates the proposed physical improvements.

The City budgeted $970,000 under this category.

b. Capital Improvement Costs:
Including, but not limited to, the costs of the construction of public works or improvements, new buildings, structures, and fixtures, the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures other than the demolition of properties and the acquisition of equipment to service the district.

The City budgeted $6,370,000 under this category.

c. Site Development Costs:
Site development activities required to make sites suitable for development may include, but are not limited to, environmental studies and remediation, stripping topso,il grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, stormwater detention areas, demolition of existing structures, relocating utility lines, and other infrastructure, utilities, signs, fencing, and related activities.

The City budgeted $400,000 under this category.

d. Land Acquisition & Assembly:
This may include, but is not limited to, fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, and lease and/or the sale of property at or below market price to encourage or make feasible an economic development project. This could also include the cost of relocating existing businesses or residents to allow redevelopment.

The City budgeted $1,262,500 under this category.

e. Development Incentives:
The City may use TID No. 18 funds to provide cash grants and other types of incentives to developers and businesses to promote and stimulate new development. The City may enter into agreements with property owners, businesses, developers, or non-profit organizations to share costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Public Housing Authority, development organizations, or other appropriate organizations) to make capital available to businesses and/or developers to stimulate or enable economic development and housing development projects within TID No. 18. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, or loan guarantee.

The City budgeted $27,190,000 under this category. This includes upfront cash grants and the net present value of PAYGO agreements, whereas interest payments for upfront cash grants are included in Section K below.

f. Professional Services:
Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the Project Plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

The City budgeted $125,000 under this category.

g. Discretionary Payments:
Payments made at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation

of Project Plans. This could include expenditures to fund programs to eliminate blight, improve housing stock, remove social obstacles to development; provide labor force training, daycare services, wayfinding, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors, and other payments which are necessary or convenient to the implementation of this Project Plan. In the future, the City could amend the TID udner a project plan allocation amendment to allocate excess revenue to underlying TID No.7 in accordance with the requirements prescribed in Wisconsin Statute Section 66.1105 – Note that would require a separate allocation amendment.

The City budgeted $2,270,000 under this category.

h. Administration Costs:
Administrative costs include, but are not limited to, a reasonable portion of the salaries of the City Administrator, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, City Engineer, consultants, and others directly involved in planning and administering the projects and overall District. Administration costs also include any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) under state law.

The City budgeted $250,000 under this category.

i. TID Organizational Costs:
Organizational costs include, but are not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, GIS professionals, environmental consultants, appraisers, and other contract services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, and engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals, and other payments made that are necessary or convenient to the creation of this tax increment district. Also included as an eligible administrative cost is the $1,000 Certification Fee charged by the Wisconsin Department of Revenue.

The City budgeted $7,000 under this category.

j. Inflation:
The TID Project Plan attempted to include inflation costs throughout the individual projects listed in the Project Plan.

k. Financing Costs:
Including, but not limited to, all interest paid to holders of evidence of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations due to their redemption of the obligations before maturity.

The total financing cost allocated to the TID will be dependent on the amount and time of the loans. The City anticipates approximately $12,102,650 in financing costs throughout the life of the TID, not including capitalized interest.

The projects listed above will provide the necessary facilities and support to enable and encourage the development of TID No. 18. These projects may be implemented in varying

degrees in response to development needs. The cost estimates above may be adjusted for inflation at the time they are incurred.

9. DETAILED LIST OF PROJECT COSTS

Figure No. 2 below summarizes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 18. This format follows Department of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements."

All costs listed are based on 2023 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2023 and the time of construction or implementation, such as a higher-than-anticipated inflation rate or financing costs that vary from projections due to market conditions at the time of a bond issuance. The City could pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix B.

The City may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 18. The City will use the overall benefit to the City and economic feasibility (i.e., the availability of future revenue to support additional project costs) in determining the actual budget for project cost items throughout the TID's expenditure period.

Figure 2: Planned Project Costs Summary

TID No. 18 **Created/Revised: 3/25/2024**

Category	Total Project Costs	Other's Share	TID Share/Project Costs
A. Infrastructure	$970,000	$0	$970,000
B. Capital Costs	$9,100,000	$2,730,000	$6,370,000
C. Site Development Costs	$400,000	$0	$400,000
D. Land Acquisition & Assembly	$1,262,500	$0	$1,262,500
E. Development Incentives	$27,190,000	$0	$27,190,000
F. Professional Services	$125,000	$0	$125,000
G. Discretionary Payments	$2,660,000	$390,000	$2,270,000
H. Administration Costs	$250,000	$0	$250,000
I. Organizational Costs	$7,000	$0	$7,000
J. Inflation	$0	$0	$0
Subtotal	$41,964,500	$3,120,000	$38,844,500
K. Financing Costs *(less Capitalized Interest)*			$11,429,550
Financing Fees (2%)			$162,650
Capitalize Interest			$510,450
Total TID Expenditure			**$50,947,150**

NON-PROJECT COSTS

Non-project costs are public works or other projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.

- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.

- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

  The City anticipates approximately $3,120,000 of project funding from other governmental agencies and grant programs for the completion of improvements in the TID that would also benefit parcels outside of the TID. Table 1 in Appendix B illustrates these costs. This does not include the cost of borrowing/financing by those outside agencies or funding sources.

10.ECONOMIC FEASIBILITY, FINANCING & TIMETABLE

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax increment revenue that can reasonably be generated from the District. The ability of the municipality to finance proposed projects must also be determined. The District is economically feasible if the tax increment revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- The expected increase in property valuation due to actual increment growth and property appreciation and the impact of general economic conditions on the TID.
- The expected increase in property valuation due to new development encouraged by the TID.
- Any change that may take place in the tax rate.
- The expected TID revenues.
- The expected TID cash flow (the timing of the revenue).

The economic feasibility must make some projections and assumptions. These assumptions are as follows:

a. <u>Increase in Property Value – Property Appreciation:</u>
For the purposes of projecting assessed values for the remainder of the District's life, the Project Plan used a 1.5% property appreciation rate per year for the downtown. This estimate is below the recent local, state, and national averages but is conservative for the use of this Project Plan. The total assessed values of existing and proposed properties are projected to appreciate approximately $62,000,000 over the District's 27-year life.

b. <u>Increase in Property Value – New Development:</u>
For the purposes of projecting assessed values for the remainder of the District's life, the Project Plan calculated approximately $128,000,000 in new assessed value over the District's 27-year life.

c. Tax Rate:

The third variable to consider in projecting TID revenues is the full-value tax rate. The full-value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. To project the mill rate for the remainder of the District's life, the Project Plan used the 2023 reported tax rate of 0.013942416 or $13.942416 per $1,000 of assessed value as reported by the City with a 0.5% annual decrease and three potential Unified School District Referendums between 2024 and 2026. The assumptions included herein will provide a conservative, yet realistic, estimate since the east side experienced a 33.5% mill rate reduction over the past ten years and more specifically a 24.9% reduction over the last five years. The majority of the reduction is the result of rapid residential assessment growth that helped contribute to the City's overall equalized growth from $2,209,815,400 in 2019 to $3,315,310,100 in 2023 or approximately 50.03% in five years.

TEN YEAR COMPARISON OF PROPERTY TAX RATES

	East					West				
Year	Rate Per $1000 of assesed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014	Rate Per $1000 of assesed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014
2014	$ 20.9681	-	-	-	-	$ 21.83	-	-	-	-
2015	$ 21.5610	$0.59	2.83%	$0.59	2.83%	$ 21.63	-$0.19	-0.89%	-$0.19	-0.89%
2016	$ 21.2771	-$0.28	-1.32%	$0.31	1.47%	$ 21.16	-$0.48	-2.20%	-$0.67	-3.07%
2017	$ 20.8466	-$0.43	-2.02%	-$0.12	-0.58%	$ 20.98	-$0.18	-0.85%	-$0.85	-3.89%
2018	$ 20.4392	-$0.41	-1.95%	-$0.53	-2.52%	$ 20.53	-$0.45	-2.12%	-$1.29	-5.93%
2019	$ 18.5696	-$1.87	-9.15%	-$2.40	-11.44%	$ 19.92	-$0.61	-2.98%	-$1.90	-8.73%
2020	$ 16.7655	-$1.80	-9.72%	-$4.20	-20.04%	$ 19.99	$0.07	0.34%	-$1.84	-8.42%
2021	$ 15.4424	-$1.32	-7.89%	-$5.53	-26.35%	$ 18.81	-$1.19	-5.93%	-$3.02	-13.84%
2022	$ 14.5961	-$0.85	-5.48%	-$6.37	-30.39%	$ 17.16	-$1.65	-8.75%	-$4.67	-21.38%
2023	$ 13.9424	-$0.65	-4.48%	-$7.03	-33.51%	$ 15.35	-$1.81	-10.56%	-$6.48	-29.69%

For this Project Plan, the City included a requested operational referendum and a critical facilities referendum. The City did not include a growth referendum for this Project Plan.

d. Cash Flow:

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures or cash flow. There are sufficient TID revenues over the life of the TID to pay for all costs. The Tax Increment Cash Flow Worksheet shown in Appendix B summarizes the assumed cash flow.

11. FINANCING METHODS & TIMETABLE

a. Financing Methods:

An important aspect to consider in assessing the economic feasibility of TID No. 18 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2023, the City had a total debt capacity of approximately $165.7 million and approximately $59 million in existing debt. Using this data, the current remaining debt capacity is about $106.7 million. There is approximately $38,844,500 (not including financing) million in anticipated project costs within the TID; however, not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are

constructed and assessed, and begin paying property taxes. The City can finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. “Developer-Financed TIF” (PAYGO) is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF, and is then reimbursed by the City.

b. Timetable:

The maximum life of the TID is 27 years; a three-year extension may be requested. The City of De Pere has a maximum of 22 years to incur TIF expenses for the projects outlined in this Project Plan. The City of De Pere is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City’s housing stock. The City of De Pere may opt to take advantage of this provision before the termination of TID No. 18.

The timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment No. 4 in Appendix B) and Increment Projections (Attachment No. 7 in Appendix B) worksheets.

c. TID Expenditure Period:

The expenditure period for the District ends on May 7, 2046. The City could incur project costs until this date. The City is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

d. TID Closure Date:

The mandated closure date is May 7, 2051. Therefore, the final collection year for TID No. 18 is 2052 (for 2051 taxes). If the City were to close the TID after April 15 of the same calendar, the TID would receive one additional year of increment revenue. It is noted that per Act 256 in 2015, the State approved adding a one-year life and allocation extension for new TIDs when the municipality adopts the resolution between September 30 and May 15. This is to account for the difference between annual TID creation deadlines and required closure deadlines.

12.EQUALIZED VALUE TEST

Wisconsin Statute Section 66.1105(4)(gm)4.c states that the equalized value of the taxable property of the new TID combined with the value increments of all existing districts cannot exceed 12% of the total equalized value of the taxable property within the municipality. Figure 3 below uses values listed in the Wisconsin Department of Revenue's 2023 TIF Value Limitation Report.

Figure 3: TID Valuation Compliance Test

TID No. 18

Description	Type	*Current*	*Proposed*
Report Year		2023	2024
Recent Annual Reported Total Municipal Equalized Value		$ 3,315,310,100	$ 3,315,310,100
12% Test		$ 397,837,212	$ 397,837,212
Tax Increment District No. 007	Increment	$ 7,817,300	$ 7,817,300
Tax Increment District No. 008	Increment	$ 24,712,100	$ 24,712,100
Tax Increment District No. 009	Increment	$ 9,563,300	$ 9,563,300
Tax Increment District No. 010	Increment	$ 15,355,200	$ 15,355,200
Tax Increment District No. 011	Increment	$ 43,051,400	$ 43,051,400
Tax Increment District No. 012	Base +	$ 121,957,700	$ 121,957,700
Tax Increment District No. 013	Increment	$ 16,996,500	$ 16,996,500
Tax Increment District No. 014	Increment	$ 1,926,800	$ 1,926,800
Tax Increment District No. 015	Increment	$ 38,347,200	$ 38,347,200
Tax Increment District No. 016	Increment	$ -	$ -
Tax Increment District No. 017	Increment	$ 20,632,600	$ 20,632,600
Tax Increment District No. 018	Base	-	$ 20,205,087
Total (*A negative increment is treated as zero increment)		$ 300,360,100	$ 320,565,187
Percent of City's Equalized Value in Existing TIDs		9.06%	9.67%
Remaining Available TID Value		$ 97,477,112	$ 77,272,025
Compliance		OK	OK

** Report: DOR Dated 08/09/2023

13.STATEMENT OF IMPACT TO OVERLYING TAXING JURISDICTIONS

All overlapping taxing jurisdictions will benefit from increased property values, job creation, and redevelopment or development of properties, as well as other economic activities. Therefore, upon closure of the TID, the projected increments should be dispersed between all of the overlying taxing jurisdictions. Figure 4 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the District based on the current mill rate breakdown by jurisdiction.

Figure 4: Analysis of Impact on Overlying Jurisdictions

TID 18

Created/Revised: 3/29/2024

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	Percent Increase	Increase in Annual Tax Collections After TID - City 50%
County	22.6%	$63,621	$675,078	$611,457	961.10%	$545,113
Local	40.3%	$113,435	$1,203,660			
School District	32.7%	$92,205	$978,385	$886,180		
Tech. College	4.4%	$12,447	$132,077	$119,630		
Total	**100.0%**	**$281,708**	**$2,989,200**	**$1,617,267**		**$545,113**

14.STATEMENT OF PROPOSED CHANGES TO MUNICIPAL MAPS, PLANS, AND ORDINANCES

For areas located in the City, this Project Plan does not propose changes to the Comprehensive Plan, City maps, City ordinances or Building Codes as part of this Project Plan. The Project Plan presented here is in compliance with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary for the future if deemed appropriate for redevelopment. Zoning is shown in Appendix A. Development proposals will have to go through the appropriate procedure to receive the proper zoning for a proposed project.

15.RELOCATION

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 18; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable state statutes and rules. The following is the method proposed by the City for displacement or relocation: before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation Project Plan with the DOA and shall keep records as required by Wisconsin Statute Section 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of neighboring landowners to whom offers are being made as required by law.

16. DISTRICT BOUNDARY AND DESCRIPTION

TID 18 LEGAL DESCRIPTION

Part of Private Claims 31, 32 and 33, East Side of Fox River, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at Brown County ID Point Number 30R16.3;

thence N64°16'09"W, 1465.09 feet on the line that connects said ID Point Number 30R16.3 to Brown County ID Point Number 30R14.1;

thence N30°14’52”W, 1330.20 feet to the eastern most corner of Outlot 1, Volume 56 of Certified Survey Maps, Page 75, Map Number 8062, Document Number 2494331, the POINT OF BEGINNING;

thence 27.37 feet on the arc of an 84.50 foot radius curve to the right, having a long chord which bears S54°37’51”W, 27.25 feet on the south line of said Outlot 1;

thence N26°05’26”W, 6.00 feet on said south line;

thence 34.75 feet on the arc of a 78.50 foot radius curve to the right, having a long chord which bears S76°35’31”W, 34.47 feet on said south line;

thence S89°16’28”W, 125.84 feet on said south line and continuing on its westerly extension to the west right of way of Front Street;

thence N08°04’46”W, 22.32 feet on said west right of way to the south right of way of Charles Street; thence N04°14’38”E, 56.23 feet to the north right of way of Charles Street;

thence N15°08’36”W, 369.62 feet on the west right of way of Front Street;

thence N00°37’23”E, 429.67 feet on the southerly extension of the west right of way of Front Street and continuing on its west right of way to the south right of way of James Street;

thence N00°37’27”E, 60.00 feet to the north right of way of James Street;

thence N00°36’57”E, 360.15 feet on the west right of way of Front Street to the south right of way of William Street;

thence N00°35’41”E, 60.04 feet to the north right of way of William Street;

thence N89°57’45”E, 60.00 feet to the east right of way of Front Street;

thence S89°29’40”E, 253.78 feet on the north right of way of William Street to the west right of way of North Broadway Street (also known as State Trunk Highway ‘57’);

thence N00°35’04”E, 420.78 feet on said west right of way and continuing on its northerly extension to the north right of way of Cass Street;

thence S89°37’43”E, 425.06 feet on the westerly extension of the north right of way of Cass Street and and continuing on said north right of way and its easterly extension to the east right of way of North Wisconsin Street;

thence S26°11’10”W, 79.25 feet on said east right of way to the north line of said Private Claim 32;

thence S63°34’47”E, 6.27 feet on said north line to the east right of way of North Wisconsin Street;

thence S00°38’06”W, 87.55 feet on said east right of way to the northwest corner of Lot 2, Volume 17 of Certified Survey Maps, Page 161, Map Number 3230, Document Number 1106081;

thence S89°32’12”E, 134.89 feet on the north line of said Lot 2 and continuing on its easterly extension to the east right of way of a public alley;

thence S00°42’04”W, 80.29 feet on said east right of way to the northwest corner of Lot 4, Block 23, Plat of De Pere;

thence S89°26’53”E, 179.39 feet on the north line of said Lot 4 and continuing on its easterly extension to the east right of way of Michigan Street;

thence S00°38’00”W, 1083.36 feet on said east right of way and continuing on its southerly extension to the south right of way of George Street;

thence N89°25’02”W, 302.23 feet on the easterly extension of said south right of way and continuing on said south right of way to the east right of way of North Wisconsin Street;

thence N89°23’25”W, 88.46 feet to the west right of way of North Wisconsin Street;

thence N89°24’51”W, 118.26 feet on the south right of way of George Street and continuing on its westerly extension to the southerly extension of the east line of Lot 1, Volume 61 of Certified Survey Maps, Page 183, Map Number 8651, Document Number 2739759;

thence N00°37’00”E, 150.48 feet on said southerly extension and continuing on the east line of said Lot 1 to the northeast corner thereof;

thence N89°24’13”W, 30.00 feet on the north line of said Lot 1;

thence N00°37’00”E, 10.05 feet on said north line;

thence N89°24’13”W, 90.76 feet on said north line to the east right of way of North Broadway Street (also known as State Trunk Highway ‘57’);

thence S00°35’34”W, 160.56 feet on said east right of way and continuing on its southerly extension to the south right of way of George Street;

thence S00°36’25”W, 241.58 feet on said east right of way;

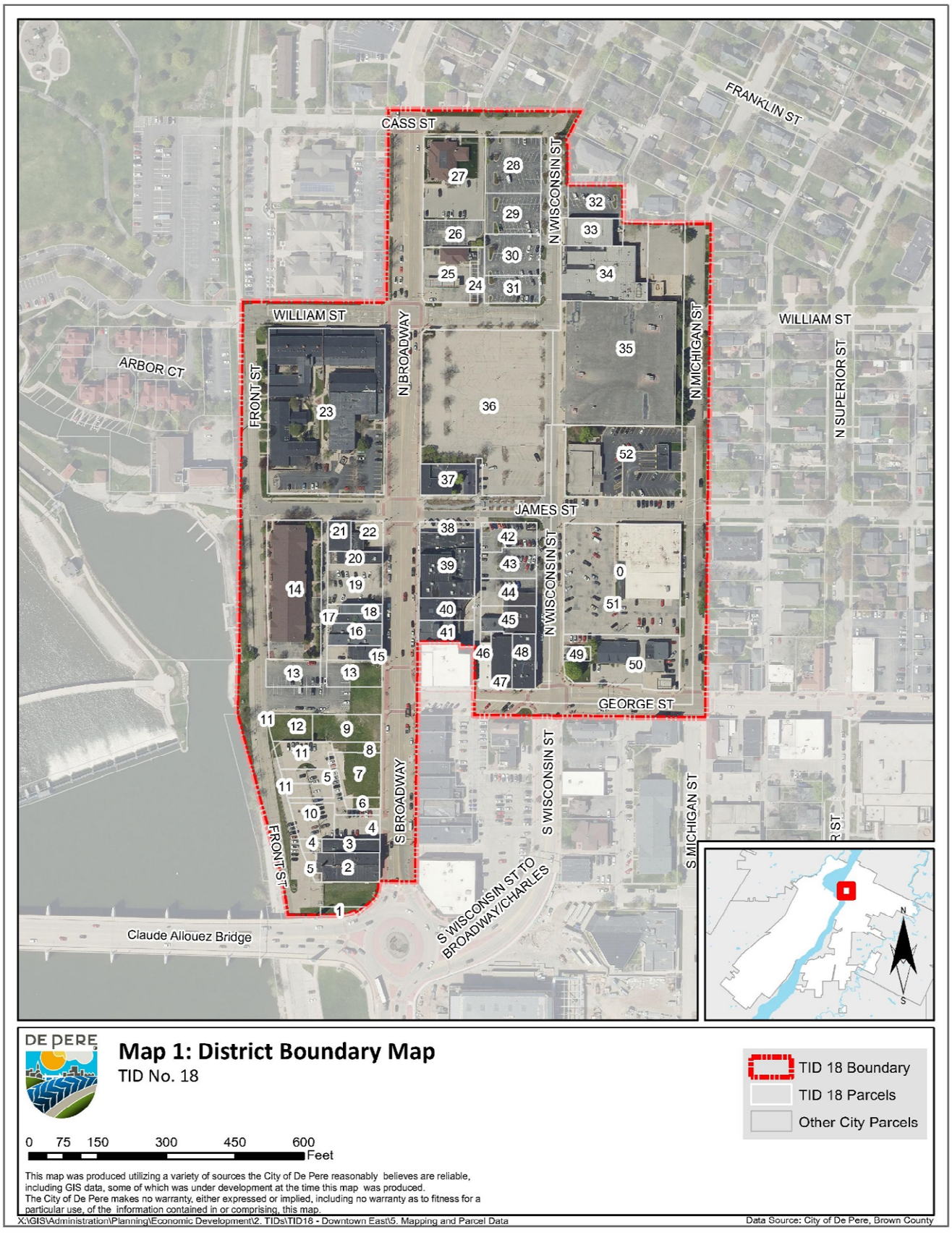
thence S00°42’37”W, 37.92 feet on said east right of way;

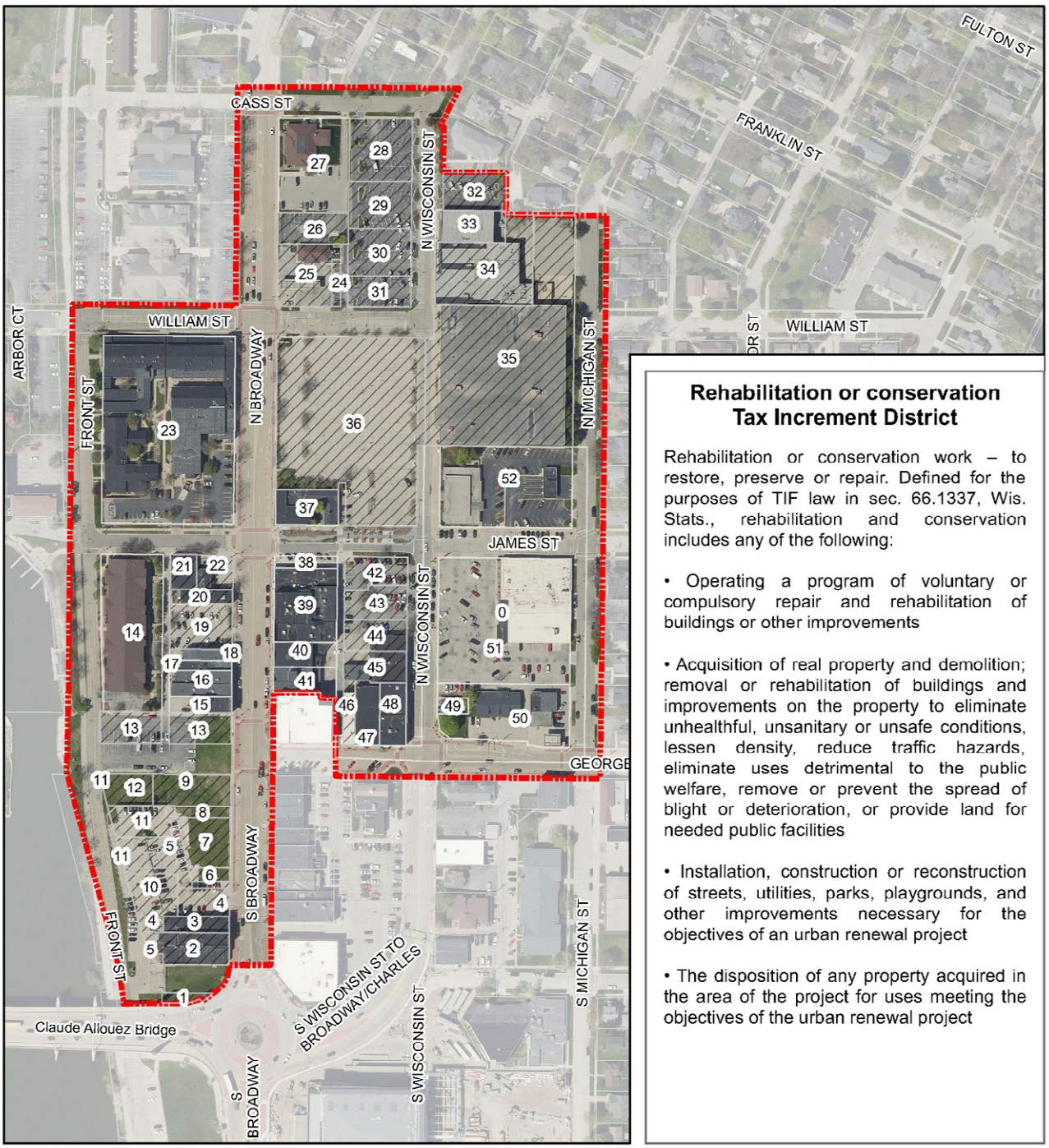
thence S00°28’30”W, 81.34 feet on said east right of way;

thence S62°13’13”W, 125.30 feet to the Point of Beginning.

Said parcel contains 29.453 Acres (1,282,974 Square Feet) of land more or less

APPENDIX A: MAPS


CASS ST
FRANKLIN ST
N WISCONSIN ST
WILLIAM ST
ARBOR CT
FRONT ST
N BROADWAY
N MICHIGAN ST
N SUPERIOR ST
JAMES ST
GEORGE ST
S WISCONSIN ST
S BROADWAY
S MICHIGAN ST
Claude Allouez Bridge
S WISCONSIN ST TO BROADWAY/CHARLES
DE PERE
Map 1: District Boundary Map
TID No. 18
TID 18 Boundary
TID 18 Parcels
Other City Parcels
0 75 150 300 450 600
Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.
X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID18 - Downtown East\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County



Rehabilitation or conservation Tax Increment District

Rehabilitation or conservation work – to restore, preserve or repair. Defined for the purposes of TIF law in sec. 66.1337, Wis. Stats., rehabilitation and conservation includes any of the following:

- Operating a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements
- Acquisition of real property and demolition; removal or rehabilitation of buildings and improvements on the property to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate uses detrimental to the public welfare, remove or prevent the spread of blight or deterioration, or provide land for needed public facilities
- Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for the objectives of an urban renewal project
- The disposition of any property acquired in the area of the project for uses meeting the objectives of the urban renewal project

DE PERE

Map 2: Parcel Determination Map

TID No. 18

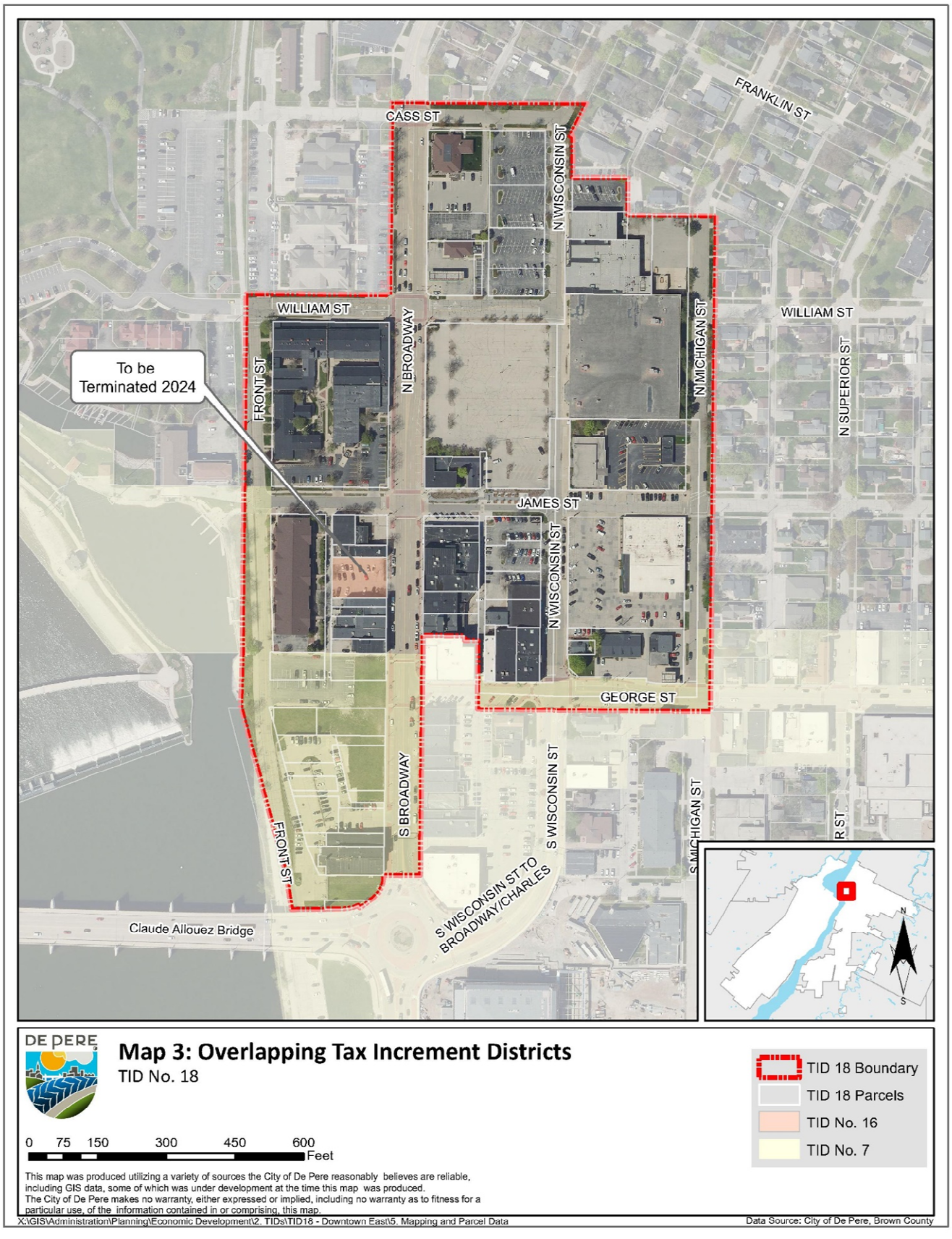
City Boundary
TID 18 Boundary
Rehab / Con Parcels

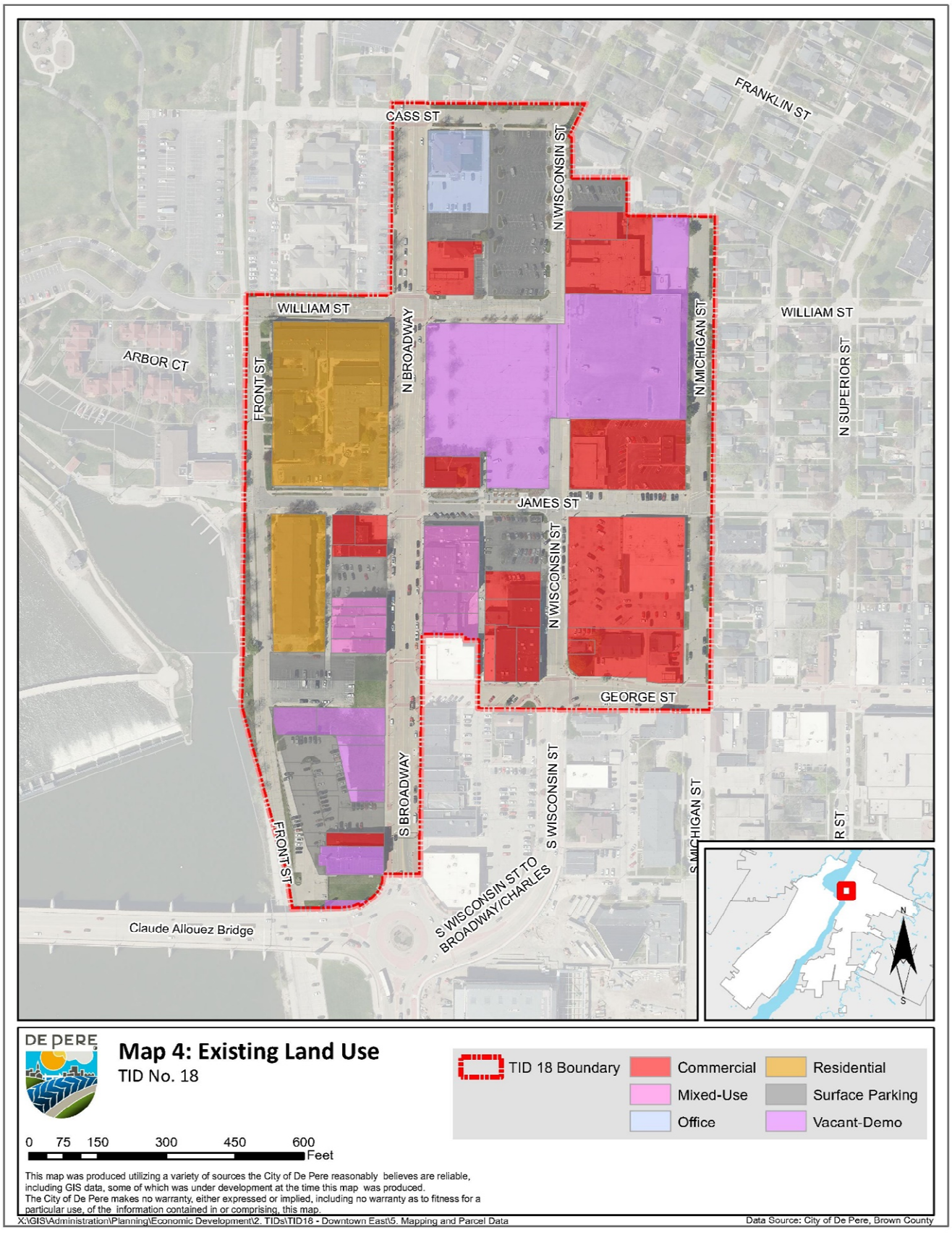
0 75 150 300 450 600 Feet

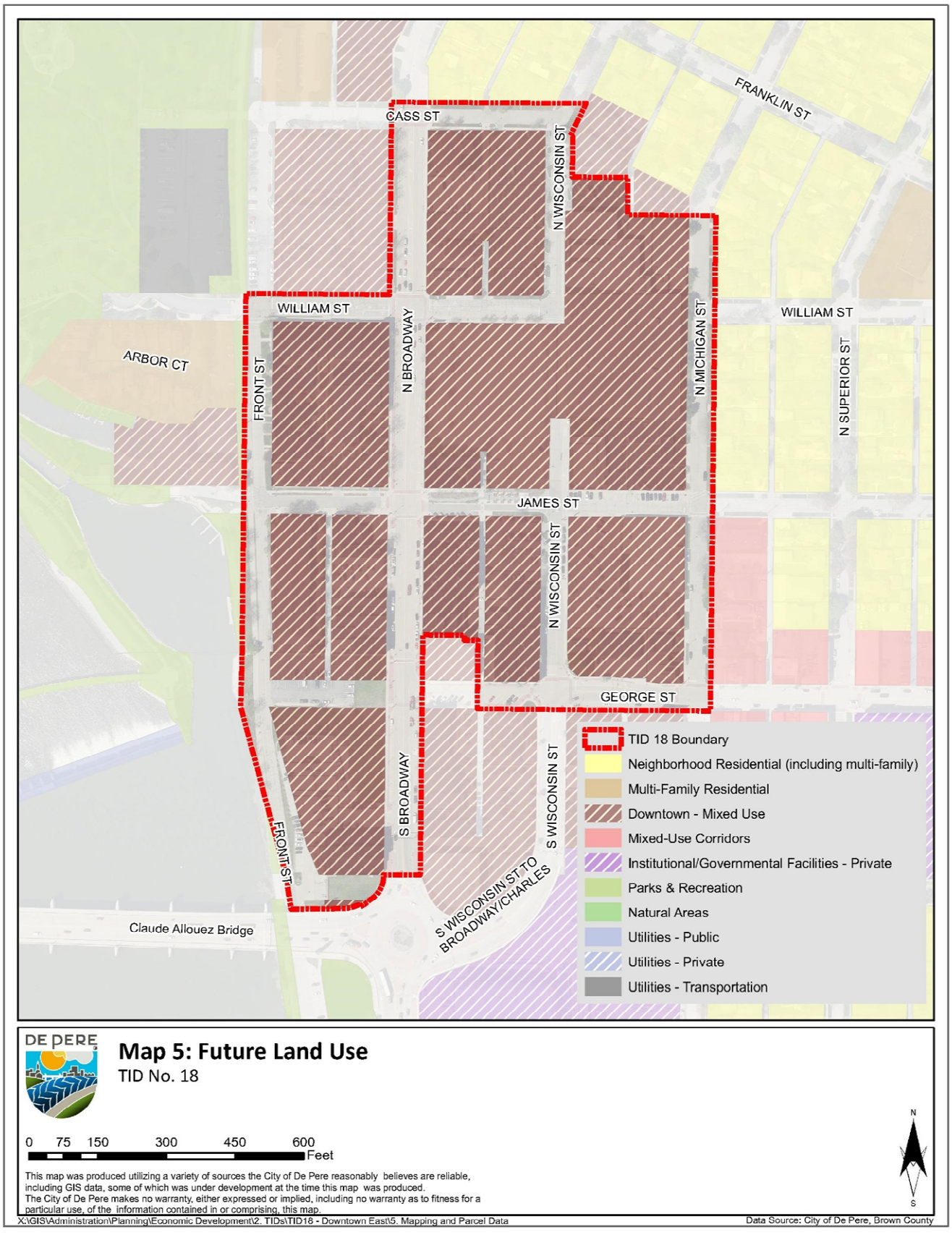
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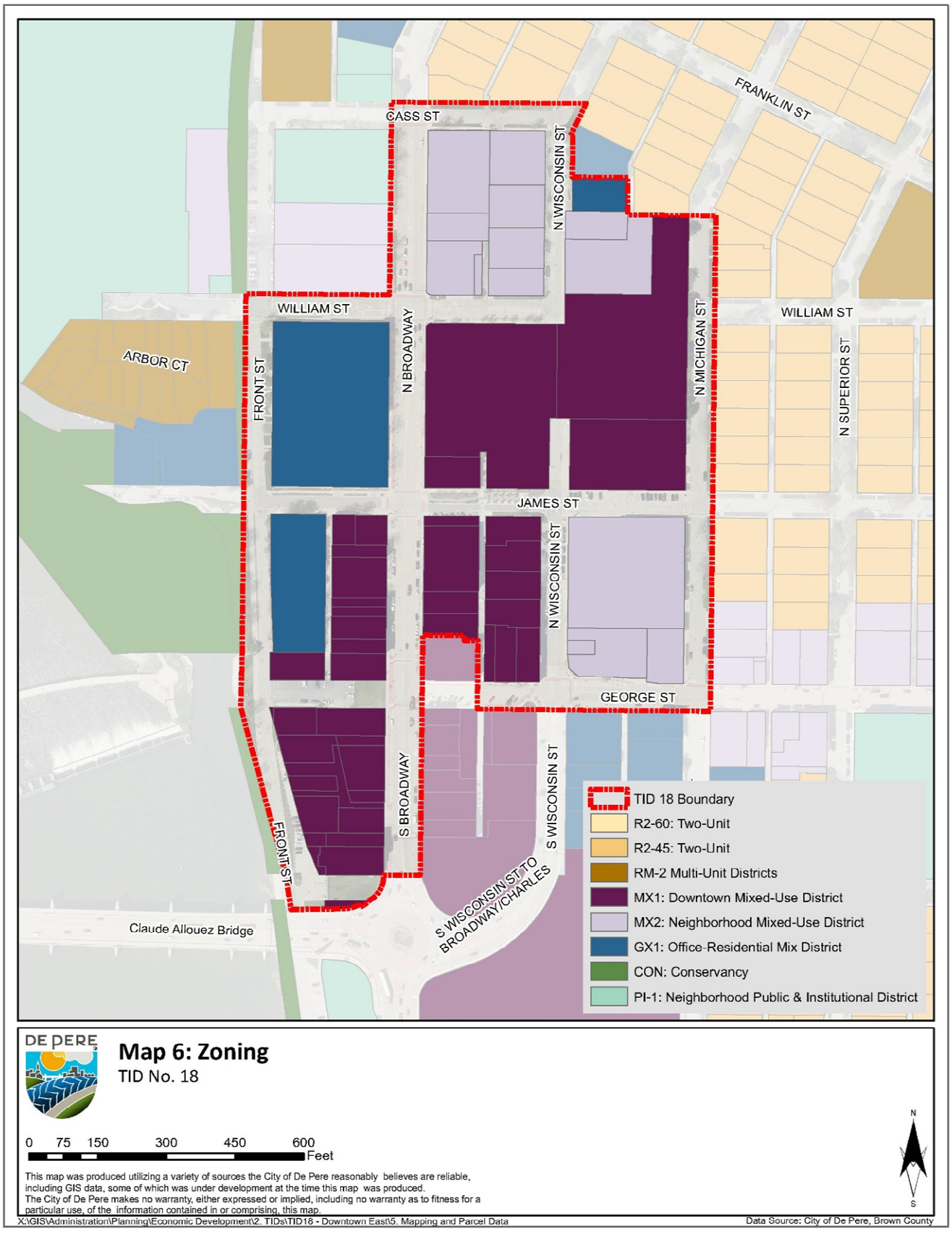
X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID18 - Downtown East\5. Mapping and Parcel Data

Data Source: City of De Pere, Brown County


CASS ST
FRANKLIN ST
N WISCONSIN ST
WILLIAM ST
N BROADWAY
FRONT ST
N MICHIGAN ST
WILLIAM ST
N SUPERIOR ST
To be Terminated 2024
JAMES ST
N WISCONSIN ST
GEORGE ST
S BROADWAY
S WISCONSIN ST
S MICHIGAN ST
R ST
FRONT ST
S WISCONSIN ST TO BROADWAY/CHARLES
Claude Allouez Bridge
N
S
DE PERE
Map 3: Overlapping Tax Increment Districts
TID No. 18
0 75 150 300 450 600
Feet
TID 18 Boundary
TID 18 Parcels
TID No. 16
TID No. 7
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
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X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID18 - Downtown East\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County


CASS ST
FRANKLIN ST
N WISCONSIN ST
WILLIAM ST
WILLIAM ST
ARBOR CT
FRONT ST
N BROADWAY
N MICHIGAN ST
N SUPERIOR ST
JAMES ST
N WISCONSIN ST
GEORGE ST
S BROADWAY
S WISCONSIN ST
S MICHIGAN ST
R ST
FRONT ST
S WISCONSIN ST TO BROADWAY/CHARLES
Claude Allouez Bridge
N
S
DE PERE
Map 4: Existing Land Use
TID No. 18
TID 18 Boundary
Commercial
Residential
Mixed-Use
Surface Parking
Office
Vacant-Demo
0 75 150 300 450 600
Feet
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X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID18 - Downtown East\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County


CASS ST
FRANKLIN ST
N WISCONSIN ST
WILLIAM ST
WILLIAM ST
ARBOR CT
FRONT ST
N BROADWAY
N MICHIGAN ST
N SUPERIOR ST
JAMES ST
N WISCONSIN ST
GEORGE ST
S BROADWAY
S WISCONSIN ST
FRONT ST
S WISCONSIN ST TO BROADWAY/CHARLES
Claude Allouez Bridge
TID 18 Boundary
Neighborhood Residential (including multi-family)
Multi-Family Residential
Downtown - Mixed Use
Mixed-Use Corridors
Institutional/Governmental Facilities - Private
Parks & Recreation
Natural Areas
Utilities - Public
Utilities - Private
Utilities - Transportation
DE PERE
Map 5: Future Land Use
TID No. 18
0 75 150 300 450 600
Feet
N
S
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Data Source: City of De Pere, Brown County


CASS ST
FRANKLIN ST
N WISCONSIN ST
WILLIAM ST
WILLIAM ST
ARBOR CT
FRONT ST
N BROADWAY
N MICHIGAN ST
N SUPERIOR ST
JAMES ST
N WISCONSIN ST
GEORGE ST
S BROADWAY
S WISCONSIN ST
FRONT ST
S WISCONSIN ST TO BROADWAY/CHARLES
Claude Allouez Bridge
TID 18 Boundary
R2-60: Two-Unit
R2-45: Two-Unit
RM-2 Multi-Unit Districts
MX1: Downtown Mixed-Use District
MX2: Neighborhood Mixed-Use District
GX1: Office-Residential Mix District
CON: Conservancy
PI-1: Neighborhood Public & Institutional District
DE PERE
Map 6: Zoning
TID No. 18
0 75 150 300 450 600
Feet
N
S
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Data Source: City of De Pere, Brown County



DE PERE

Map 7: One-Half Mile Radius of TID Boundary

TID No. 18

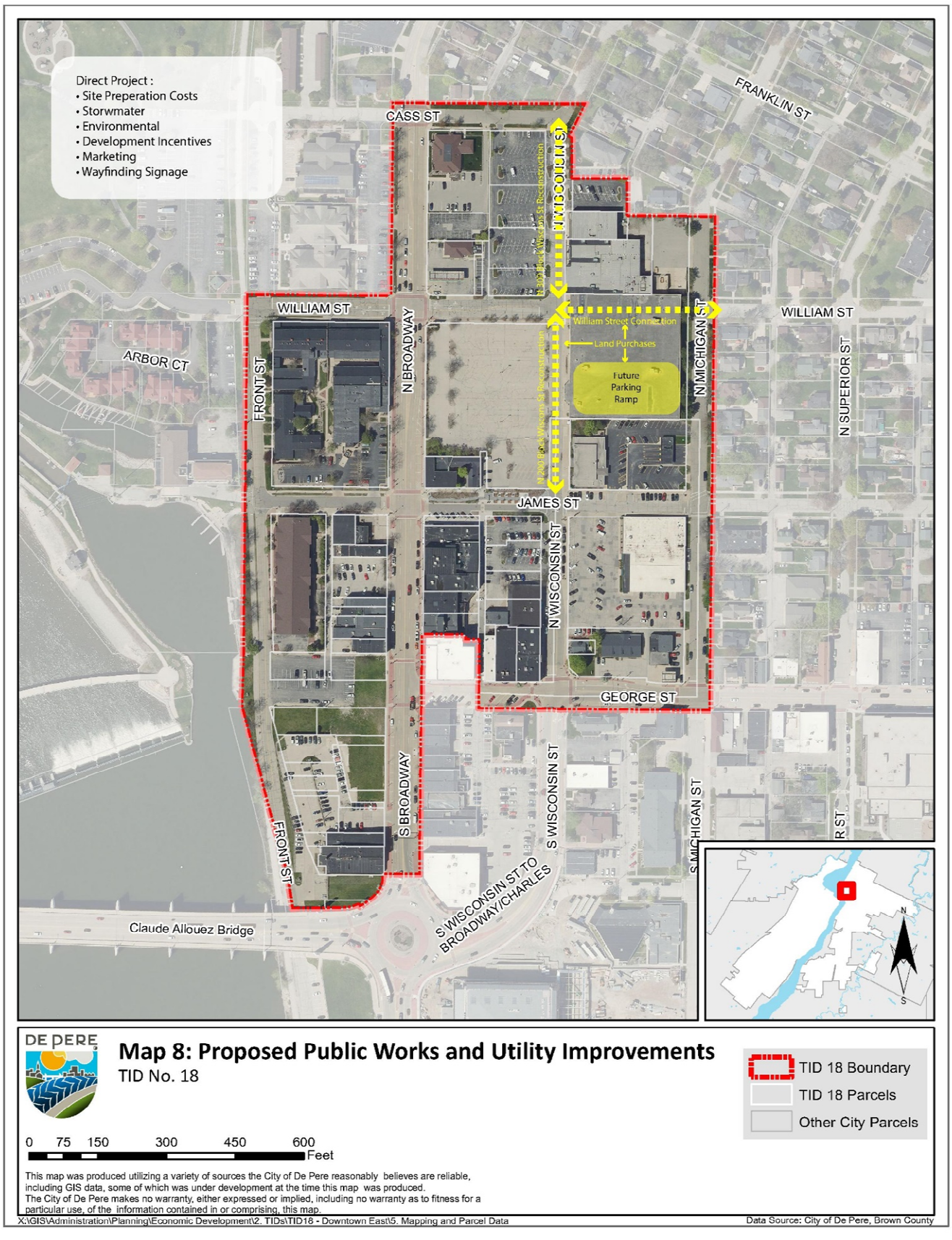
TID 18 Boundary
TID 18 Parcels
Other City Parcels

0 275 550 1,100 1,650 2,200
Feet

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X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID18 - Downtown East\5. Mapping and Parcel Data

Data Source: City of De Pere, Brown County


Direct Project :
• Site Preperation Costs
• Storwmater
• Environmental
• Development Incentives
• Marketing
• Wayfinding Signage
CASS ST
FRANKLIN ST
N WISCONSIN ST
N 200' from Wisconsin St Reconstruction
WILLIAM ST
William Street Connection
Land Purchases
Future Parking Ramp
N MICHIGAN ST
WILLIAM ST
N SUPERIOR ST
ARBOR CT
FRONT ST
N BROADWAY
JAMES ST
N WISCONSIN ST
GEORGE ST
S BROADWAY
S WISCONSIN ST
S MICHIGAN ST
R ST
FRONT ST
S WISCONSIN ST TO BROADWAY/CHARLES
Claude Allouez Bridge
N
S
DE PERE
Map 8: Proposed Public Works and Utility Improvements
TID No. 18
TID 18 Boundary
TID 18 Parcels
Other City Parcels
0 75 150 300 450 600
Feet
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X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID18 - Downtown East\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County

APPENDIX B: FINANCIAL ATTACHMENTS

TID Parcel Information List

TID No. 18

City of De Pere

Map ID	Basic Parcel Information				Supplemental Parcel Information (Place "X" In Column)									Current Assessment Information			Equalized DOR Full Value Assessment Information (97.49% Value)		
					Land Status				Retail		Land Use Classification								
	Parcel Number	Owner	Overlapping TID	Lot GIS Acres	Rehab/ Conservation Status	Vacant (assessment or physically)	Other Tax Exempt	Municipal Owned	Retail	Future Retail	Commercial/Mixed Use	Residential (Current)	Residential (New Platted)	Land Value	Improvement Value	Total Value	Land Value	Improvement Value	Total Value
1	ED-799	DEPERE CITY OF	7	0.035	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
2	ED-790	MP BROADWAY LLC	7	0.197	X	X				X			X	$ 64,400	$ 203,700.00	$ 268,100.00	$ 66,056.51	$ 208,939.62	$ 274,996.13
3	ED-789	DE PERE CITY OF	7	0.088	X	X		X	X	X	x		X	$ 28,600	$ 184,000.00	$ 212,600.00	$ 29,335.66	$ 188,732.89	$ 218,068.55
4	ED-788-1	DEPERE CITY OF	7	0.156	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
5	ED-794	DEPERE CITY OF	7	0.205	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
6	ED-788	MP BROADWAY LLC	7	0.045	X	X				X			X	$ 19,300	$ -	$ 19,300	$ 19,796	$ -	$ 19,796
7	ED-785	MP BROADWAY LLC	7	0.206	X	X				X			X	$ 67,200	$ -	$ 67,200	$ 68,929	$ -	$ 68,929
8	ED-784	MP BROADWAY LLC	7	0.054	X	X				X			X	$ 22,900	$ -	$ 22,900	$ 23,489	$ -	$ 23,489
9	ED-783	MP BROADWAY LLC	7	0.209	X	X				X			X	$ 68,100	$ -	$ 68,100	$ 69,852	$ -	$ 69,852
10	ED-793	DEPERE CITY OF	7	0.163	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
11	ED-796	DEPERE CITY OF	7	0.241	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
12	ED-798	MP BROADWAY LLC	7	0.129	X	X				X			X	$ 42,100	$ -	$ 42,100	$ 43,183	$ -	$ 43,183
13	ED-776	DEPERE CITY OF	7	0.333	X	X		X						$ -	$ -	$ -	$ -	$ -	$ -
14	ED-778	LEFEBVRE INVESTMENT CO LLC		0.814								X		$ 74,500	$ 1,735,000	$ 1,809,500	$ 76,416	$ 1,779,628	$ 1,856,044
15	ED-775	MARC P BRUMMEL		0.086					X	X	X			$ 27,000	$ 406,300	$ 433,300	$ 27,695	$ 416,751	$ 444,445
16	ED-774	SAKS HOLDINGS LLC		0.137					X	X	X			$ 44,600	$ 347,600	$ 392,200	$ 45,747	$ 356,541	$ 402,288
17	ED-772	SAKS HOLDINGS LLC		0.055					X	X	X			$ 23,400	$ 172,000	$ 195,400	$ 24,002	$ 176,424	$ 200,426
18	ED-771	AGAPE SALON LLC		0.055					X	X	X			$ 23,400	$ 500,400	$ 523,800	$ 24,002	$ 513,271	$ 537,273
19	ED-769	DEPERE CITY OF	16	0.241	X	X		X		X				$ -	$ -	$ -	$ -	$ -	$ -
20	ED-768	SCOTT TROWBRIDGE		0.075	X	X				X	X			$ 21,600	$ 366,400	$ 388,000	$ 22,156	$ 375,825	$ 397,980
21	ED-767-1	MC KIM T BOYD		0.076	X						X			$ 13,000	$ 105,900	$ 118,900	$ 13,334	$ 108,624	$ 121,958
22	ED-767	BROOKS TL HOLDINGS LLC		0.107	X						X			$ 24,900	$ 102,900	$ 127,800	$ 25,540	$ 105,547	$ 131,087
23	ED-766	HEARTLAND AFFORDABLE HOUSING DE PERE LLC		2.100								X		$ 119,300	$ 3,798,600	$ 3,917,900	$ 122,369	$ 3,896,309	$ 4,018,677
24	ED-869-1	DEPERE CITY OF		0.035	X	X		X						$ 97,700	$ 322,100	$ 419,800	$ 100,213	$ 330,385	$ 430,598
25	ED-869	NORTHERN GAS LLC		0.299	X				X	X	X			$ -	$ -	$ -	$ -	$ -	$ -
26	ED-870	WITZYTOO HOLDINGS LLC		0.187	X	X								$ 61,000	$ -	$ 61,000	$ 62,569	$ -	$ 62,569
27	ED-871	WITZYTOO HOLDINGS LLC		0.561							X			$ 183,100	$ 119,700	$ 302,800	$ 187,810	$ 122,779	$ 310,589
28	ED-862	DEPERE CITY OF		0.335	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
29	ED-864	DEPERE CITY OF		0.251	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
30	ED-865-1	DEPERE CITY OF		0.251	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
31	ED-867	DEPERE CITY OF		0.167	X	X		X		X			X	$ -	$ -	$ -	$ -	$ -	$ -
32	ED-881	DEPERE CITY OF		0.203	X	X		X		X				$ -	$ -	$ -	$ -	$ -	$ -
33	ED-880	LKW HOLDINGS LLC		0.189							X			$ 61,700	$ 287,600	$ 349,300	$ 63,287	$ 294,998	$ 358,285
34	ED-878	126 SOUTH BROADWAY LLC		0.590	X				X	X	X			$ 192,100	$ 1,161,100	$ 1,353,200	$ 197,041	$ 1,190,966	$ 1,388,007
35	ED-875	DE PERE 230 DEVELOPMENT PARTNERS LLC		2.070	X	X							X	$ 676,300	$ -	$ 676,300	$ 693,696	$ -	$ 693,696
36	ED-861	DE PERE 230 DEVELOPMENT PARTNERS LLC		2.103	X	X							X	$ 62,500	$ -	$ 62,500	$ 64,108	$ -	$ 64,108
37	ED-857	UNION HOTEL CORP		0.191					X	X	X		X	$ 446,500	$ -	$ 446,500	$ 457,985	$ -	$ 457,985
38	ED-851	DEPERE CITY OF		0.062		X		X						$ -	$ -	$ -	$ -	$ -	$ -
39	ED-850	LEE BUILDING CORP THE		0.395					X	X	X			$ 129,200	$ 1,945,000	$ 2,074,200	$ 132,523	$ 1,995,030	$ 2,127,553
40	ED-848	SERA K PROPERTIES LLC		0.134					X	X	X			$ 43,700	$ 338,300	$ 382,000	$ 44,824	$ 347,002	$ 391,826
41	ED-847	STARRY DEVELOPMENT LLC		0.141					X	X	X			$ 46,000	$ 450,500	$ 496,500	$ 47,183	$ 462,088	$ 509,271
42	ED-834	DEPERE CITY OF		0.160	X	X		X						$ -	$ -	$ -	$ -	$ -	$ -
43	ED-835	DEPERE CITY OF		0.175	X	X		X						$ -	$ -	$ -	$ -	$ -	$ -
44	ED-836	FIT FAMILY LLC		0.167	X				X	X	X			$ -	$ -	$ -	$ -	$ -	$ -
45	ED-837	FIT FAMILY LLC		0.162	X				X	X	X			$ 54,900	$ 438,100	$ 493,000	$ 56,312	$ 449,369	$ 505,681
46	ED-842	WADE CONARD		0.065	X				X	X	X			$ 21,400	$ 268,000	$ 289,400	$ 21,950	$ 274,894	$ 296,844
47	ED-841	MOVIE TYME ENTERTAINMENT LLC		0.133					X	X	X			$ 43,500	$ 202,000	$ 245,500	$ 44,619	$ 207,196	$ 251,815
48	ED-840	LEE BUILDING CORP THE		0.141					X	X	X			$ 45,900	$ 812,800	$ 858,700	$ 47,081	$ 833,707	$ 880,788
49	ED-901	ASHLEY PRANGE		0.042							X			$ 17,800	$ 150,000	$ 167,800	$ 18,258	$ 153,858	$ 172,116
50	ED-900	DEPERE LAW BUILDING LLC		0.601							X			$ 125,200	$ 483,500	$ 608,700	$ 128,420	$ 495,937	$ 624,357
51	ED-893	SEROOGY BROTHERS LLP		1.407					X	X	X			$ 252,800	$ 983,100	$ 1,235,900	$ 259,303	$ 1,008,388	$ 1,267,690
52	ED-886	ASSOCIATED DEPERE BANK		0.910							X			$ 296,700	$ 971,800	$ 1,268,500	$ 304,332	$ 996,797	$ 1,301,129
		Total Real Property		17.939	9.78	8.38	0.00	3.10	4.25	7.41	6.81	2.91	7.10	$ 3,542,300	$ 16,856,400	$ 20,398,700	$ 3,633,416	$ 17,289,984	$ 20,923,400
		Total ROW and Waterways		11.439	55%	47%	0%	17%	24%	41%	38%	16%	40%	**Total Assessed Value**		**$ 20,398,700**	Remove Existing TID Values		$ 718,313
		Total TID Boundary		29.378															**Total DOR Equalized Value**	**$ 20,205,087**

Table 1: Planned Project Costs

TID No. 18 — **Created/Revised: 3/29/2024**

	Type of Expenditure	Creation Amount	% Paid By: TID Project	% Paid By: Other	TID Costs Allocated to Project
A.	***Infrastructure***				
	200 N BlockWisconsin Street Reconstruction (360')	$360,000	100%	0%	$360,000
	300 N BlockWisconsin Street Reconstruction (360')	$360,000	100%	0%	$360,000
	William Street Reconstruction (255')	$250,000	100%	0%	$250,000
	Total Capital Costs	**$970,000**			**$970,000**
B.	***Capital Improvement Cost***				
	Parking Ramp (Public 200 Stalls)	$9,100,000	70%	30%	$6,370,000
	Total TID Infrastructure	**$9,100,000**			**$6,370,000**
C.	***Site Development Costs***				
	Site Prep costs	$100,000	100%	0%	$100,000
	Stormwater	$100,000	100%	0%	$100,000
	Environmental	$200,000	100%	0%	$200,000
	Total TID Site Development Costs	**$400,000**			**$400,000**
D.	***Land Acquisition & Assembly***				
	Wisconsin and William St Land Purchase	$1,262,500	100%	0%	$1,262,500
	Reserved	$0	100%	0%	$0
	Total TID Land Acquisition & Assembly	**$1,262,500**			**$1,262,500**
E.	***Development Incentives***				
	Development Incentives - Cash Grants	$5,500,000	100%	0%	$5,500,000
	Development Incentives - PAYGO (NPV)	$13,115,000	100%	0%	$13,115,000
	Development Incentive - PAYGO NPV Cost (rounded)	$8,575,000	100%	0%	$8,575,000
	Total TID Development Incentives	**$27,190,000**			**$27,190,000**
F.	***Professional Services***				
	Professional Services - Area Plan	$25,000	100%	0%	$25,000
	Professional Services - Consulting Services	$100,000	100%	0%	$100,000
	Total TID Professional Services	**$125,000**			**$125,000**
G.	***Discretionary Payments***				
	Discretionary Payments - Phase 1 (marketing)	$10,000	100%	0%	$10,000
	Wayfinding Implementation	$600,000	35%	65%	$210,000
	Allocations to TID No. 7	$2,050,000	100%	0%	$2,050,000
	Reserved	$0	100%	0%	$0
	Total TID Discretionary Payments	**$2,660,000**			**$2,270,000**
H.	***Administration Costs***				
	City Staff and Audit	$245,000	100%	0%	$245,000
	DOR Fees	$5,000	100%	0%	$5,000
	Reserve	$0	100%	0%	$0
	Total TID Administration Costs	**$250,000**			**$250,000**
I.	***Organizational Costs***				
	Department of Revenue Submittal Fee	$2,000	100%	0%	$2,000
	Professional Fees	$2,000	100%	0%	$2,000
	City Staff & Publishing	$3,000	100%	0%	$3,000
	Total TID Organization Costs	**$7,000**			**$7,000**
J.	**Inflation**	**$0**			**$0**
	Total TID Project Costs	***$41,964,500***			**$38,844,500**
K.	***Financing Costs***				
	Total Interest	$11,516,581			$11,516,581
	Financing Fees	$162,650			$162,650
	Plus Capitalized Interest	$592,419			$592,419
	Total Financing Costs	**$12,271,650**			**$12,271,650**
	TOTAL TID EXPENDITURE				***$51,116,150***

Table 2 : Tax Increment ProForma - Shopko Areas COMBINED

Parcel ID: Multiples **TID No.** 18 **Created/Revised:** 3/29/2024

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TID No. 18 Information		Parcel and Development Assumptions		Mill Rate Project Assumptions	
TID Creation Date	5/7/2024	Equalized Base Value	$ -	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/2024	Projected Tax Rate (W-DP) (Per DOR)		2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2046	Projected Tax Rate (DP) (Per DOR) (2023)	0.0139424160	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2051	Annual Change in Tax Rate	-0.50%		
Est Construction Start		Property Appreciation Rate	1.50%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date				2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Rehab/Cons			2026 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	Assumed Mill Rate	TIF Revenue	TID Revenue Year
					Construction	Land					
2024	2025	2026	0	0	2,193,750	0	2,193,750	2,066,179	0.015750	$32,500	2026
2025	2026	2027	2,193,750	32,906	13,762,500	0	15,989,156	15,861,585	0.015750	$249,800	2027
2026	2027	2028	15,989,156	239,837	27,101,500	0	43,330,494	43,202,922	0.015750	$680,400	2028
2027	2028	2029	43,330,494	649,957	16,673,250	0	60,653,701	60,526,130	0.015750	$953,300	2029
2028	2029	2030	60,653,701	909,806	0	0	61,563,507	61,435,935	0.015750	$967,600	2030
2029	2030	2031	61,563,507	923,453	0	0	62,486,959	62,359,388	0.015750	$982,200	2031
2030	2031	2032	62,486,959	937,304	0	0	63,424,263	63,296,692	0.015750	$996,900	2032
2031	2032	2033	63,424,263	951,364	0	0	64,375,627	64,248,056	0.015750	$1,011,900	2033
2032	2033	2034	64,375,627	965,634	0	0	65,341,262	65,213,690	0.015750	$1,027,100	2034
2033	2034	2035	65,341,262	980,119	0	0	66,321,381	66,193,809	0.015750	$1,042,600	2035
2034	2035	2036	66,321,381	994,821	0	0	67,316,202	67,188,630	0.015750	$1,058,200	2036
2035	2036	2037	67,316,202	1,009,743	0	0	68,325,945	68,198,373	0.015750	$1,074,100	2037
2036	2037	2038	68,325,945	1,024,889	0	0	69,350,834	69,223,262	0.015750	$1,090,300	2038
2037	2038	2039	69,350,834	1,040,263	0	0	70,391,096	70,263,525	0.015750	$1,106,700	2039
2038	2039	2040	70,391,096	1,055,866	0	0	71,446,963	71,319,391	0.015750	$1,123,300	2040
2039	2040	2041	71,446,963	1,071,704	0	0	72,518,667	72,391,096	0.015750	$1,140,200	2041
2040	2041	2042	72,518,667	1,087,780	0	0	73,606,447	73,478,876	0.015750	$1,157,300	2042
2041	2042	2043	73,606,447	1,104,097	0	0	74,710,544	74,582,972	0.015750	$1,174,700	2043
2042	2043	2044	74,710,544	1,120,658	0	0	75,831,202	75,703,631	0.015750	$1,192,300	2044
2043	2044	2045	75,831,202	1,137,468	0	0	76,968,670	76,841,099	0.015750	$1,210,200	2045
2044	2045	2046	76,968,670	1,154,530	0	0	78,123,200	77,995,629	0.015750	$1,228,400	2046
2045	2046	2047	78,123,200	1,171,848	0	0	79,295,048	79,167,477	0.015750	$1,246,900	2047
2046	2047	2048	79,295,048	1,189,426	0	0	80,484,474	80,356,902	0.015750	$1,265,600	2048
2047	2048	2049	80,484,474	1,207,267	0	0	81,691,741	81,564,169	0.015750	$1,284,600	2049
2048	2049	2050	81,691,741	1,225,376	0	0	82,917,117	82,789,546	0.015750	$1,303,900	2050
2049	2050	2051	82,917,117	1,243,757	0	0	84,160,874	84,033,302	0.015750	$1,323,500	2051
2050	2051	2052	84,160,874	1,262,413	0	0	85,423,287	85,295,715	0.015750	$1,343,400	2052
Total				$25,692,287	$59,731,000	$0				$28,267,900	

Notes: Rounded based on agreed minimum tax payments

TID Mandatory Termination - May 7, 2051

2052 - Last year increment Received for 2051 taxes

Last TID Value Established 5/7/2051

Prepared By City of De Pere
Development Services Department

Printe

Tax Increment ProForma - Front Street COMBINED

Parcel ID: Multiples **TID No.** 18 **Created/Revised:** 3/29/2024

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TID No. 18 Information		Parcel and Development Assumptions		Mill Rate Project Assumptions	
TID Creation Date	5/7/2024	Equalized Base Value	$ 400,000	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/2024	Projected Tax Rate (W-DP) (Per DOR)		2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2046	Projected Tax Rate (DP) (Per DOR) (2023)	0.0139424160	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2051	Annual Change in Tax Rate	-0.50%		
Est Construction Start		Property Appreciation Rate	1.50%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date				2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Rehab/Cons	Frozen Overlap value:	$718,313	2025 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	Assumed Mill Rate	TIF Revenue	TID Revenue Year
					Construction	Land					
2024	2025	2026	400,000	0	0	0	400,000	0	0.015614	$0	2026
2025	2026	2027	400,000	6,000	3,500,000	325,000	4,231,000	3,831,000	0.015536	$60,300	2027
2026	2027	2028	4,231,000	63,465	12,725,000	0	17,019,465	16,619,465	0.015458	$261,800	2028
2027	2028	2029	17,019,465	255,292	12,975,000	0	30,249,757	29,849,757	0.015381	$470,100	2029
2028	2029	2030	30,249,757	453,746	3,600,000	0	34,303,503	33,903,503	0.015304	$534,000	2030
2029	2030	2031	34,303,503	514,553	0	0	34,818,056	34,418,056	0.015227	$542,100	2031
2030	2031	2032	34,818,056	522,271	0	0	35,340,327	34,940,327	0.015151	$550,300	2032
2031	2032	2033	35,340,327	530,105	0	0	35,870,432	35,470,432	0.015076	$558,700	2033
2032	2033	2034	35,870,432	538,056	0	0	36,408,488	36,008,488	0.015000	$567,100	2034
2033	2034	2035	36,408,488	546,127	0	0	36,954,615	36,554,615	0.014925	$575,700	2035
2034	2035	2036	36,954,615	554,319	0	0	37,508,935	37,108,935	0.014851	$584,500	2036
2035	2036	2037	37,508,935	562,634	0	0	38,071,569	37,671,569	0.014776	$593,300	2037
2036	2037	2038	38,071,569	571,074	0	0	38,642,642	38,242,642	0.014702	$602,300	2038
2037	2038	2039	38,642,642	579,640	0	0	39,222,282	38,822,282	0.014629	$611,500	2039
2038	2039	2040	39,222,282	588,334	0	0	39,810,616	39,410,616	0.014556	$620,700	2040
2039	2040	2041	39,810,616	597,159	0	0	40,407,775	40,007,775	0.014483	$630,100	2041
2040	2041	2042	40,407,775	606,117	0	0	41,013,892	40,613,892	0.014411	$639,700	2042
2041	2042	2043	41,013,892	615,208	0	0	41,629,100	41,229,100	0.014339	$649,400	2043
2042	2043	2044	41,629,100	624,437	0	0	42,253,537	41,853,537	0.014267	$659,200	2044
2043	2044	2045	42,253,537	633,803	0	0	42,887,340	42,487,340	0.014196	$669,200	2045
2044	2045	2046	42,887,340	643,310	0	0	43,530,650	43,130,650	0.014125	$679,300	2046
2045	2046	2047	43,530,650	652,960	0	0	44,183,610	43,783,610	0.014054	$689,600	2047
2046	2047	2048	44,183,610	662,754	0	0	44,846,364	44,446,364	0.013984	$700,000	2048
2047	2048	2049	44,846,364	672,695	0	0	45,519,059	45,119,059	0.013914	$710,600	2049
2048	2049	2050	45,519,059	682,786	0	0	46,201,845	45,801,845	0.013844	$721,400	2050
2049	2050	2051	46,201,845	693,028	0	0	46,894,873	46,494,873	0.013775	$732,300	2051
2050	2051	2052	46,894,873	703,423	0	0	47,598,296	47,198,296	0.013706	$743,400	2052
Total				**$14,073,296**	**$32,800,000**	**$325,000**				**$15,356,600**	

Notes: Rounded based on agreed minimum tax payments

TID Mandatory Termination - May 7, 2051 2052 - Last year increment Received for 2051 taxes Last TID Value Established 5/7/2051

Prepared By City of De Pere
Development Services Department

Printe

Tax Increment ProForma - 310 N Wisconsin St

Parcel ID: Multiples **TID No.** 18 **Created/Revised:** 3/29/2024

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TID No. 18 Information		Parcel and Development Assumptions		Project Assumptions	
TID Creation Date	5/7/2024	Equalized Base Value	$ 1,388,007	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/2024	Projected Tax Rate (W-DP) (Per DOR)		2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2046	Projected Tax Rate (DP) (Per DOR) (2023)	0.0139424160	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2051	Annual Change in Tax Rate	-0.50%		
Est Construction Start		Property Appreciation Rate	1.50%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date				2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Rehab/Cons			2025 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	Assumed Mill Rate	TIF Revenue	TID Revenue Year
					Construction	Land					
2024	2025	2026	1,388,007	0	96,800	0	1,484,807	96,800	0.015614	$1,500	2026
2025	2026	2027	1,484,807	22,272	1,050,000	0	2,557,079	1,169,072	0.015536	$18,400	2027
2026	2027	2028	2,557,079	38,356	0	0	2,595,436	1,207,428	0.015458	$19,000	2028
2027	2028	2029	2,595,436	38,932	0	0	2,634,367	1,246,360	0.015381	$19,600	2029
2028	2029	2030	2,634,367	39,516	0	0	2,673,883	1,285,875	0.015304	$20,300	2030
2029	2030	2031	2,673,883	40,108	0	0	2,713,991	1,325,984	0.015227	$20,900	2031
2030	2031	2032	2,713,991	40,710	0	0	2,754,701	1,366,693	0.015151	$21,500	2032
2031	2032	2033	2,754,701	41,321	0	0	2,796,021	1,408,014	0.015076	$22,200	2033
2032	2033	2034	2,796,021	41,940	0	0	2,837,962	1,449,954	0.015000	$22,800	2034
2033	2034	2035	2,837,962	42,569	0	0	2,880,531	1,492,524	0.014925	$23,500	2035
2034	2035	2036	2,880,531	43,208	0	0	2,923,739	1,535,732	0.014851	$24,200	2036
2035	2036	2037	2,923,739	43,856	0	0	2,967,595	1,579,588	0.014776	$24,900	2037
2036	2037	2038	2,967,595	44,514	0	0	3,012,109	1,624,102	0.014702	$25,600	2038
2037	2038	2039	3,012,109	45,182	0	0	3,057,291	1,669,283	0.014629	$26,300	2039
2038	2039	2040	3,057,291	45,859	0	0	3,103,150	1,715,143	0.014556	$27,000	2040
2039	2040	2041	3,103,150	46,547	0	0	3,149,697	1,761,690	0.014483	$27,700	2041
2040	2041	2042	3,149,697	47,245	0	0	3,196,943	1,808,935	0.014411	$28,500	2042
2041	2042	2043	3,196,943	47,954	0	0	3,244,897	1,856,890	0.014339	$29,200	2043
2042	2043	2044	3,244,897	48,673	0	0	3,293,570	1,905,563	0.014267	$30,000	2044
2043	2044	2045	3,293,570	49,404	0	0	3,342,974	1,954,967	0.014196	$30,800	2045
2044	2045	2046	3,342,974	50,145	0	0	3,393,118	2,005,111	0.014125	$31,600	2046
2045	2046	2047	3,393,118	50,897	0	0	3,444,015	2,056,008	0.014054	$32,400	2047
2046	2047	2048	3,444,015	51,660	0	0	3,495,675	2,107,668	0.013984	$33,200	2048
2047	2048	2049	3,495,675	52,435	0	0	3,548,111	2,160,103	0.013914	$34,000	2049
2048	2049	2050	3,548,111	53,222	0	0	3,601,332	2,213,325	0.013844	$34,900	2050
2049	2050	2051	3,601,332	54,020	0	0	3,655,352	2,267,345	0.013775	$35,700	2051
2050	2051	2052	3,655,352	54,830	0	0	3,710,183	2,322,175	0.013706	$36,600	2052
Total				**$1,175,375**	**$1,146,800**	**$0**				**$702,300**	

Notes:

TID Mandatory Termination - May 7, 2051

2052 - Last year increment Received for 2051 taxes

Last TID Value Established 5/7/2051

Prepared By City of De Pere
Development Services Department

Printe

Tax Increment ProForma - 206 N WISCONSIN ST - Associated Bank

Parcel ID: Multiples **TID No.** 18 **Created/Revised:** 3/29/2024

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DRAFT		Parcel and Development Assumptions		Project Assumptions	
TID Creation Date	5/7/2024	Equalized Base Value	$ 1,301,129	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/2024	Projected Tax Rate (W-DP) (Per DOR)		2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2046	Projected Tax Rate (DP) (Per DOR) (2023)	0.0139424160	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2051	Annual Change in Tax Rate	-0.50%		
Est Construction Start		Property Appreciation Rate	1.50%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date				2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Rehab/Cons			2025 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	Assumed Mill Rate	TIF Revenue	TID Revenue Year
					Construction	Land					
2024	2025	2026	1,301,129	0	0	0	1,301,129	0	0.015614	$0	2026
2025	2026	2027	1,301,129	19,517	0	0	1,320,646	19,517	0.015536	$300	2027
2026	2027	2028	1,320,646	19,810	0	0	1,340,455	39,327	0.015458	$600	2028
2027	2028	2029	1,340,455	20,107	3,500,000	0	4,860,562	3,559,433	0.015381	$56,100	2029
2028	2029	2030	4,860,562	72,908	10,500,000	0	15,433,471	14,132,342	0.015304	$222,600	2030
2029	2030	2031	15,433,471	231,502	0	0	15,664,973	14,363,844	0.015227	$226,200	2031
2030	2031	2032	15,664,973	234,975	0	0	15,899,947	14,598,819	0.015151	$229,900	2032
2031	2032	2033	15,899,947	238,499	0	0	16,138,446	14,837,318	0.015076	$233,700	2033
2032	2033	2034	16,138,446	242,077	0	0	16,380,523	15,079,394	0.015000	$237,500	2034
2033	2034	2035	16,380,523	245,708	0	0	16,626,231	15,325,102	0.014925	$241,400	2035
2034	2035	2036	16,626,231	249,393	0	0	16,875,624	15,574,496	0.014851	$245,300	2036
2035	2036	2037	16,875,624	253,134	0	0	17,128,759	15,827,630	0.014776	$249,300	2037
2036	2037	2038	17,128,759	256,931	0	0	17,385,690	16,084,561	0.014702	$253,300	2038
2037	2038	2039	17,385,690	260,785	0	0	17,646,476	16,345,347	0.014629	$257,400	2039
2038	2039	2040	17,646,476	264,697	0	0	17,911,173	16,610,044	0.014556	$261,600	2040
2039	2040	2041	17,911,173	268,668	0	0	18,179,840	16,878,712	0.014483	$265,800	2041
2040	2041	2042	18,179,840	272,698	0	0	18,452,538	17,151,409	0.014411	$270,100	2042
2041	2042	2043	18,452,538	276,788	0	0	18,729,326	17,428,197	0.014339	$274,500	2043
2042	2043	2044	18,729,326	280,940	0	0	19,010,266	17,709,137	0.014267	$278,900	2044
2043	2044	2045	19,010,266	285,154	0	0	19,295,420	17,994,291	0.014196	$283,400	2045
2044	2045	2046	19,295,420	289,431	0	0	19,584,851	18,283,722	0.014125	$288,000	2046
2045	2046	2047	19,584,851	293,773	0	0	19,878,624	18,577,495	0.014054	$292,600	2047
2046	2047	2048	19,878,624	298,179	0	0	20,176,803	18,875,675	0.013984	$297,300	2048
2047	2048	2049	20,176,803	302,652	0	0	20,479,455	19,178,327	0.013914	$302,100	2049
2048	2049	2050	20,479,455	307,192	0	0	20,786,647	19,485,518	0.013844	$306,900	2050
2049	2050	2051	20,786,647	311,800	0	0	21,098,447	19,797,318	0.013775	$311,800	2051
2050	2051	2052	21,098,447	316,477	0	0	21,414,923	20,113,795	0.013706	$316,800	2052
Total				**$6,113,795**	**$14,000,000**	**$0**				**$6,203,400**	

Notes: Rounded based on agreed minimum tax payments

TID Mandatory Termination - May 7, 2051

2052 - Last year increment Received for 2051 taxes

Last TID Value Established 5/7/2051

Prepared By City of De Pere
Development Services Department

Printe

Tax Increment ProForma - Wisconsin St City Parking Lot

Parcel ID: Multiples **TID No.** 18 **Created/Revised:** 3/29/2024

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Parcel ID:		Parcel and Development Assumptions		Project Assumptions	
TID Creation Date	5/7/2024	Equalized Base Value	$ -	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/2024	Projected Tax Rate (W-DP) (Per DOR)		2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2046	Projected Tax Rate (DP) (Per DOR) (2023)	0.0139424160	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2051	Annual Change in Tax Rate	-0.50%		
Est Construction Start		Property Appreciation Rate	1.50%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date				2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Rehab/Cons			2025 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	Assumed Mill Rate	TIF Revenue	TID Revenue Year
					Construction	Land					
2024	2025	2026	0	0	0	0	0	0	0.015614	$0	2026
2025	2026	2027	0	0	0	0	0	0	0.015536	$0	2027
2026	2027	2028	0	0	0	0	0	0	0.015458	$0	2028
2027	2028	2029	0	0	0	0	0	0	0.015381	$0	2029
2028	2029	2030	0	0	1,250,000	243,750	1,493,750	1,493,750	0.015304	$23,500	2030
2029	2030	2031	1,493,750	22,406	5,000,000	0	6,516,156	6,516,156	0.015227	$102,600	2031
2030	2031	2032	6,516,156	97,742	3,750,000	0	10,363,899	10,363,899	0.015151	$163,200	2032
2031	2032	2033	10,363,899	155,458	0	0	10,519,357	10,519,357	0.015076	$165,700	2033
2032	2033	2034	10,519,357	157,790	0	0	10,677,147	10,677,147	0.015000	$168,200	2034
2033	2034	2035	10,677,147	160,157	0	0	10,837,305	10,837,305	0.014925	$170,700	2035
2034	2035	2036	10,837,305	162,560	0	0	10,999,864	10,999,864	0.014851	$173,200	2036
2035	2036	2037	10,999,864	164,998	0	0	11,164,862	11,164,862	0.014776	$175,800	2037
2036	2037	2038	11,164,862	167,473	0	0	11,332,335	11,332,335	0.014702	$178,500	2038
2037	2038	2039	11,332,335	169,985	0	0	11,502,320	11,502,320	0.014629	$181,200	2039
2038	2039	2040	11,502,320	172,535	0	0	11,674,855	11,674,855	0.014556	$183,900	2040
2039	2040	2041	11,674,855	175,123	0	0	11,849,978	11,849,978	0.014483	$186,600	2041
2040	2041	2042	11,849,978	177,750	0	0	12,027,727	12,027,727	0.014411	$189,400	2042
2041	2042	2043	12,027,727	180,416	0	0	12,208,143	12,208,143	0.014339	$192,300	2043
2042	2043	2044	12,208,143	183,122	0	0	12,391,265	12,391,265	0.014267	$195,200	2044
2043	2044	2045	12,391,265	185,869	0	0	12,577,134	12,577,134	0.014196	$198,100	2045
2044	2045	2046	12,577,134	188,657	0	0	12,765,791	12,765,791	0.014125	$201,100	2046
2045	2046	2047	12,765,791	191,487	0	0	12,957,278	12,957,278	0.014054	$204,100	2047
2046	2047	2048	12,957,278	194,359	0	0	13,151,638	13,151,638	0.013984	$207,100	2048
2047	2048	2049	13,151,638	197,275	0	0	13,348,912	13,348,912	0.013914	$210,200	2049
2048	2049	2050	13,348,912	200,234	0	0	13,549,146	13,549,146	0.013844	$213,400	2050
2049	2050	2051	13,549,146	203,237	0	0	13,752,383	13,752,383	0.013775	$216,600	2051
2050	2051	2052	13,752,383	206,286	0	0	13,958,669	13,958,669	0.013706	$219,800	2052
Total				**$3,714,919**	**$10,000,000**	**$243,750**				**$4,120,400**	

Notes: Rounded based on agreed minimum tax payments

TID Mandatory Termination - May 7, 2051

2052 - Last year increment Received for 2051 taxes

Last TID Value Established 5/7/2051

Prepared By City of De Pere
Development Services Department

Printe

Tax Increment ProForma - Broadway St City Parking Lot

Parcel ID: Multiples **TID No.** 18 **Created/Revised:** 3/29/2024

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Parcel ID:		Parcel and Development Assumptions		Project Assumptions	
TID Creation Date	5/7/2024	Equalized Base Value	$ -	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/2024	Projected Tax Rate (W-DP) (Per DOR)		2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2046	Projected Tax Rate (DP) (Per DOR) (2023)	0.0139424160	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2051	Annual Change in Tax Rate	-0.50%		
Est Construction Start		Property Appreciation Rate	1.50%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date				2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Rehab/Cons			2025 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	Assumed Mill Rate	TIF Revenue	TID Revenue Year
					Construction	Land					
2024	2025	2026	0	0	0	0	0	0	0.015614	$0	2026
2025	2026	2027	0	0	0	0	0	0	0.015536	$0	2027
2026	2027	2028	0	0	0	0	0	0	0.015458	$0	2028
2027	2028	2029	0	0	1,500,000	0	1,500,000	1,500,000	0.015381	$23,600	2029
2028	2029	2030	1,500,000	22,500	4,500,000	0	6,022,500	6,022,500	0.015304	$94,900	2030
2029	2030	2031	6,022,500	90,338	0	78,325	6,191,163	6,191,163	0.015227	$97,500	2031
2030	2031	2032	6,191,163	92,867	0	0	6,284,030	6,284,030	0.015151	$99,000	2032
2031	2032	2033	6,284,030	94,260	0	0	6,378,290	6,378,290	0.015076	$100,500	2033
2032	2033	2034	6,378,290	95,674	0	0	6,473,965	6,473,965	0.015000	$102,000	2034
2033	2034	2035	6,473,965	97,109	0	0	6,571,074	6,571,074	0.014925	$103,500	2035
2034	2035	2036	6,571,074	98,566	0	0	6,669,640	6,669,640	0.014851	$105,000	2036
2035	2036	2037	6,669,640	100,045	0	0	6,769,685	6,769,685	0.014776	$106,600	2037
2036	2037	2038	6,769,685	101,545	0	0	6,871,230	6,871,230	0.014702	$108,200	2038
2037	2038	2039	6,871,230	103,068	0	0	6,974,299	6,974,299	0.014629	$109,800	2039
2038	2039	2040	6,974,299	104,614	0	0	7,078,913	7,078,913	0.014556	$111,500	2040
2039	2040	2041	7,078,913	106,184	0	0	7,185,097	7,185,097	0.014483	$113,200	2041
2040	2041	2042	7,185,097	107,776	0	0	7,292,873	7,292,873	0.014411	$114,900	2042
2041	2042	2043	7,292,873	109,393	0	0	7,402,266	7,402,266	0.014339	$116,600	2043
2042	2043	2044	7,402,266	111,034	0	0	7,513,300	7,513,300	0.014267	$118,300	2044
2043	2044	2045	7,513,300	112,700	0	0	7,626,000	7,626,000	0.014196	$120,100	2045
2044	2045	2046	7,626,000	114,390	0	0	7,740,390	7,740,390	0.014125	$121,900	2046
2045	2046	2047	7,740,390	116,106	0	0	7,856,496	7,856,496	0.014054	$123,700	2047
2046	2047	2048	7,856,496	117,847	0	0	7,974,343	7,974,343	0.013984	$125,600	2048
2047	2048	2049	7,974,343	119,615	0	0	8,093,958	8,093,958	0.013914	$127,500	2049
2048	2049	2050	8,093,958	121,409	0	0	8,215,368	8,215,368	0.013844	$129,400	2050
2049	2050	2051	8,215,368	123,231	0	0	8,338,598	8,338,598	0.013775	$131,300	2051
2050	2051	2052	8,338,598	125,079	0	0	8,463,677	8,463,677	0.013706	$133,300	2052
Total				**$2,385,352**	**$6,000,000**	**$78,325**				**$2,637,900**	

Notes: Rounded based on agreed minimum tax payments

TID Mandatory Termination - May 7, 2051

2052 - Last year increment Received for 2051 taxes

Last TID Value Established 5/7/2051

Prepared By City of De Pere
Development Services Department

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Tax Increment ProForma - Other Poperties

Parcel ID: Multiples **TID No.** 18 **Created/Revised:** 3/29/2024

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Parcel ID:		Parcel and Development Assumptions		Project Assumptions	
TID Creation Date	5/7/2024	Equalized Base Value	$ 16,758,147	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/2024	Projected Tax Rate (W-DP) (Per DOR)		2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2046	Projected Tax Rate (DP) (Per DOR) (2023)	0.0139424160	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2051	Annual Change in Tax Rate	-0.50%		
Est Construction Start		Property Appreciation Rate	1.50%	2024 USDD Operation Referendum (assumed) 100%	0.001350
Est Valuation Date				2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400
TID Category	Rehab/Cons			2025 USDD Expansion Referendum (assumed) 0%	0.002440

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	Assumed Mill Rate	TIF Revenue	TID Revenue Year
					Construction	Land					
2024	2025	2026	16,758,147	0	0	0	16,758,147	0	0.015614	$0	2026
2025	2026	2027	16,758,147	251,372	0	0	17,009,520	251,372	0.015536	$4,000	2027
2026	2027	2028	17,009,520	255,143	500,000	0	17,764,662	1,006,515	0.015458	$15,900	2028
2027	2028	2029	17,764,662	266,470	0	0	18,031,132	1,272,985	0.015381	$20,000	2029
2028	2029	2030	18,031,132	270,467	0	0	18,301,599	1,543,452	0.015304	$24,300	2030
2029	2030	2031	18,301,599	274,524	500,000	0	19,076,123	2,317,976	0.015227	$36,500	2031
2030	2031	2032	19,076,123	286,142	0	0	19,362,265	2,604,118	0.015151	$41,000	2032
2031	2032	2033	19,362,265	290,434	0	0	19,652,699	2,894,552	0.015076	$45,600	2033
2032	2033	2034	19,652,699	294,790	500,000	0	20,447,490	3,689,342	0.015000	$58,100	2034
2033	2034	2035	20,447,490	306,712	0	0	20,754,202	3,996,055	0.014925	$62,900	2035
2034	2035	2036	20,754,202	311,313	0	0	21,065,515	4,307,368	0.014851	$67,800	2036
2035	2036	2037	21,065,515	315,983	500,000	0	21,881,498	5,123,350	0.014776	$80,700	2037
2036	2037	2038	21,881,498	328,222	0	0	22,209,720	5,451,573	0.014702	$85,900	2038
2037	2038	2039	22,209,720	333,146	0	0	22,542,866	5,784,719	0.014629	$91,100	2039
2038	2039	2040	22,542,866	338,143	500,000	0	23,381,009	6,622,862	0.014556	$104,300	2040
2039	2040	2041	23,381,009	350,715	0	0	23,731,724	6,973,577	0.014483	$109,800	2041
2040	2041	2042	23,731,724	355,976	0	0	24,087,700	7,329,553	0.014411	$115,400	2042
2041	2042	2043	24,087,700	361,316	500,000	0	24,949,016	8,190,868	0.014339	$129,000	2043
2042	2043	2044	24,949,016	374,235	0	0	25,323,251	8,565,103	0.014267	$134,900	2044
2043	2044	2045	25,323,251	379,849	0	0	25,703,100	8,944,952	0.014196	$140,900	2045
2044	2045	2046	25,703,100	385,546	500,000	0	26,588,646	9,830,499	0.014125	$154,800	2046
2045	2046	2047	26,588,646	398,830	0	0	26,987,476	10,229,328	0.014054	$161,100	2047
2046	2047	2048	26,987,476	404,812	0	0	27,392,288	10,634,140	0.013984	$167,500	2048
2047	2048	2049	27,392,288	410,884	500,000	0	28,303,172	11,545,025	0.013914	$181,800	2049
2048	2049	2050	28,303,172	424,548	0	0	28,727,720	11,969,572	0.013844	$188,500	2050
2049	2050	2051	28,727,720	430,916	0	0	29,158,636	12,400,488	0.013775	$195,300	2051
2050	2051	2052	29,158,636	437,380	0	0	29,596,015	12,837,868	0.013706	$202,200	2052
Total				**$8,837,868**	**$4,000,000**	**$0**				**$2,619,300**	

Notes: Rounded based on agreed minimum tax payments

TID Mandatory Termination - May 7, 2051

2052 - Last year increment Received for 2051 taxes

Last TID Value Established 5/7/2051

Prepared By City of De Pere
Development Services Department

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Table 3: Tax Increment Cash Flow

TID No. 18
Created/Revised: 3/29/2024

Year	Beginning Balance	Revenue: Shopko Site A	Shopko Site B	Shopko Site C	Shopko Site D	Shopko Site F	Front Street Development (Cultural District Master Plan)	310 N Wisconsin St	206 N WISCONSIN ST Associated Bank Lot	Wisconsin Street City Parking Lot	Broadway City Parking Lot	All Other Properties	Capitalized Interest	Short Fall Advance (GF or Other Sources) Parking Ramp Budget	State Grants*	City-Owned Parking Lot Purchase	Total Revenue	Expenses: 200 N Block Wisconsin Street Reconstruction (360') $ 360,000	300 N Block Wisconsin Street Reconstruction (360') $ 360,000	William Street Reconstruction (255') $ 250,000	Wisconsin and William St Land Purchase $ 1,262,500	Shopko Site A Cash Grant $ 1,350,000	Shopko Site A PAYGO (MRO) $ 700,000	Shopko Site B Cash Grant $ 200,000	Shopko Site B PAYGO (MRO) $ 700,000	Shopko Site C Cash Grant $ 1,350,000	Shopko Site C PAYGO (MRO) $ 2,800,000	Shopko Site D Cash Grant $ 1,200,000	Shopko Site D PAYGO (MRO) $ 2,115,000	Shopko Site F Cash Grant $ 1,400,000	Shopko Site F PAYGO (MRO) $ 400,000	206 N Wisconsin St PAYGO (MRO)- 20% NPV $ 2,800,000	Wisconsin St Parking Lot PAYGO (MRO)- 20% NPV $ 2,000,000	Broadway St Parking Lot PAYGO (MRO)- 20% NPV $ 1,200,000	Other Projects PAYGO $ 400,000	Environmental, Stormwater, Site Prep $ 400,000	Discretionary Payments 1	Annual Admin + Audit, Organizational	Discretionary Payments 2 (Marketing/Wayfinding, etc)	Professional Services	General Fund Payback 4% $ 1,817,000	Parking Ramp Payoff $6,370,000	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
		Minimum Payment Based on Development Agreement																																												
2024	0	0	0	0	0	0	0	0	0	0	0	0	34,794	7,000	0		41,794	0	0	0	34,794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	0	0	0	0	41,794	0	0
2025	0	0	0	0	0	0	0	0	0	0	0	0	100,313	170,000	0		270,313	5,525	0	3,150	69,588	22,050	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	0	160,592	265,905	4,408	4,408
2026	4,408	0	0	0	0	34,600	0	1,500	0	0	0	0	194,025	140,000	250,000		620,125	141,575	0	134,450	69,588	66,150	0	3,300	0	0	0	0	22,800	0	0	0	0	0	6,163	0	10,000	0	5,000	0	160,592	619,617	508	4,916
2027	4,916	31,000	0	82,100	0	138,200	60,300	18,400	300	0	0	4,000	138,413	300,000	0		772,713	26,124	0	15,364	122,889	120,888	14,168	9,900	0	22,050	0	19,575	0	68,400	0	0	0	0	0	18,488	0	10,000	0	30,000	0	270,232	748,079	24,634	29,550
2028	29,550	124,500	16,400	328,400	71,200	138,200	261,800	19,000	600	0	0	15,900	124,875	150,000	0		1,250,875	26,124	0	15,441	122,889	120,888	50,918	18,092	15,730	66,150	0	58,725	0	125,000	8,988	0	0	0	0	35,064	200,000	10,000	105,000	5,000	0	270,232	1,254,243	(3,368)	26,182
2029	26,182	126,400	65,700	328,400	284,600	140,300	470,100	19,600	56,100	0	23,600	20,000	0	150,000	0		1,684,800	26,124	4,550	15,521	122,889	120,888	50,918	18,092	50,730	120,888	67,583	107,319	51,049	125,000	28,988	0	0	0	0	35,064	350,000	10,000	105,000	5,000	0	270,232	1,685,838	(1,038)	25,144
2030	25,144	128,300	66,700	333,400	289,000	142,500	534,000	20,300	222,600	23,500	94,900	24,300	0	150,000	0		2,029,500	26,124	13,650	15,605	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	0	96,291	0	35,064	150,000	10,000	10,000	5,000	0	337,791	2,022,338	7,162	32,306
2031	32,306	130,300	67,800	338,500	293,400	144,700	542,100	20,900	226,200	102,600	97,500	36,500	0	150,000	0		2,150,500	26,124	29,569	15,693	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	0	35,064	150,000	10,000	0	5,000	0	337,791	2,188,830	(38,330)	(6,024)
2032	(6,024)	132,300	68,800	343,600	297,800	146,900	550,300	21,500	229,900	163,200	99,000	41,000	0	200,000	0		2,294,300	26,124	29,569	15,784	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	337,791	2,221,018	73,282	67,258
2033	67,258	134,300	69,800	348,800	302,300	149,200	558,700	22,200	233,700	165,700	100,500	45,600	0	100,000	0		2,230,800	26,124	29,569	15,879	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	337,791	2,221,113	9,687	76,945
2034	76,945	136,300	70,900	354,100	306,900	151,500	567,100	22,800	237,500	168,200	102,000	58,100	0	100,000	0	Front Street Parking Lot Sales to TID 7	2,275,400	26,124	29,569	15,978	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	337,791	2,221,212	54,188	131,134
2035	131,134	138,400	72,000	359,500	311,600	153,800	575,700	23,500	241,400	170,700	103,500	62,900	0	100,000	0		2,313,000	26,124	29,569	16,081	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	405,349	2,288,873	24,127	155,260
2036	155,260	140,500	73,000	364,900	316,300	156,100	584,500	24,200	245,300	173,200	105,000	67,800	0	100,000	0		2,350,800	26,124	29,569	16,189	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	405,349	2,288,981	61,819	217,079
2037	217,079	142,600	74,100	370,400	321,100	158,500	593,300	24,900	249,300	175,800	106,600	80,700	0	0	0	Other Parking Lot Sites assumes to be part of Development Incentives	2,297,300	26,124	29,569	16,301	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	405,349	2,289,093	8,207	225,286
2038	225,286	144,800	75,300	376,000	326,000	161,000	602,300	25,600	253,300	178,500	108,200	85,900	0	0	0		2,336,900	26,124	29,569	16,418	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	405,349	2,289,210	47,690	272,976
2039	272,976	147,000	76,400	381,700	330,900	163,400	611,500	26,300	257,400	181,200	109,800	91,100	0	0	0		2,376,700	26,124	29,569	0	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	150,000	10,000	0	5,000	0	405,349	2,272,792	103,908	376,884
2040	376,884	149,200	77,600	387,500	335,900	165,900	620,700	27,000	261,600	183,900	111,500	104,300	0	0	0		2,425,100	26,124	29,569	0	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	0	10,000	0	5,000	0	675,581	2,393,024	32,076	408,960
2041	408,960	151,500	78,700	393,400	341,000	168,500	630,100	27,700	265,800	186,600	113,200	109,800	0	0	0		2,466,300	0	29,569	0	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	0	10,000	0	5,000	0	675,581	2,366,900	99,400	508,360
2042	508,360	153,800	79,900	399,300	346,200	171,100	639,700	28,500	270,100	189,400	114,900	115,400	0	0	0		2,508,300	0	29,569	0	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	0	10,000	0	5,000	322,191	675,581	2,689,091	(180,791)	327,569
2043	327,569	156,200	81,100	405,400	351,400	173,700	649,400	29,200	274,500	192,300	116,600	129,000	0	0	0		2,558,800	0	29,569	0	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	0	10,000	0	5,000	322,191	675,581	2,689,091	(130,291)	197,278
2044	197,278	158,500	82,400	411,500	356,800	176,300	659,200	30,000	278,900	195,200	118,300	134,900	0	0	0		2,602,000	0	29,569	0	122,889	120,888	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	0	10,000	0	5,000	322,191	675,581	2,689,091	(87,091)	110,187
2045	110,187	160,900	83,600	417,700	362,200	179,000	669,200	30,800	283,400	198,100	120,100	140,900	0	0	0		2,645,900	0	29,569	0	0	0	50,918	18,092	50,730	120,888	207,583	107,319	156,799	125,000	28,988	212,717	160,485	96,291	32,097	35,064	0	10,000	0	5,000	522,191	675,581	2,645,313	587	110,774
2046	110,774	163,400	84,900	424,100	367,700	181,800	679,300	31,600	288,000	201,100	121,900	154,800	0	0	0		2,698,600	0	29,569	0	0	0	50,918	0	50,730	120,888	207,583	107,319	156,799	0	28,988	212,717	160,485	96,291	32,097	0	0	10,000	0	0	714,191	675,581	2,654,157	44,443	155,216
2047	155,216	165,900	86,200	430,500	373,200	184,600	689,600	32,400	292,600	204,100	123,700	161,100	0	0	0		2,743,900	0	29,569	0	0	0	50,918	0	50,730	0	207,583	0	156,799	0	28,988	212,717	160,485	96,291	32,097	0	0	10,000	0	0	1,132,526	675,581	2,844,285	(100,385)	54,832
2048	54,832	168,400	87,500	437,000	378,900	187,400	700,000	33,200	297,300	207,100	125,600	167,500	0	0	0		2,789,900	0	29,569	0	0	0	50,918	0	50,730	0	207,583	0	156,799	0	28,988	212,717	160,485	96,291	32,097	0	0	5,000	0	0	0	675,581	1,706,759	1,083,141	1,137,972
2049	1,137,972	170,900	88,800	443,600	384,600	190,200	710,600	34,000	302,100	210,200	127,500	181,800	0	0	0		2,844,300	0	0	0	0	0	50,918	0	50,730	0	207,583	0	156,799	0	28,988	212,717	160,485	96,291	32,097	0	0	5,000	0	0	0	675,581	1,677,191	1,167,109	2,305,082
2050	2,305,082	173,500	90,100	450,300	390,400	193,100	721,400	34,900	306,900	213,400	129,400	188,500	0	0	0		2,891,900	0	0	0	0	0	50,918	0	50,730	0	207,583	0	156,799	0	28,988	212,717	160,485	0	32,097	0	0	5,000	0	0	0	0	905,319	1,986,581	4,291,663
2051	4,291,663	176,200	91,500	457,100	396,300	196,100	732,300	35,700	311,800	216,600	131,300	195,300	0	0	0		2,940,200	0	0	0	0	0	50,918	0	50,730	0	207,583	0	156,799	0	28,988	212,717	0	0	32,097	0	0	5,000	0	0	0	0	744,833	2,195,367	6,487,030
2052	6,487,030	178,800	92,900	464,000	402,300	199,100	743,400	36,600	316,800	219,800	133,300	202,200	0	0	0		2,989,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0	5,000	2,984,200	9,471,230
Total		3,783,900	1,902,100	9,831,200	8,238,000	4,345,700	15,356,600	702,300	6,203,400	4,120,400	2,637,900	2,619,300	592,419	1,817,000	250,000	0	62,400,219	512,838	550,434	327,854	2,385,975	2,264,188	1,236,211	338,858	1,182,511	2,264,188	4,634,411	2,010,045	3,500,636	2,341,202	675,721	4,679,783	3,209,703	1,925,822	641,941	655,801	2,050,000	257,000	220,000	125,000	3,335,478	11,603,387	52,928,989	9,471,230	

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.
NOTE: Borrowing proceeds and Cash Grant payment are not included here as it is a pass-through revenue and cost.

CDI Grants paid directly to developer. $250,000 Idle Sites Grant paid to City to pay of infrastgructure loans faster.

Assumes General Fund will pay off any outstanding annual debt to be returned in later years. (Max possible payments $300,000 per year for parking ramp payments)

TID Mandatory Termination - 10/30/2050

2051 - Last year increment Received for 2050 taxes

Last TID Value Established 8/15/2050
ff

Total Interest

TID 7 Termination 2033

Possible 3-Year Extension (standard)

Possible 3-Year Extension (Tech College) Final Collectionm 2040

Borrowing Scenario

Wayfinding & Marketing

40% of Scheduled
50% of Scheduled
100% of Scheduled

Total Expenses Less General Fund Advance Principle
$51,111,989

APPENDIX C: RESOLUTIONS, NOTICES, MINUTES, AND OTHER ATTACHMENTS

1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter to Chief Official of Overlying Taxing Entities and Notice
3: Property Owner Letter and Mail List
4: JRB Meeting Notices – Affidavit of Publication
5: JRB Meeting No. 1 Agenda and Minutes
6: JRB Meeting No. 2 Agenda and Minutes
7: JRB Resolution Approving TID No. 18
8: Public Hearing Notice – Affidavit of Publication
9: Plan Commission/Public Hearing Meeting Agendas
10: Plan Commission/Public Hearing and Meeting Minutes
11: Plan Commission Resolution Approving TID No. 18
12: Common Council Meeting Agenda
13: Common Council Meeting Minutes
14: Common Council Resolution Creating TID No. 18
15. County Property Lister Email Confirmation

CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | www.de-pere.org

May 7, 2024

The Honorable James G. Boyd
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District Number 18 Creation

Dear Mayor, Plan Commission and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Boundary and Project Plan for Tax Incremental Financing District Number 18 (TID #18) to which this opinion is to be appended, it is my opinion that such boundary and plan contains and adequately addresses the prerequisites set forth at Wis. Statutes §66.1105. This opinion is based upon my review of said plan, my review of Wis. Statutes §66.1105 et. seq. and my experience as a municipal attorney.

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

Respectfully submitted,

Anthony S. Wachewicz III
City Attorney

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Dr. Christopher Thompson, School Superintendent
Unified School District of De Pere
1700 Chicago St.
De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Dr. Thompson,

The City of De Pere is considering Amending Tax Increment District No. 10 in the City of De Pere and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Dawn Foeller will continue to represent the School District; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Dawn Foeller (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Troy Streckenbach, Brown County Executive
305 East Walnut Street, Room 680
Green Bay, WI 54305-3600

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Mr. Streckenbach;

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Cole Runge will continue to represent the County; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Cole Runge (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Mayor James Boyd
City of De Pere
335 S. Broadway
De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Mayor Boyd;

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Mark Higgins will continue to represent the City; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Larry Delo, City Administrator
Mark Higgins (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Dr. Kristen Raney, President
Northeast Wisconsin Technical College
P.O. Box 19042
Green Bay, WI 54307-9042

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Dr. Raney;

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

TID No. 18 Creation:
Creation of a rehabilitation and conservation TID for the redevelopment of the former Shopko retail store and the redevelopment of the 100 Block of S Broadway.

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made by the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Dan Minchef will continue to represent NWTC for our west side TIDs; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually April 18, 2024 at 10am. The initial meeting is intended to review the proposed TID No. 10 boundary amendment and project plan and boundary creation for TID No. 18. The City anticipates the Plan Commission will also hold the Public Hearing on April 22nd to inform interested parties and to review the TID boundary amendment and TID creation. Attached for your review are copies of the Public Hearing notices that will be published next month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

CC: Eric Derenne (via email)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

March 25, 2024

Thomas W. Sigmund, P.E., Executive Director
Green Bay Metropolitan Sewage District
2231 N. Quincy St.
Green Bay, WI 54302

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 10 and Creation of Tax Increment District No. 18.

Dear Director Sigmund,

The City of De Pere is considering Amending Tax Increment District No. 10 (East Industrial Park) and the creation of Tax Increment District No. 18 (east Downtown) in the City of De Pere.

TID No. 10 Boundary Amendment:
Include parcels ED-F0102, ED-F0102-2, ED-F0102-1, and ED-F0105 to help facilitate an expansion for Valley Cabinet Inc. in the East De Pere Industrial Park.- The amendment also includes ED-F0094-1 to allow parcels to be combined and over the existing TID boundary. No project plan amendment for TID No. 10 is planned at this time.

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If you have any questions regarding the TID amendment, you may reach me directly by phone at 920-339-2370 or by email at dlindstrom@deperewi.gov.

Sincerely,

Daniel J Lindstrom, AICP
Development Services Director

Publication Dates: April 12, 2024

NOTICE OF PUBLIC HEARING
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 10
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on April 22, 2024, at 7:00 p.m., The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 10 in the City of De Pere's Business and Industrial Park. The City is proposing to amend the district boundary to allow an existing business to combine parcels across the current TID Boundary to facilitate an expansion. There are no proposed changes to the types of project costs and shall still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The project plan's project still includes cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed District Boundary amendment. Copies of the proposed TID No. 10 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 5th day of April, 2024

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

Publication Dates: April 5, 2024 & April 12, 2024

NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY
FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 18
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on April 22, 2024, at 7:00 p.m., The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed Project Plan and District Boundary for the new Tax Incremental District No. 18 in downtown De Pere.

Proposed public project costs may include public improvements ancillary to the development, site development costs, parking improvements, professional services, organizational costs, site and land assembly costs, administrative costs, and finance costs. Additionally, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 18 pursuant to a signed development agreement with the City. Further, the proposed costs may include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. Copies of the proposed TID No. 18 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 5th day of April, 2024

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

CITY OF DE PERE

335 South Broadway Street, De Pere, WI 54115 | www.deperewi.gov

April 4, 2024

To: All Property Owners within the Proposed Boundary of Tax Incremental Finance (TIF) District Number 18

Re: Notice of Public Hearing

Dear Property Owner:

The City of De Pere is proposing the establishment of Tax Incremental Finance District Number No. 18 (TID 18) for the continued revitalization of the City's downtown area specifically around the former Shopko retail store. Please see the attached map for your reference. State Statutes require that, before approving a tax incremental district, a City must make a finding that not less than 50% (by area) of the real property within such district meets at least one of the following criteria: (a) is a "blighted area," (b) is in need of "rehabilitation or conservation work," (c) is suitable for "industrial sites," or (d) is suitable for "mixed-uses."

This notice is being mailed to you as your property is located within the proposed boundary of TID 18. State Statutes also require that property owners identified as meeting the above criteria shall be notified of the proposed finding. The City is proposing to create TID 18 as a rehabilitation and conservation TID. While your specific property may or may not meet the definition, we are sending you this notice to ensure all property owners are notified in compliance with State law.

In addition, the City is required to notify such affected property owners of the date of the Public Hearing. The Public Hearing date for the establishment of TID 18 has been set for a meeting of the Plan Commission on Monday, April 22, 2024, at 7:00 PM at De Pere City Hall, 335 S. Broadway, De Pere, Wisconsin. Please see the enclosed Notice of Public Hearing for more information.

If you have any questions, please contact me at 339-4043 or via email at dlindstrom@deperewi,gov.

Sincerely,

Daniel Lindstrom, AICP
Development Services Director

Enclosures

NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY
FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 18
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on April 22, 2024, at 7:00 p.m., The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed Project Plan and District Boundary for the new Tax Incremental District No. 18 in downtown De Pere.

Proposed public project costs may include public improvements ancillary to the development, site development costs, parking improvements, professional services, organizational costs, site and land assembly costs, administrative costs, and finance costs. Additionally, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 18 pursuant to a signed development agreement with the City. Further, the proposed costs may include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. Copies of the proposed TID No. 18 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 5th day of April, 2024

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk


CASS ST
FRANKLIN ST
WILLIAM ST
ARBOR CT
FRONT ST
N BROADWAY
N WISCONSIN ST
N MICHIGAN ST
N SUPERIOR ST
JAMES ST
GEORGE ST
S BROADWAY
S WISCONSIN ST
S MICHIGAN ST
Claude Allouez Bridge
S WISCONSIN ST TO BROADWAY/CHARLES
DE PERE
Map 1: District Boundary Map
TID No. 18
TID 18 Boundary
TID 18 Parcels
Other City Parcels
0 75 150 300 450 600
Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.
X:\GIS\Administration\Planning\Economic Development\2. TIDs\TID18 - Downtown East\5. Mapping and Parcel Data
Data Source: City of De Pere, Brown County

Parcel ID	Public Owner (Y/N)	Owner Name 1	Owner Name 2	Postal Address
ED-790		MP BROADWAY LLC		PO BOX 940847 HOUSTON TX 77094-7847
ED-788		MP BROADWAY LLC		PO BOX 940847 HOUSTON TX 77094-7847
ED-785		MP BROADWAY LLC		PO BOX 940847 HOUSTON TX 77094-7847
ED-784		MP BROADWAY LLC		PO BOX 940847 HOUSTON TX 77094
ED-783		MP BROADWAY LLC		PO BOX 940847 HOUSTON TX 77094
ED-798		MP BROADWAY LLC		PO BOX 940847 HOUSTON TX 77094-7847
ED-778		LEFEBVRE INVESTMENT CO LLC		206 NEWPORT DR APT 807 NAPLES FL 34114
ED-775		MARC P BRUMMEL	PAULA K BRUMMEL	1248 PORLIER ST GREEN BAY WI 54301-3432
ED-774		SAKS HOLDINGS LLC		941 LAWTON PL DE PERE WI 54115
ED-772		SAKS HOLDINGS LLC		941 LAWTON PL DE PERE WI 54115
ED-771		AGAPE SALON LLC		117 N BROADWAY ST DEPERE WI 54115
ED-768		SCOTT TROWBRIDGE	GRETCHEN R TROWBRIDGE	PO BOX 1297 PALMETTO FL 34220
ED-767-1		MC KIM T BOYD	LISA J B BOYD	1075-1 MISTY MEADOW CI DE PERE WI 54115
ED-767		BROOKS TL HOLDINGS LLC		140 ARBOR LN GREEN BAY WI 54301
ED-766		HEARTLAND AFFORDABLE HOUSING DE PERE LLC		2418 CROSSROADS DR #2400 MADISON WI 53718-7995
ED-869		NORTHERN GAS LLC		1306 S ONEIDA ST APPLETON WI 54911
ED-870		WITZYTOO HOLDINGS LLC		4500 OAK RIDGE CI DE PERE WI 54115
ED-871		WITZYTOO HOLDINGS LLC		4500 OAK RIDGE CI DE PERE WI 54115
ED-880		LKW HOLDINGS LLC		2057 LOST DAUPHIN DE PERE WI 54115
ED-878		126 SOUTH BROADWAY LLC		1123 PLEASANT VALLEY DR ONEIDA WI 54155
ED-875		DE PERE 230 DEVELOPMENT PARTNERS LLC		1400 FOX RIVER DR DE PERE WI 54115
ED-861		DE PERE 230 DEVELOPMENT PARTNERS LLC		1400 FOX RIVER DR DE PERE WI 54115
ED-857		UNION HOTEL CORP		200 N BROADWAY ST DE PERE WI 54115-2508
ED-850		LEE BUILDING CORP THE		828 CHERRY ST GREEN BAY WI 54301-4840
ED-848		SERA K PROPERTIES LLC		118 N BROADWAY DE PERE WI 54115
ED-847		STARRY DEVELOPMENT LLC		863 E ST FRANCIS RD DE PERE WI 54115
ED-836		FIT FAMILY LLC		115 N WISCONSIN ST STE 20 DE PERE WI 54115
ED-837		FIT FAMILY LLC		115 N WISCONSIN ST STE 20 DE PERE WI 54115
ED-842		WADE CONARD		2011 DOLLAR RD DE PERE WI 54115-9713
ED-841		MOVIE TYME ENTERTAINMENT LLC		905 GEORGE ST #191 DE PERE WI 54115
ED-840		LEE BUILDING CORP THE		828 CHERRY ST GREEN BAY WI 54301
ED-901		ASHLEY PRANGE		106 N WISCONSIN ST DE PERE WI 54115
ED-900		DEPERE LAW BUILDING LLC		515 GEORGE ST DE PERE WI 54115-2713
ED-893		SEROOGY BROTHERS LLP		144 N WISCONSIN ST DE PERE WI 54115-2715
ED-886		ASSOCIATED DEPERE BANK		433 MAIN ST GREEN BAY WI 54301-5114
ED-789	Municipal	DE PERE CITY OF		335 S BROADWAY ST DE PERE WI 54115
ED-799	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-788-1	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-794	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-793	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-796	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-776	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-769	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-869-1	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-862	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-864	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-865-1	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-867	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-881	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-851	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-834	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593
ED-835	Municipal	DEPERE CITY OF		335 S BROADWAY DE PERE WI 54115-2593

AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of DePere
335 S. Broadway
DePere, WI 54115

STATE OF WISCONSIN}
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:
That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy which is attached hereto, was published in the said newspaper on the following dates:

April 5 2024

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 5th day of April, 2024.

Casie L Mallien

Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: $46.93
An affidavit cost of $1 is included in the Publication Fees listed above.

Ad No: 371919

Customer No: 114834

De Pere

a

NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING THE PROPOSED AMENDMENT TO TID NO. 10 BOUNDARY AND THE PROPOSED CREATION OF TID NO. 18 PROJECT PLAN AND BOUNDARY IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere East Side Joint Review Board will hold an organizational (JRB) meeting on April 18, 2024, at 10:00 a.m. The meeting will be held virtually, and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.
The purpose of this initial meeting is for the Joint Review Board to consider the proposed Amendment to TID No. 10 District Boundary and to review the proposed creation and Project Plan Creation for TID No. 18.
Copies of the proposed TID No. 10 Boundary Amendment and the Proposed TID No. 18 District Boundary and Project Plan documents are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.
Dated this 5th day of April, 2024
BY ORDER OF THE COMMON COUNCIL
James Boyd
Mayor
Carey Danen
City Clerk Publish 04.05.24
WNAXLP

Joint Review Board

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

Regular Untelevised

Agenda

Thursday, April 18, 2024 **10:00 AM** **GoToMeeting**

Pursuant to Wisconsin Statute 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 **April 18, 2024** at **10:00 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 October 5, 2023 Joint Review Board meeting.
3. 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.
4. Overview of the Draft Proposed Boundary Amendment No. 2 for Tax Increment District No. 10.
5. Overview of the Draft Proposed Project Plan and District Boundary for Tax Increment District No. 18.
6. Set future meeting date for next JRB meeting.

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

AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of DePere
335 S. Broadway
DePere, WI 54115

STATE OF WISCONSIN}
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:
That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

April 5 + 12 2024

That said newspaper was regularly issued and circulated on those dates.

Dave Wood
Publisher

Subscribed to and sworn to me this 12th day of April, 2024.

Casie L Mallien
Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: $113.24
An affidavit cost of $1 is included in the Publication Fees listed above.

Ad No: 371927 371929

Customer No: 114834

De Pere

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NOTICE OF HEARING REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 18 IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on April 22, 2024, at 7:00 p.m. The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed Project Plan and District Boundary for the new Tax Incremental District No. 18 in downtown De Pere.

Proposed public project costs may include public improvements ancillary to the development, site development costs, parking improvements, professional services, organizational costs, site and land assembly costs, administrative costs, and finance costs. Additionally, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 18 pursuant to a signed development agreement with the City. Further, the proposed costs may include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. Copies of the proposed TID No. 18 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 5th day of April, 2024

BY ORDER OF THE COMMON COUNCIL
James Boyd
Mayor
Carey Dan
City Clerk
04.12.24 WNAXLP

Plan Commission

Regular Meeting

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

Agenda

Monday, April 22, 2024 | **7:00 PM** | **Council Chambers and Virtual**

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **April 22, 2024** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Plan Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

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 may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call

2. Approval of the minutes of the March 25, 2024 Plan Commission meeting.

3. 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 Plan Commission. §6-3(f) DPMC.

4. A Public Hearing on the proposed boundary amendment no. 2 for Tax Increment Financing District No. 10 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

    A. Notice of Public Hearing for Tax Increment Financing District No. 10 Boundary Amendment No. 2.

    B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10. *

    C. Resolution PC24-01, Recommending Adoption of the Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10.

5. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 18 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

    A. Notice of Public Hearing for Tax Increment Financing District No. 18 Project Plan and District Boundary.

B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 18. *

C. Resolution PC24-02, Recommending Adoption of the Proposed Boundaries of Tax Increment Financing District No. 18 and the Adoption of the Tax Increment Financing District No. 18 Project Plan.

6. Consideration and possible action for a 3 lot and 1 outlot CSM at 230 N Wisconsin ST and a 1 lot and 1 outlot CSM at 230 N Broadway ST (Parcels ED-875, ED-861).

7. Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to R2-60 (Two-Unit District) at 705 Fourth ST, 713 Fourth ST, 717 Fourth ST, and 806 Third ST, and from R2-60 to PI-1 at 319 Marsh ST (Parcels WD-240, WD-245, WD-246, WD-250, WD-776).*

8. Discussion about site plans received since the March 2024 Plan Commission meeting and review of the status of recently approved development projects.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
De Pere 230 Development Partners LLC
St. Norbert College

Plan Commission

Regular Meeting

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

Final Minutes

Monday, April 22, 2024 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Pamela Gantz	Alderperson	Excused	
Jonathon Hansen	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the March 25, 2024 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

3. 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 Plan Commission. §6-3(f) DPMC.

Development Services Director Daniel Lindstrom asked if the new alderpersons on the commission would like a zoning code refresher presentation. He stated that it will be scheduled for the May or June Plan Commission meeting. There were no other public comments.

RESULT:	**DISCUSSED**

4. A Public Hearing on the proposed boundary amendment no. 2 for Tax Increment Financing District No. 10 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment Financing District No. 10 Boundary Amendment No. 2.

Kelly Barker read the notice of public hearing, stating that it was published in the Press-Times on April 12, 2024.

RESULT:	**DISCUSSED**

B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10. *

Development Services Director Daniel Lindstrom reviewed the boundary amendment No. 2 for TID 10. He explained that the two main reasons for the amendment are the expansion of Valley Cabinet and the clean up of the Belmark

property line. If Plan Commission approves the resolution, the amendment will then be reviewed by the Common Council on May 7, 2024. There are no additional project costs being added, but new non-project costs of $120 million related to the Southern Bridge project have been added. Mayor Boyd declared the public hearing open at 7:11pm. No one wished to speak and the public hearing was declared closed at 7:11pm.

RESULT:	**DISCUSSED**

C. Resolution PC24-01, Recommending Adoption of the Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10.

Mayor Boyd moved, seconded by Shane Raymaker, to approve Resolution #24-01. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

5. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 18 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment Financing District No. 18 Project Plan and District Boundary.

Kelly Barker read the notice of public hearing, stating that it was published in the Press-Times on April 12, 2024.

RESULT:	**DISCUSSED**

B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 18. *

Development Services Director Daniel Lindstrom reviewed the proposed project plan and district boundary for the creation of TID No. 18 as a Rehabilitation and Conservation district. It is being created as a partial overlay to both TID No. 7 and No. 16. The immediate focus of this district is to facilitate the proposed redevelopment of the former Shopko site and other redevelopment sites around the east downtown. The life of the TID is 27 years with a termination date of May 2051. The TID boundary includes over 29 acres and 52 parcels. Mayor Boyd declared the public hearing open at 7:26 pm. No one wished to speak, and the public hearing was declared closed at 7:27 pm.

RESULT:	**DISCUSSED**

C. Resolution PC24-02, Recommending Adoption of the Proposed Boundaries of Tax Increment Financing District No. 18 and the Adoption of the Tax Increment Financing District No. 18 Project Plan.

Mayor Boyd moved, seconded by Ald. Hansen, to approve Resolution #24-02. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

6. Consideration and possible action for a 3 lot and 1 outlot CSM at 230 N Wisconsin ST and a 1 lot and 1 outlot CSM at 230 N Broadway ST (Parcels ED-875, ED-861).

   City Planner Peter Schleinz reviewed the two certified survey maps at 230 N Wisconsin St and 230 N Broadway St. Staff recommended approval of the CSMs, subject to the conditions in the report. Peter noted that the majority of the conditions are technical and can be reviewed by staff and the developer. Shane Raymaker moved, seconded by Brenda Busch, to approve the two CSMs. Upon vote, motion carried unanimously. Peter stated that this item does not need to be reviewed by the Common Council because there are no right-of-way dedications.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Shane Raymaker, Commissioner
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

7. Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to R2-60 (Two-Unit District) at 705 Fourth ST, 713 Fourth ST, 717 Fourth ST, and 806 Third ST, and from R2-60 to PI-1 at 319 Marsh ST (Parcels WD-240, WD-245, WD-246, WD-250, WD-776).*

   City Planner Peter Schleinz reviewed the zoning map amendment for various parcels owned by St. Norbert College. Staff recommended approval of the request. There were no comments or questions. Ald. Hansen moved, seconded by Brenda Busch, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

8. Discussion about site plans received since the March 2024 Plan Commission meeting and review of the status of recently approved development projects.

   City Planner Peter Schleinz provided an update on the status of site plan reviews since the March 2024 Plan Commission meeting. Ald. Hansen inquired on the status of the Tsunami carwash project proposed on Lawrence Drive. Peter noted that the project has been terminated at this time. He then asked about the usual time from site plan approval to permits being issued. Peter replied that staff can review a site plan in 2-3 weeks and then it is in the hands of the developer to request permits. Development Services Director Daniel Lindstrom added that an approved site plan is valid for one year, so they could technically wait 364 days from when the site plan was approved to apply for permits. Once a permit is issued, it is valid for one year. A final question was asked about Chicago Street Pub paving their parking lot. Peter noted that this is part of their most recent site plan approval. There were no other questions or comments.

RESULT:	DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:50 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

PLAN COMMISSION
RESOLUTION #PC 24-02

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX INCREMENTAL FINANCING DISTRICT NO. 18 AND THE ADOPTION OF THE TAX INCREMENTAL FINANCING DISTRICT NO. 18 PROJECT PLAN

WHEREAS, the proposed project plan for Tax Incremental Financing District No. 18 (TID No. 18) was filed with the City Clerk on April 1, 2024, and made available for inspection on Monday through Thursday between the hours of 7:30 a.m. and 5:00 p.m., and on Friday between the hours of 7:30 a.m. and 11:30 a.m. to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on April 22, 2024, affording interested parties a reasonable opportunity to express their views on the boundaries of the district and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on April 5, 2024 and April 12, 2024 pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID No. 18 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on April 18, 2024; and

WHEREAS, at the above-referenced public hearing conducted by the City of De Pere on April 22, 2024 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID No. 18 and determined that the Project Plan and the district boundaries as proposed are contiguous, contain only whole parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster

logical and economic development and further, that the private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

> The Plan Commission recommends the designation of the district boundaries for TID No. 18, City of De Pere, as those boundaries which are set forth in the proposed Project Plan for such District, a copy of which is attached hereto and incorporated herein as if fully set forth herein.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission hereby adopts the Project Plan and District Boundary of Tax Incremental Financing District No. 18, City of De Pere, as prepared and presented by City staff; further, that such Project Plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 22nd day of April, 2024.

APPROVED:

James G. Boyd, Mayor
Plan Commission Chair

Ayes: 6
Nays: 0

Common Council

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

Regular Meeting

Agenda

Tuesday, May 7, 2024 **7:30 PM** **Council Chambers and Virtual**

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Common Council** of the City of De Pere will be held on **May 7, 2024** at **7:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Common Council, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

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 may also be rebroadcast on TV throughout the week and available on demand at http://deperecitywi.iqm2.com/.

I. Call to Order

1. Roll Call
2. Pledge of Allegiance to the Flag.
3. Appointment of Mike Eserkaln as Third District Alderperson to fill vacancy.
4. Swearing-in ceremony for Alderperson Mike Eserkaln.
5. Approval of the minutes of the April 16, 2024 Common Council meeting.
6. Public comment upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Common Council. §6-3(f) DPMC
7. Proclamation for National Police Week May 12-18, 2024.
8. Recommendation from the License Committee on a request by Jared Crampton to appear regarding the denial of his operator license application.
9. Recommendation from the Board of Park Commissioners to accept a $2,500 donation from Greta Johnson to Recreation Scholarship Fund.
10. Recommendation from the Board of Park Commissioners to accept a $600 donation from GRAEF for prizes for Beer Gardens.
11. Recommendation from the Board of Park Commissioners on approval of Rental Fees for Nelson Family Pavilion.

12. Recommendation from the Board of Park Commissioners to Approve funding from Pool Referendum for opening Tot Pool during swim lessons at Legion Pool.

13. Resolution #24-40 Approving the Proposed Project Plan Amendment to Modify the District Boundaries for Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)

14. Resolution #24-41 Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.

15. Appointment by Mayor Boyd to the Historic Preservation Commission.

16. Appointment of Alderperson Eserkaln to the Board of Park Commissioners and the Board of Public Works.

17. Future agenda items.

18. Adjournment.

Carey Danen
City Clerk

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 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
Jared Crampton

Common Council

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

Regular Meeting

Final Minutes

Tuesday, May 7, 2024 **7:30 PM** **Council Chambers and Virtual**

1. Call to Order. The meeting was called to order at 7:30 PM by Mayor James Boyd.

Attendee Name	Title	Status	Arrived
Dan Carpenter	Alderperson	Present	
Mike Eserkaln	Alderperson	Present	
Pamela Gantz	Alderperson	Present	
Jonathon Hansen	Alderperson	Present	
Amy Chandik Kundinger	Alderperson	Present	
Shana Defnet Ledvina	Alderperson	Present	
Devin Perock	Alderperson	Present	
John Quigley	Alderperson	Present	
James Boyd	Mayor	Present	

2. Pledge of Allegiance to the Flag.

3. Appointment of Mike Eserkaln as Third District Alderperson to fill vacancy.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Amy Chandik Kundinger, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

4. Swearing-in ceremony for Alderperson Mike Eserkaln.

5. Approval of the minutes of the April 16, 2024 Common Council meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

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

   None.

7. Proclamation for National Police Week May 12-18, 2024.

Police Captain Nate Mrstik, along with several second shift officers and K-9 Tony, were present to receive the proclamation from Mayor Boyd.

8. Recommendation from the License Committee on a request by Jared Crampton to appear regarding the denial of his operator license application.

RESULT:	**LICENSE GRANTED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

9. Recommendation from the Board of Park Commissioners to accept a $2,500 donation from Greta Johnson to Recreation Scholarship Fund.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Amy Chandik Kundinger, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

10. Recommendation from the Board of Park Commissioners to accept a $600 donation from GRAEF for prizes for Beer Gardens.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Amy Chandik Kundinger, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

11. Recommendation from the Board of Park Commissioners on approval of Rental Fees for Nelson Family Pavilion.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

12. Recommendation from the Board of Park Commissioners to Approve funding from Pool Referendum for opening Tot Pool during swim lessons at Legion Pool.

Parks Director Marty Kosobucki answered questions about staffing and safety. He reported that the recreation supervisor conducts an end-of-season evaluation on programs, so at that time staff can decide if this will be continued in future years.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

13. Resolution #24-40 Approving the Proposed Project Plan Amendment to Modify the District Boundaries for Tax Incremental Financing District No. 10, City of De Pere, Wisconsin (Boundary Amendment #2)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

14. Resolution #24-41 Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Quigley, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

15. Appointment by Mayor Boyd to the Historic Preservation Commission.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

16. Appointment of Alderperson Eserkaln to the Board of Park Commissioners and the Board of Public Works.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Eserkaln, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley

17. Future agenda items.

Alderperson Hansen requested that staff investigate updating the small hanging park signs, as well as installing a sign at the James Street Parkway site.

18. Adjournment.

Alderperson Perock moved, seconded by Alderperson Eserkaln to adjourn the meeting at 7:48 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk

RESOLUTION #24-41

ESTABLISHING THE DISTRICT BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 18, CITY OF DE PERE, WISCONSIN

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wisconsin Statute §66.1105 et seq. for the creation of a Tax Incremental Financing District as provided in Resolution #PC24-02 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 18 and the Adoption of the Tax Incremental Financing District No. 18 Project Plan, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with all the recitations and findings in the above-referenced Resolution of the Plan Commission and the Common Council being aware of all proceedings of the Plan Commission in regard to the creation of Tax Incremental Financing District No. 18, including the public hearing held thereon before the Plan Commission on April 22, 2024, at 7:00 p.m., the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The Project Plan and Boundaries, as specified and set forth therein, of the District that shall be named Tax Incremental District Number 18, City of De Pere (TID No. 18) are hereby established in the City of De Pere, Wisconsin, as attached and incorporated herein as Exhibit B. The District contains only whole units of property as are assessed for general property tax purposes and the District is contiguous in nature.

2. The Property within the District does not include any annexed territory that was not within the boundaries of the City on January 4, 2004, and contains only whole units of property.

3. The Common Council creates TID No. 18 as of this date (May 7, 2024) with an effective base value date of January 1, 2024.

4. The Common Council finds and declares that:

   A. TID No. 18 is a rehabilitation and conservation TID, where not less than 50% of the real property within TID No. 18 meets the definition of a rehabilitation and conservation district and is suitable for development under Wis. Stats. §§ 66.1105(2)(f)1m. and 66.1337(2m)(a).
   B. The Project Plan costs directly relate to promoting rehabilitation and conservation development in TID No. 18 consistent with the purpose for which TID No. 18 is created.
   C. The improvement of such area is likely to enhance significantly the value of the District.
   D. The private development activities projected in the Project Plan would not occur without tax incremental financing.
   E. It is estimated that approximately 40% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period; however, the per square-foot percentage is anticipated to be lower, including mixed-uses in addition to retail on a single site.
   F. Improvement of the District area is likely to significantly enhance all the other's real property value.
   G. The equalized value of the taxable property in TID No.18, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
   H. The Project Plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).

5. The Common Council, pursuant to Wis. Stat. §66.1105(4)(gm)4a., hereby adopts and approves the Project Plan for TID No. 18, a copy of which is attached to Resolution #PC24-02 and is incorporated herein as is fully set forth.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate speed.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to schedule a meeting of the Joint Review Board for the purpose of considering the approval of this Resolution and the creation of TID No.18, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of Project Plan and District Boundaries for TID No. 18, City of De Pere, and pursuant to Wis. Stat. §66.1105(5), the City Clerk is authorized and directed to submit to as necessary all applications and other materials required or determined necessary by the Wisconsin Department of Revenue for determination and certification of the tax incremental base of TID No. 18.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 7th day of May, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: 8

Nays: 0

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**B. Review and Approval of Common Council Resolution #24-41 Approving the Proposed Project Plan and District Boundaries for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.**

ATTACHMENTS:

- 14 - Common Council Resolution Creating TID No. 18 (PDF)

RESOLUTION #24-41

ESTABLISHING THE DISTRICT BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 18, CITY OF DE PERE, WISCONSIN

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wisconsin Statute §66.1105 et seq. for the creation of a Tax Incremental Financing District as provided in Resolution #PC24-02 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 18 and the Adoption of the Tax Incremental Financing District No. 18 Project Plan, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with all the recitations and findings in the above-referenced Resolution of the Plan Commission and the Common Council being aware of all proceedings of the Plan Commission in regard to the creation of Tax Incremental Financing District No. 18, including the public hearing held thereon before the Plan Commission on April 22, 2024, at 7:00 p.m., the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The Project Plan and Boundaries, as specified and set forth therein, of the District that shall be named Tax Incremental District Number 18, City of De Pere (TID No. 18) are hereby established in the City of De Pere, Wisconsin, as attached and incorporated herein as Exhibit B. The District contains only whole units of property as are assessed for general property tax purposes and the District is contiguous in nature.

2. The Property within the District does not include any annexed territory that was not within the boundaries of the City on January 4, 2004, and contains only whole units of property.

3. The Common Council creates TID No. 18 as of this date (May 7, 2024) with an effective base value date of January 1, 2024.

4. The Common Council finds and declares that:

   A. TID No. 18 is a rehabilitation and conservation TID, where not less than 50% of the real property within TID No. 18 meets the definition of a rehabilitation and conservation district and is suitable for development under Wis. Stats. §§ 66.1105(2)(f)1m. and 66.1337(2m)(a).
   B. The Project Plan costs directly relate to promoting rehabilitation and conservation development in TID No. 18 consistent with the purpose for which TID No. 18 is created.
   C. The improvement of such area is likely to enhance significantly the value of the District.
   D. The private development activities projected in the Project Plan would not occur without tax incremental financing.
   E. It is estimated that approximately 40% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period; however, the per square-foot percentage is anticipated to be lower, including mixed-uses in addition to retail on a single site.
   F. Improvement of the District area is likely to significantly enhance all the other's real property value.
   G. The equalized value of the taxable property in TID No.18, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
   H. The Project Plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).

5. The Common Council, pursuant to Wis. Stat. §66.1105(4)(gm)4a., hereby adopts and approves the Project Plan for TID No. 18, a copy of which is attached to Resolution #PC24-02 and is incorporated herein as is fully set forth.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate speed.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to schedule a meeting of the Joint Review Board for the purpose of considering the approval of this Resolution and the creation of TID No.18, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of Project Plan and District Boundaries for TID No. 18, City of De Pere, and pursuant to Wis. Stat. §66.1105(5), the City Clerk is authorized and directed to submit to as necessary all applications and other materials required or determined necessary by the Wisconsin Department of Revenue for determination and certification of the tax incremental base of TID No. 18.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 7th day of May, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: 8

Nays: 0

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**C. Joint Review Board Resolution # JRB 24-02, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.**

ATTACHMENTS:

- ResoTID #18 JRB24-02 (PDF)

JOINT REVIEW BOARD
RESOLUTION #JRB 24-02

ESTABLISHING THE BOUNDARIES OF AND APPROVING THE
PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NUMBER 18,
CITY OF DE PERE, WISCONSIN

WHEREAS, the City of De Pere Joint Review Board on Tax Incremental Financing District No. 18, (the "TID No. 18 Joint Review Board"), having been convened pursuant to Wis. Stats §66.1105(4m) for the purpose of reviewing Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18; and

WHEREAS, the Joint Review Board, met on June 4, 2024, considered the public record and all documents and planning materials presented, including the Common Council Resolution #24-41, Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin; and

NOW THEREFORE BE IT HEREBY RESOLVED by the City of De Pere Joint Review Board on Tax Incremental Financing District No. 18 that:

1. The Boundary and Project Plan for City of De Pere Tax Incremental District No. 18 (TID #18) is approved, it being specifically found that the requirements of Wis. Stats. §§66.1105(4m) having been complied with; and further, in the judgment of the TID No. 18 Joint Review Board, the development described in the documents reviewed by the Board would not occur without the creation of the Tax Incremental District.

2. The TID No. 18 Joint Review Board also finds that the economic benefits of TID #18, as measured by increased employment, business and personal income and property are sufficient to compensate for the cost of the improvements contemplated in such plan.

3. The TID No. 18 Joint Review Board further finds that the benefits of the plan outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

4. The TID No. 18 Joint Review Board approves De Pere Common Council Resolution #24-41, Establishing the District Boundaries of and Approving the Project Plan for Tax Incremental Financing District No. 18, City of De Pere, Wisconsin.

5. This Resolution be forwarded to the De Pere Common Council within seven (7) days of the date of this Resolution.

Dated this 4th day of June, 2024.

CITY OF DE PERE JOINT REVIEW BOARD
ON TAX INCREMENTAL FINANCING DISTRICT NO. 18

_____
Cole Runge
Brown County

_____
Dawn Foeller
Unified School District of De Pere

_____
Eric Derenne
Northeast Wisconsin Technical College

_____
James G. Boyd, Mayor
City of De Pere

_____
Mark Higgins
Public Member

City of De Pere, Wisconsin

Request For Joint Review Board Action

MEETING DATE:	**June 4, 2024**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**Set the next meeting date for the Annual Meeting of the Joint Review Board.**