



Joint Review Board

Regular Untelevised

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

Final 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	Board Member	Present	
Dawn Foeller	Board Member	Present	
Mark Higgins	Commissioner	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.

- 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, Foeller, Higgins, Runge

- 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
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- 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 cleanup 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
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- 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