



Regular Untelevised

Joint Review Board

335 South Broadway
De Pere, WI 54115

<https://www.deperewi.gov/>

Final Minutes

Tuesday, February 16, 2021

9:00 AM

GoToMeeting

Call to Order

The meeting was called to order at 9:00 AM by Development Services Director Daniel Lindstrom

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Dawn Foeller	Board Member	Present	
Mark Higgins	Board Member	Present	
Bob Mathews	Board Member	Present	
Chad Weininger	Board Member	Present	

Also in attendance: Development Services Director Daniel Lindstrom, City Administrator Larry Delo, City Attorney Judy Schmidt-Lehman, and Finance Director Joe Zegers.

2. Introductions.

Development Services Director Daniel Lindstrom welcomed the Joint Review Board members to the meeting. He explained that new TID No. 17 is being created as a mixed-use TID in the East Industrial Park. The first JRB meeting is just one step in the TID process, which will be followed by a public hearing at the February 22 Plan Commission meeting, City Council approval on March 16, and a second JRB meeting following the Council meeting, likely in March.

RESULT: DISCUSSED

3. Discuss Role of the Joint Review Board.

Development Services Director Daniel Lindstrom provided a brief overview of the roles of the Joint Review Board, which include:

- Represent the overlaying taxing jurisdictions
- Review TID plan before a public hearing
- Approve or deny the City Resolution creation or amendment of a TID
- Receive annual reports for comment and questions

RESULT: DISCUSSED

4. Election of Chairperson for District No. 17.

Chad Weininger nominated Mayor Boyd as chairperson, seconded by Bob Mathews. Upon vote, motion carried unanimously.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Chad Weininger, Board Member

SECONDER: Bob Mathews, Board Member

AYES: Boyd, Foeller, Mathews, Weininger

5. Appointment of Citizen Member for District No. 17.

Mayor Boyd moved, seconded by Bob Mathews, to appoint Mark Higgins as citizen member of TID No. 17. Upon vote, motion carried unanimously. Dawn Foeller requested background information on Mark Higgins. Mayor Boyd noted that he is a current member of the City of De Pere Plan Commission and turned it over to Mark to introduce

himself. Mark stated that his career is in banking, where he worked as regional president of Johnson Bank for the past 11 years. He was involved on the commercial banking side, so he is familiar with TIDs. In July of 2020, he retired and has been enjoying retirement.

RESULT: ADOPTED [UNANIMOUS]

MOVER: James Boyd, Mayor

SECONDER: Bob Mathews, Board Member

AYES: Boyd, Foeller, Mathews, Weininger

6. Overview of the Draft Proposed Project Plan and District Boundary for Tax Increment District No. 17.

Development Services Director Daniel Lindstrom provided an overview of the draft proposed project plan and district boundary for TID No. 17. He reported that TID No. 17 is being created as an overlap of TID No. 10 for the extension of Commerce Drive and the development of a large manufacturing facility. It is a mixed-use TID for commercial and industrial. Daniel explained that TID No. 10 was originally created to complement the current east industrial park and serve the Southern Bridge project; however, project impacts make TID No. 10 no longer supportable due to age and outside developments including the delay of the Southern Bridge project, changes in assessment value at the State level, and an 18% reduction in the mill rate over the past two years. Daniel provided an overview of the project plan, which includes the following costs:

- Infrastructure
- Capital Improvement Costs
- Site Development Costs
- Land Acquisition and Assembly
- Development Incentives
- Professional Services
- Discretionary Payments
- Administration Costs
- TID Organizational Costs
- Inflation
- Financing Costs

Daniel reported the following summary of findings:

1. In conformity with the Comprehensive Plan and other guiding documents.
2. Economically feasible and will enable the TID to close prior to the required closure date.
3. Project Costs: \$7,244,486
4. Non-project Costs: \$5,000,000
5. In compliance with the 12% Test (8.35%)
6. Not less than 50% of the proposed District's area land is suitable for Mixed Use (industrial and commercial use)
7. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period

Dawn Foeller asked about the \$5,000,000 non-project costs. Daniel explained that those costs include grant funding and county and other share. Bob Mathews asked for clarification for the creation of the new TID. Daniel acknowledged that the TID is being

created due to the decline in value within the current TID 10. The foundry sale impacted the value by a decrease of \$1.5 million alone. Bob then asked how the City is working with developers. Daniel stated that there are a number of options, including land grant, financial incentive cash grants, as well as a paygo agreement. He noted that the City will work with the developers based on their financial needs and what they request for incentives. Dawn Foeller mentioned that the cash flow appendix was missing from her packet. Daniel stated that it would be included in the final draft.

RESULT: NO ACTION

7. Future Agenda Items.

There were no future agenda items discussed.

RESULT: DISCUSSED

8. Next Meeting Date.

Development Services Director Daniel Lindstrom stated that the Council will review the TID creation tentatively on March 16, so the Joint Review Board can meet anytime within the 45 days after that meeting. Discussion followed and it was decided that the second meeting of the JRB will be held on March 23, 2021 at 9 AM.

RESULT: DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Dawn Foeller, to adjourn the meeting at 9:34 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker