



Joint Review Board

Regular Untelevised

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

Final Minutes

Tuesday, January 21, 2020

9:00 AM

De Pere City Hall Riverview Room

Call to Order

The meeting was called to order at 9:00 AM by City Administrator Larry Delo

Attendee Name	Title	Status	Arrived
Larry Delo	City Administrator	Present	
William Patzke	Board Member	Present	
Bob Mathews	Board Member	Present	
Chad Weininger	Board Member	Present	
Brian Walters	Board Member	Present	

Also present: City Attorney Judy Schmidt-Lehman, Finance Director Joe Zegers and members of the public. Larry Delo has been designated by Mayor Walsh to serve as chair of the TID #12 JRB in the Mayor's absence.

2. Introductions.

City Attorney Judy Schmidt-Lehman announced that the new Development Services Director will be starting with the City on January 27, 2020.

RESULT: DISCUSSED

3. Role of Joint Review Board.

City Attorney Judy Schmidt-Lehman reviewed the role of the Joint Review Board members. She added that no action is required from the JRB for this initial meeting. Mayor Walsh has designated City Administrator Larry Delo as the chair of TID #12, and Bill Patzke remains as the citizen member for TID #12.

RESULT: DISCUSSED

4. Review Proposed Boundary Amendment #1 for TID #12.

City Attorney Judy Schmidt-Lehman reviewed the proposed boundary amendment for TID #12, which is being done to add three parcels into the TID. She explained that Infinity Machine (parcel WD-1372) and Bayland Machine (parcel WD-1371) are both currently located in TID #6 and wish to undergo major expansions, while the third parcel (WD-L482-1) is expected to develop into residential property. Bill Patzke asked if the last parcel is part of the boundary between the City of De Pere and Lawrence. Judy Schmidt-Lehman replied that it is just to the north of the boundary. Bob Mathews asked if the two commercial properties benefited from TID #6. Judy Schmidt-Lehman explained that Infinity Machine received benefits from their first expansion, but not from the initial development. Bob Mathews asked for clarification on the performance in the proposed boundary amendment. City Administrator Larry Delo noted that staff will revise the table to TID #12 and share it with the JRB members.

RESULT: NO ACTION

5. Election of District #15 Chairperson.

Chad Weininger nominated Mayor Walsh as chairperson for TID #15, with City Administrator Larry Delo being recognized as the designee. Bill Patzke seconded the nomination. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Weininger, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Larry Delo, William Patzke, Bob Mathews, Chad Weininger, Brian Walters

6. Appointment of Citizen Member District #15.

Chad Weininger moved, seconded by Bob Mathews, to appoint Bill Patzke as citizen member for TID #15. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Weininger, Board Member
SECONDER:	Bob Mathews, Board Member
AYES:	Larry Delo, William Patzke, Bob Mathews, Chad Weininger, Brian Walters

7. Review Proposed Project Plan and District Boundary for TID #15 (Mixed-Use TID).

City Attorney Judy Schmidt-Lehman reviewed the proposed project plan and district boundary for TID #15, which is an overlap of TID #8. The TID is being created as a mixed-use TID to facilitate a proposed office development for United Health Group on parcels WD-0036 and WD-D0035-1-1. The Humana and Foth parcels will be removed from TID #8 and added to TID #15. The United Health Group development will have a guaranteed assessed value of approximately \$27 million and bring 1,000 employees to the City. Payment in Lieu of Taxes will be required if the property falls below the guaranteed assessed value during the life of the TID. Bob Mathews asked about the status of TID #8. Judy Schmidt-Lehman replied that TID #8 will exist until 2027 when it expires. The developer incentive is a Pay Go. City Administrator Larry Delo stated that the Developer's Agreement has not been finalized yet so the amounts are general.

RESULT:	NO ACTION
----------------	------------------

8. Future Agenda Items.

None.

RESULT:	DISCUSSED
----------------	------------------

9. Next Meeting Date/Time.

The next Joint Review Board meeting will be held on February 21, 2020 at 9:00 am.

RESULT:	DISCUSSED
----------------	------------------

Adjournment

City Administrator Larry Delo moved, seconded by Bob Mathews, to adjourn the meeting at 9:31 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker