



Joint Review Board

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Untelevised

Agenda

Monday, November 23, 2015

2:00 PM

De Pere City Hall Riverview Room

Pursuant to Wisconsin Statutes 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 **November 23, 2015** at **2:00 PM** in the **De Pere City Hall Riverview Room, 335 S. Broadway, De Pere, WI 54115**.

Call to Order

1. Roll Call.
2. Introductions.
3. Role of Joint Review Board.
4. Election of Chairperson and Appointment of Citizen Member District #10.
5. Overview of proposed boundary and project plan amendment for District #10.
6. Future agenda items.
7. Next meeting date/time.

Adjournment

Notice is hereby given that a majority of the members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject(s) over which they have decision-making responsibility.

Any person wishing to attend this meeting who, because of disability, requires special accommodation should contact the City Planner's office at 339-4043.

AGENDA SENT TO:

Joint Review Board Members
De Pere Kress Family Library
Alderspersons
Bulletin Boards
News Media

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: November 23, 2015

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Introductions.

City of De Pere, Wisconsin



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SUBJECT: Role of Joint Review Board.

City of De Pere, Wisconsin



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SUBJECT: Election of Chairperson and Appointment of Citizen Member
District #10.

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: November 23, 2015

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Overview of proposed boundary and project plan amendment for District #10.

ATTACHMENTS:

- DRAFT TID 10 Project Plan Amendment (PDF)

City of De Pere, Wisconsin

Boundary and Project Plan Amendment to Tax Increment Financing Plan

for

Tax Incremental Financing District No. 10

Recommended by the City Plan Commission
Expected November 30, 2015

Adopted by the Common Council
Expected December 1, 2015

Adopted by Joint Review Board
Expected following Common Council

Prepared by:

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Section A Introductions

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

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

Before a Tax Incremental Financing District 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 District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City or Village has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

The Boundary and Project Plan for Tax Incremental Financing District No. 10, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 10 is defined by the boundary shown on Map 1 found on Page 14. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the village attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 10 are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 16, 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 District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

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

B. 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 District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, surveyors, appraisers, and other contracted services related to the District. This shall also include the District 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 District.

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

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER TEN - TABLE I
Proposed Project Costs, Public Works and Improvements**

PHASE ONE

	<u>Costs</u>	<u>YEAR</u>				<u>Totals</u>
		<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018-2032-</u>	
<u>Capital Costs:</u>						
Public Infrastructure	1,765,975				1,765,975	1,765,975
Pond (with storm sewer)						
Other						
Subtotal						
<u>Private Costs</u>						
Developer Incentives – Cash Grants	2,774,625	0	0	198,188	2,576,438	2,774,625
<u>Administrative Costs:</u>						
City staff/consulting	35,000	5,000	5,000	5,000	20,000	35,000
10% Admin/Eng	45,000	5,000	5,000	5,000	30,000	45,000
<u>Other Costs</u>						
Other						
<u>Financing Costs:</u>						
Interest costs of Money						
<u>Total Project Costs</u>	4,620,600	10,000	10,000	208,188	4,392,413	4,620,600

- *Subject to change based on final financing plan*

Section C Local Action

Before a Tax Incremental Financing District can be amended, the City Plan Commission must hold a public hearing(s) on the proposed Boundary and Project Plan Amendment of the District, the proposed boundary amendment thereof and the proposed Project Plan Amendment for the District. The public hearing on the proposed amendment of and the boundary Amendment for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District amended boundaries and Project Plan Amendment to the local legislative body for action if it desires to amend the

District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the Boundary and Project Plan Amendment for the District has been scheduled for the Plan Commission on November 30, 2015. Notice of the Public Hearing shall be published in the De Pere News on November 16, 2015 and November 23, 2015 and have also been sent to all taxing entities applicable within the District. The resolution approving the District shall be introduced to the Common Council for approval on December 1, 2015.

State Statutes require the City seeking to create or amend a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing District creation or amendments proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is scheduled for the week of November 23, 2015, with the final meeting to act on the Common Council's resolution anticipated to occur following the Common Council meeting.

Capacity to Create or Amend Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2015 total equalized value is \$1,898,625,300. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is \$227,835,036.

The City has 6 outstanding Tax Incremental Districts with \$131,721,400 of equalized value. This district is expected to be \$15,500,000 of value. Therefore, this district can be created within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 10

The purpose of the Boundary and Project Plan Amendment for Tax Incremental Financing District Number 10 is to be the primary public financing tool for proposed business expansion of Belmark Corporation currently located within the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for mixed use development. The area of the proposed boundary amendment is approximately 29.715 acres in size. The project boundaries are described in the next section.

The proposed project shall include the expansion of an existing corporate business. Proposed project costs within the district shall also include developer incentives as reimbursement for certain project costs on an annual basis as tax increments are available. The City also anticipates using tax increments to finance public infrastructure costs within the district.

With the adoption of this Boundary and Project Plan Amendment, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The infrastructure improvements are anticipated to occur within the original and amended boundaries, as necessary and financially feasible.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 10 are shown on Map 1 on Page 14 and are further described in Appendix A. The District includes the properties with the following identification numbers and legal descriptions:

<u>Parcel ID</u>	<u>Legal Description</u>
ED-2311	3.651 AC M/L EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 24 & PRT OF LOT 25 DESC IN 2356282
ED-2313	2.033 AC M/L EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 26 & PRT OF LOT 25 DESC IN 2356281
ED-F0082	19.856 AC M/L E1/2 SE1/4 SE1/4 SEC 33 T23N R20E EX RD
ED-F0086	14.705 AC M/L R-O-W OVER SEC 27 & 34 T23N R20E
ED-F0080-3	14,012 SQ FT LOT 1 OF 29 CSM 360 EX PART IN TOWN OF DE PERE BNG PART OF NE1/4 SE1/4 SEC 33 T23N R20E
ED-F0080-4	0.895 AC M/L PART OF NE1/4 SE1/4 SEC 33 T23N R20E DESC IN J27386-41
ED-F0080-2	36,804 SQ FT LOT 2 OF 29 CSM 360 EX PART IN TOWN OF DE PERE BNG PART OF NE1/4 SE1/4 SEC 33 T23N R20E
ED-F0085	16.110 AC M/L PRT SW1/4 SW1/4 SEC 34 T23N R20E LYG W OF RR EX RD
ED-F0080-1	0.965 AC M/L PART OF NE1/4 SE1/4 SEC 33 T23N R20E DESC IN J15979-03 EX J16068-28 & EX J27386-41
ED-344-102	7.878 AC M/L EAST SIDE INDUSTRIAL PARK SUBD LOT 2 EX 30 CSM 129 & EX 32 CSM 319
ED-344-103-1	367,616 SQ FT LOT 1 OF 30 CSM 211 BNG PRT OF LOT 3 EAST SIDE INDUS- TRIAL PARK
ED-F0111	11.214 AC PRT OF NW1/4 SW1/4 & PRT OF NE1/4 SW1/4 SEC 34 T23N R20E DESC AS LOT 1 IN 20 CSM 79
ED-F0111-A	10.636 AC PRT OF NW1/4 SW1/4 & PRT OF NE1/4 SW1/4 SEC 34 T23N R20E DESC AS LOT 2 IN 20 CSM 79
ED-F011-B	6.396 AC PRT OF NW1/4 SW1/4 & PRT OF NE1/4 SW1/4 SEC 34 T23N R20E DESC AS LOT 3 IN 20 CSM 79
ED-F0106-3	4.632 AC M/L PRT OF S1/2 OF SE1/4NW1/4 & S1/2 OF SW1/4NW1/4 SEC 34 T23N R20E DESC AS PCL B IN 4 CSM 71 BCR
ED-344-102-4	209,522 SQ FT LOT 1 OF 32 CSM 319 BNG PRT OF LOT 2 EAST SIDE INDUS- TRIAL PARK SUBD
ED-2315	159,015 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 28
ED-2314	75,561 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 27
ED-2310	170,840 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 23
ED-2307	71,549 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 20
ED-D43-1	1.542 AC M/L THE S 295.16 FT OF W 295.16 FT SE1/4 SE1/4 SEC 33 T23N R20E EX RD & EX EAST SIDE INDUSTRIAL PARK 3RD ADDN
ED-F0080	11.507 AC M/L S 502 FT OF N1/2 OF S1/2 OF SEC 33 T23N R20E LYG E OF HWY 57 EX 173 D 451 & EX 263 D 255 & EX 270 D 197 & EX 306 D 577 & EX J15979-03 & EX EAST SIDE INDUSTRIAL PARK 3RD ADDN
ED-F0083	15.609 AC M/L W1/2 SE1/4 SE1/4 SEC 33 T23N R20E EX S 295.16 FT OF W 295.26 FT & EX EAST SIDE INDUSTRIAL PARK 3RD ADDN & EX RD
ED-2387	51,379 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 35
ED-2381	86,959 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 29
ED-2382	65,340 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 30

ED-2386	65,364 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 34
ED-2388	61,011 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 36
ED-2385	104,560 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 33
ED-2384	51,734 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 32
ED-F0081-2	97,212 SQ FT LOTS 1 & 2 OF 48 CSM 184 BNG PRT OF SW1/4 SE1/4 SEC 33 T23N R20E
ED-F0110	221,682 SQ FT LOT 1 OF 30 CSM 312 BNG PRT OF NE1/4 SW1/4 SEC 34 T23N R20E
ED-344-102-3	62,717 SQ FT LOT 3 OF 30 CSM 129 BNG PRT OF LOT 2 EAST SIDE INDUS- TRIAL PARK

Proposed Boundary and Project Plan Amendment

ED-F0094	268,281 SQ FT LOT 1 OF 41 CSM 274 BNG PRT OF NW1/4 NW1/4 SEC 34 T23N R20E EX PCL 2 OF TPP 4085- 43-21-4.01
ED-F0096	172,971 SQ FT THAT PRT OF NW1/4 SEC 34 T23N R20E BNG PRT OF 4 CSM 223 DESC AS LOT 1 IN 12 CSM 125 IN J7451-27 EX PCL 3 OF TPP 4085-43-21-4.01
ED-D29-1	107,508 SQ FT LOT 1 OF 24 CSM 29 BNG PART OF GOV'T LOT 1 SEC 33 T23N R20E EX J20497-52 EX PCL 4 OF TPP 4085-43-21-4.01
ED-F0095	2.00 AC PART OF NW1/4 SEC 34 T23N R20E LYG W OF RR & S OF HERITAGE DR & DESC AS LOT 2 IN 12 CSM 125
ED-344-101-1	130,765 SQ FT LOT 1 OF 31 CSM 121 BNG PRT OF LOT 1 EAST SIDE INDUS- TRIAL PARK
ED-344-101-5	87,667 SQ FT LOT 1 OF 32 CSM 44 BNG PART OF LOT 1 EAST SIDE INDUSTRIAL PARK
ED-344-101-6	65,799 SQ FT LOT 1 OF 35 CSM 233 BNG PRT OF LOT 1 EAST SIDE INDUSTRIAL PARK
ED-344-101-7	67,728 SQ FT LOT 2 OF 35 CSM 233 BNG PRT OF LOT 1 EAST SIDE INDUSTRIAL PARK
ED-344-101-3	82,074 SQ FT LOT 3 OF 31 CSM 121 BNG PRT OF LOT 1 EAST SIDE INDUS- TRIAL PARK
ED-344-101-4	69,253 SQ FT LOT 4 OF 31 CSM 121 BNG PRT OF LOT 1 EAST SIDE INDUS- TRIAL PARK
ED-F0112	1.364 AC M/L THAT PRT OF N1/2 NW1/4 SE1/4 S34 T23N R20E LYG W OF HWY 32 EX 341 D 418 BCR & EX 349 D 550 & 349 D 489 BCR & EX 369 D 176 & EX ST.
ED-F0113	38,382 SQ FT PRT NW1/4 SE1/4 S34 T23N R20E COM INSECTN N LINE & C/L HWY 32 S ALG C/L 187 FT TO BEG CONT S 93.1 FT W PARA TO N LINE 468.45 FT N93.1 FT E 467.25 FT TO BEG EX HWY
ED-F0114	38,373 SQ FT THAT PRT OF NW1/4 SE1/4 SEC 24 T23N R20E AS DESC IN J11476-36
ED-F0115	37,280 SQ FT PRT NW1/4 SE1/4 S34 T23N R20E COM INSECTN N LINE & C/L HWY 32 SLY ALG C/L 581.8 FT TO BEG CONT SLY 92.1 FT W 473.55 FT N92.1 FT E 472.35 FT TO BEG. EX HWY
ED-F0116	1.966 AC M/L PRT OF N1/2 OF N1/2 OF SE1/4 S34 T23N R20E LYG W OF HWY 32 & DES IN 369 D 176 BCR EX HWY
ED-F0117	58,669 SQ FT LOT 1 OF 33 CSM 147 BNG PRT OF NW1/4 FRAC SE1/4 SEC 34 T23N R20E
ED-F0117-1	220,476 SQ FT LOT 2 OF 33 CSM 147 BNG PRT OF NW1/4 FRAC SE1/4 SEC 34 T23N R20E
ED-344-104-6	146,797 SQ FT LOT 3 OF 36 CSM 203 BNG PRT OF LOT 4 EAST SIDE INDUSTRIAL PARK
ED-344-104-5	23,883 SQ FT LOT 2 OF 36 CSM 203 BNG PRT OF LOT 4 EAST SIDE INDUSTRIAL PARK EX 1770078

ED-D69-2	2.942 AC M/L LOT 3 OF 59 CSM 61 BNG PRT OF NW1/4 SW1/4 SEC 34 T23N R2OE
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Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed development can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER 10 – TABLE II
Projected Development**

PROJECT	Value	Square Feet	Expected Date of Construction
Belmark Corporate Expansion	12,500,000	30,000	May 2017
Future Small-Size Development	1,000,000		2020-2025
Future Mid-Size Development	2,000,000		2022-2028
TOTAL VALUE INCREMENT	15,500,000		

The City has estimated that the project proposed within the Boundary and Project Plan Amendment related to the Belmark Corporation Expansion will create incremental new value of approximately \$12,500,000. The Developer may be required to enter into an assessment agreement to guarantee this value. Additional value assumptions for two future business are also included in the Boundary and Project Plan Amendment equaling an additional \$3,000,000. The estimates of incremental new value of the projects are based on estimated square footage and business type and may include future reviews by assessing..

The objective of the original District creation is to facilitate the development of underutilized properties within the original and amended boundaries. This Boundary and Project Plan Amendment only includes the projections related to the business expansion and anticipated future small and mid size developments. The City anticipates that any prospective businesses may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Boundary and Project Plan

Amendment to maximize the potential of Tax Incremental Financing District Number 10 to accomplish the proposed public improvements identified in Table I found on Page 4.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type based on information provided by the company. Assumptions of the taxable value are based on a review of comparable real estate values.

The incremental new value projection included in Table II is not total construction cost estimates, but factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Boundary and Project Plan Amendment and the use of tax incremental financing as a developer incentive to assist with a portion of the extraordinary project costs. The implementers of the Project Plan will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for the Boundary and Project Plan Amendment for Tax Incremental District Number 10 is presented in Tables III and IV included on the following pages. Table III shows the projected tax increments from the Boundary and Project Plan Amendment for Tax Incremental District Number 10 based on the development assumptions made in Table II. The projections assume the total incremental new value from the initial planned business expansion will be \$12,500,000 as constructed in 2017. In addition, two future developments, small and mid-size, are anticipated to occur in the future subject to market conditions and have been included as constructed in 2020 and 2022, respectively.

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER 10 – TABLE III
PROJECTED TAX INCREMENTS**

	Annual Increased Value of New Buildings	Cumulative Value of New Buildings & Improvements	Total Estimated Taxable Value	Base Value	TID Value Increment	2014 Net Total Tax Rate	Annual Increment Revenue /1000	City Withheld Amount 30%	Estimated Developer Payments 70%	Total Projected Revenue
Year (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1/1/2015	-	-	-	\$11,262,000	-	-	-	-	-	-
1/1/2016	-	-	11,262,000	11,262,000	-	22.650	-	-	-	-
1/1/2017	12,500,000	12,500,000	23,762,000	11,262,000	12,500,000	22.650	-	-	-	-
1/1/2018	-	12,500,000	23,762,000	11,262,000	12,500,000	22.650	283,125	84,938	198,188	283,125
1/1/2019	-	12,500,000	23,762,000	11,262,000	12,500,000	22.650	283,125	84,938	198,188	283,125
1/1/2020	1,000,000	13,500,000	24,762,000	11,262,000	13,500,000	22.650	283,125	84,938	198,188	283,125
1/1/2021	-	13,500,000	24,762,000	11,262,000	13,500,000	22.650	305,775	107,588	198,188	305,775
1/1/2022	2,000,000	15,500,000	26,762,000	11,262,000	15,500,000	22.650	305,775	107,588	198,188	305,775
1/1/2023	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2024	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2025	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2026	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2027	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2028	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2029	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2030	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2031	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
Totals:	\$ 15,500,000						\$ 4,620,592	\$ 1,845,966	\$ 2,774,616	\$ 4,620,592

Attachment: DRAFT TID 10 Project Plan Amendment (4177 : Overview of proposed boundary and project plan amendment)

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER 10 – TABLE IV
PROJECTED CASH FLOW ANALYSIS**

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Estimated Available Tax Increment	Cumulative Tax Increment	Developer Payments (70%)	Other City Public Improvement Expenditures	Annual Fund Balance	Cumulative Fund Balance
3	2014										
4	2015				\$ (10,000)	\$ (10,000)	\$ (10,000)		\$ (10,000)	\$ -	\$ -
5	2016		\$ -	\$ -	\$ (10,000)	\$ (10,000)	\$ (20,000)		\$ (10,000)	\$ -	\$ -
6	2017	\$ 12,500,000	\$ 12,500,000	\$ -	\$ (10,000)	\$ (10,000)	\$ (30,000)	\$0	\$ (10,000)	\$ -	\$ -
7	2018		\$ 12,500,000	\$ 283,125	\$ (5,000)	\$ 278,125	\$ 248,125	\$198,188	\$ 79,938	\$ -	\$ -
8	2019		\$ 12,500,000	\$ 283,125	\$ (5,000)	\$ 278,125	\$ 526,250	\$198,188	\$ 79,938	\$ -	\$ -
9	2020	\$ 1,000,000	\$ 13,500,000	\$ 283,125	\$ (5,000)	\$ 278,125	\$ 804,375	\$198,188	\$ 79,938	\$ -	\$ -
10	2021		\$ 13,500,000	\$ 305,775	\$ (5,000)	\$ 300,775	\$ 1,105,150	\$198,188	\$ 102,588	\$ -	\$ -
11	2022	\$ 2,000,000	\$ 15,500,000	\$ 305,775	\$ (5,000)	\$ 300,775	\$ 1,405,925	\$198,188	\$ 102,588	\$ -	\$ -
12	2023		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 1,752,000	\$198,188	\$ 147,888	\$ -	\$ -
13	2024		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 2,098,075	\$198,188	\$ 147,888	\$ -	\$ -
14	2025		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 2,444,150	\$198,188	\$ 147,888	\$ -	\$ -
15	2026		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 2,790,225	\$198,188	\$ 147,888	\$ -	\$ -
16	2027		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 3,136,300	\$198,188	\$ 147,888	\$ -	\$ -
17	2028		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 3,487,375	\$198,188	\$ 152,888	\$ -	\$ -
18	2029		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 3,838,450	\$198,188	\$ 152,888	\$ -	\$ -
19	2030		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 4,189,525	\$198,188	\$ 152,888	\$ -	\$ -
20	2031		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 4,540,600	\$198,188	\$ 152,888	\$ -	\$ -
Total		\$ 15,500,000		\$ 4,620,600	\$ (80,000)	\$ 4,540,600		\$ 2,774,625	\$ 1,765,975	\$ -	

Table IV shows the cash flow analysis for the financing of the proposed project and public improvement costs within the District. The City anticipates financing the proposed project costs through a reimbursement basis with 70% of the annual increment pledged to the developer. The city will use a portion of the remaining 30% of increments to finance public infrastructure costs. Other new projects in TID#10 will also pay for the infrastructure costs. Table IV indicates that projected tax increments are expected to be sufficient to support the estimated project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on November 30, 2015.

The development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 10. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 10 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district.

Section G Financing

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates providing financial assistance to the proposed development on a reimbursement basis providing approximately 70% of the annual available increments. The City anticipates using the remaining 30% retained each year to finance other necessary public infrastructure project costs within the boundaries of the original Tax Incremental Finance District No. 10. With reimbursement, or pay-as-you-go, financing the developer finances the improvement costs upfront and is

reimbursed with future tax increment revenues. TIF borrowing for the proposed infrastructure improvements may be done annually or on a project-specific basis. It is unknown at this time how the City will finance the identified infrastructure costs and will be subject to financial feasibility, potential development, and availability of funding. The City may also pursue grant funding to finance a portion of the project costs.

Tables III & IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The TID Project Plan has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on page 2.

1. Private Equity

Section I Existing Land Uses and Conditions

Map 2, found on Page 15, has been provided to give a general description of the conditions within the area. Map 4, found on page 17, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be suitable for mixed-use development and less than 35% will be comprised of residential. The purpose and intent of this district is to encourage mixed-use development.

Section J Proposed Land Use

The land use proposed in Tax Incremental District Number 10 is primarily light industrial and business/office. The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 18 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 17, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section L Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section M Relocation

No acquisition is anticipated within this district, however if acquisition would occur within Tax Incremental District Number 10 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Statement Indicating How Creation of the TID Promotes the Orderly Development of the City of De Pere

The purpose of TID No. 10 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The proposed Boundary and Project Plan Amendment for this district is anticipated to provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

Section O Findings

- A. A minimum of 50% of the area occupied by real property within TID No. 10 is suitable for mixed-use development.
- B. The improvement of TID No. 10 is likely to significantly enhance the value of substantially all of the other real property in the district.
- C. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.
- D. The equalized value of taxable property of TID No. 10, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

Section P City Attorney Opinion

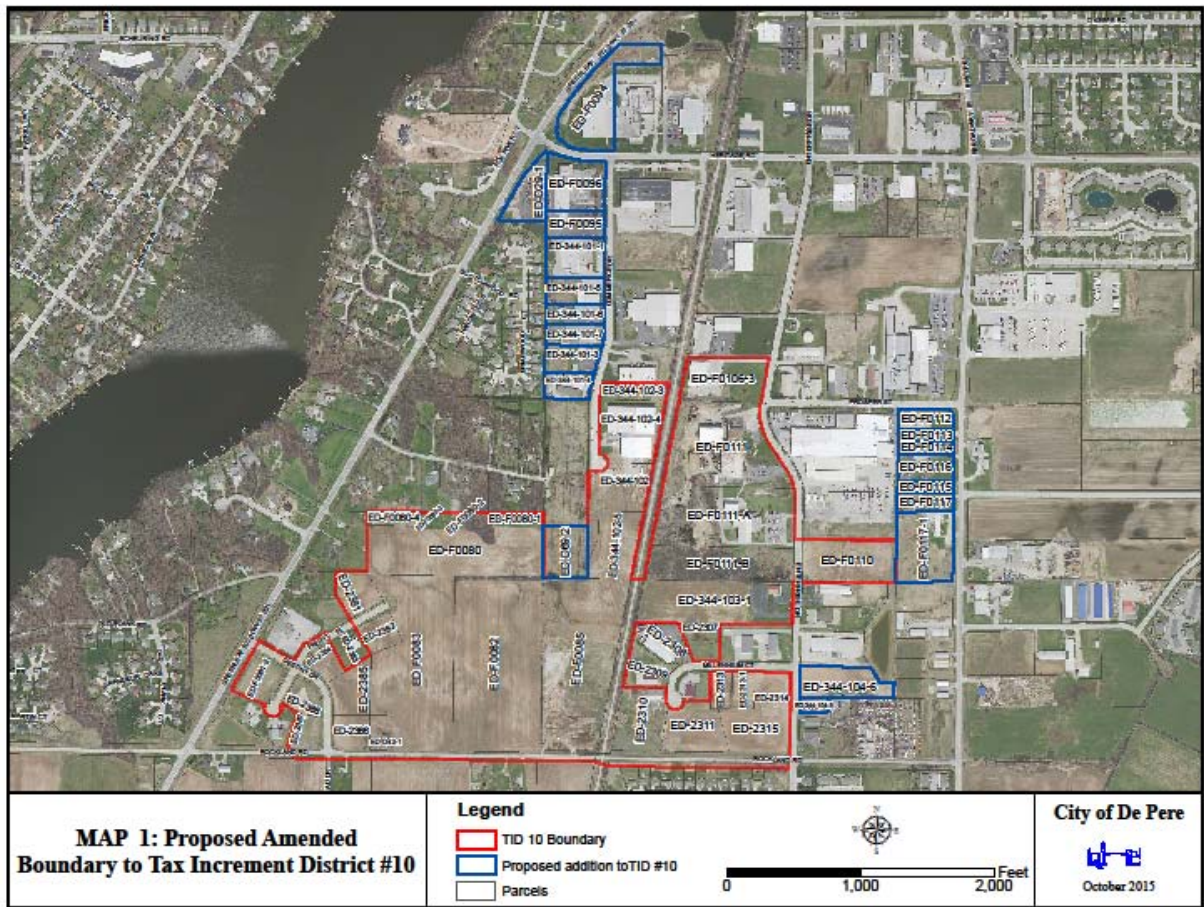
I, , City Attorney for the City of De Pere, Wisconsin, do hereby state that I have reviewed the Boundary and Project Plan Amendment for Tax Incremental Finance District Number 10, City of De Pere, Wisconsin, dated, and have found that it is complete and complies with Section 66.1105, Wisconsin Statutes.

City Attorney

EXHIBITS

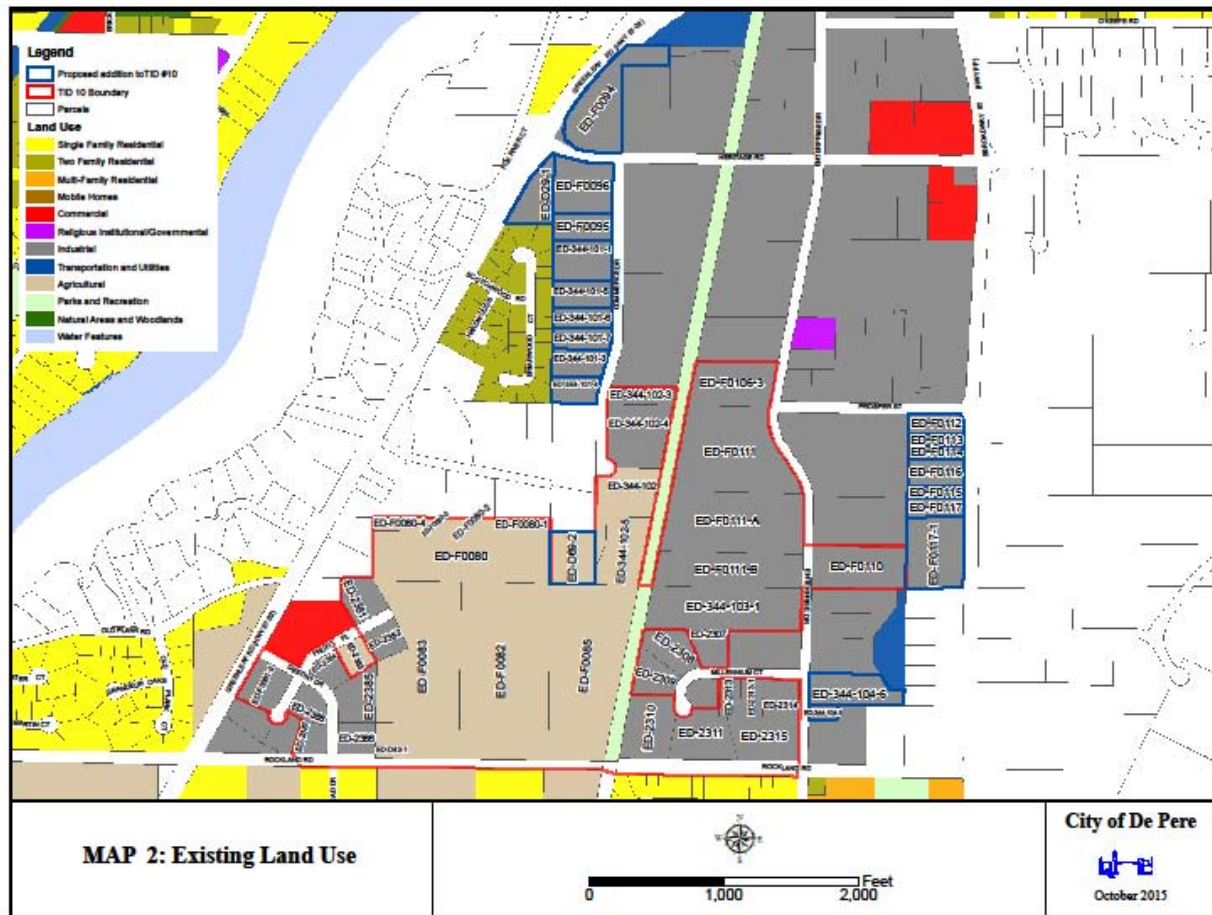
Attachment: DRAFT TID 10 Project Plan Amendment (4177 : Overview of proposed boundary and project plan amendment)

MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 10 BOUNDARY



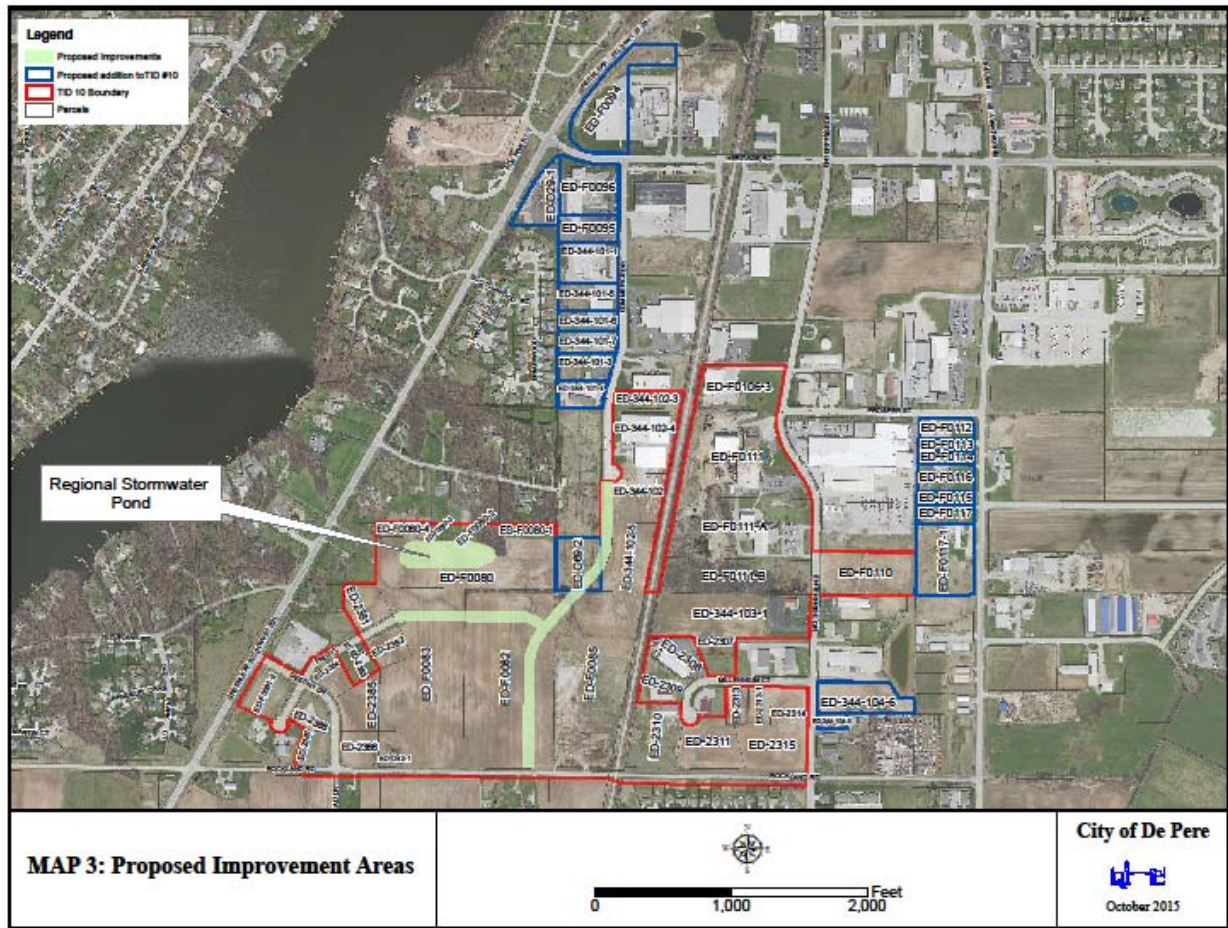
Attachment: DRAFT TID 10 Project Plan Amendment (4177 : Overview of proposed boundary and project plan amendment)

MAP 2 – EXISTING LAND USE & CONDITIONS



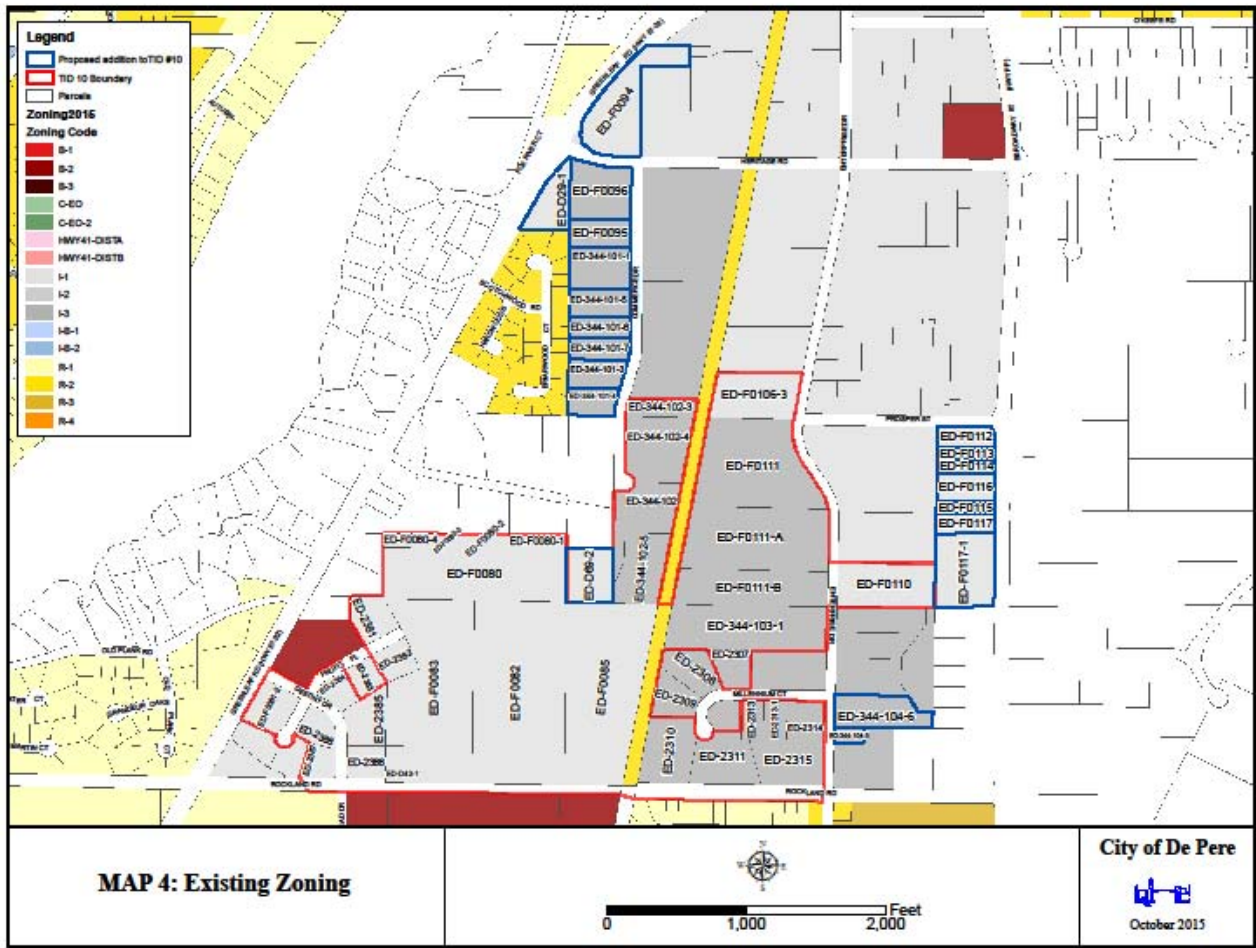
Attachment: DRAFT TID 10 Project Plan Amendment (4177 : Overview of proposed boundary and project plan amendment)

MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS

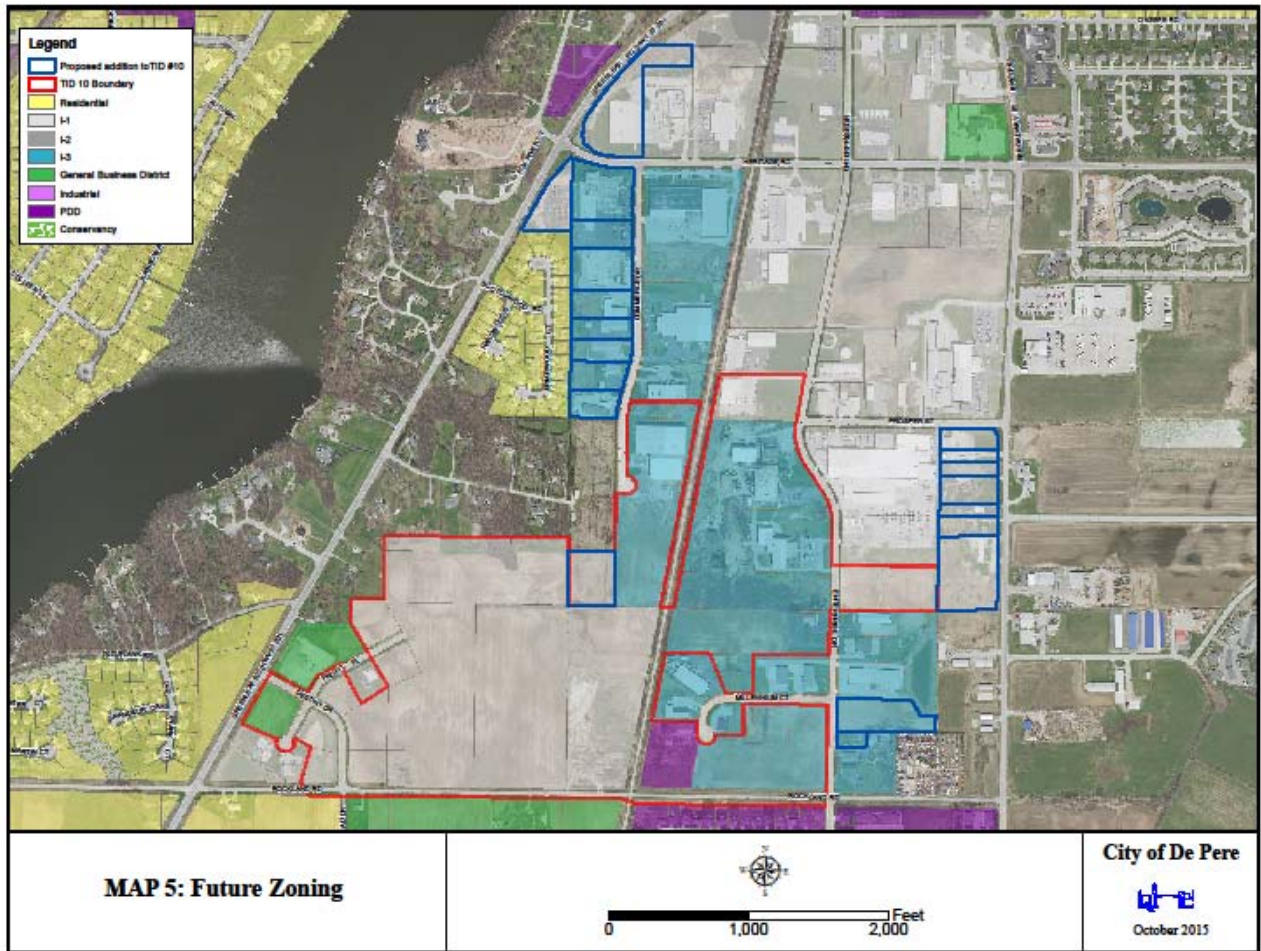


Attachment: DRAFT TID 10 Project Plan Amendment (4177 : Overview of proposed boundary and project plan amendment)

MAP 4 - EXISTING ZONING



MAP 5 – PROPOSED LAND USE & ZONING



Attachment: DRAFT TID 10 Project Plan Amendment (4177 : Overview of proposed boundary and project plan amendment)

APPENDIX A

LEGAL 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)

Part of Lot 1, Volume 24 of Certified Survey Maps, Page 29, Map Number 4016, being a part of Government Lot 1, Section 33, part of Lot 1 and all of Lot 2, Volume 12 of Certified Survey Maps, Page 125, Map Number 2549, being part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, all of Lots 1, 3 and 4 of Volume 31 of Certified Survey Maps, Page 121, Map Number 4838, all of Lot 1 of Volume 32 of Certified Survey Maps, Page 44, Map Number 4940, all of Lots 1 and 2 of Volume 35 of Certified Survey Maps, Page 233, Map Number 5405, being part of Lot 1, East Side Industrial Park, being part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, part of Lot 1, Volume 41 of Certified Survey Maps, Page 274, Map Number 6260, being part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 34;

thence N00°51'35"W, 1332.31 feet on the west line of said Section 34 to the southeast corner of Lot 1, said Volume 24 of Certified Survey Maps, Page 29, Map Number 4016;

thence S89°24'23"W, 361.88 feet on the south line of said Lot 1 to the easterly right of way of S.T. H. "32";

thence N28°11'47"E, 377.86 feet on said easterly right of way;

thence N40°30'00"E, 249.04 feet on said easterly right of way to the south line of Parcel 4, Transportation Project Plat No: 4085-43-21-4.01 recorded in Document Number 2663336;

thence S76°32'20"E, 158.11 feet on said south line and the south line of Parcel 3, said Transportation Project Plat to the south right of way of Heritage Drive as shown on Lot 1 of said Volume 12 of Certified Survey Maps, Page 125;

thence 185.42 feet on said south right of way on the arc of a 616.54 foot radius curve to the left, having a long chord that bears S82°22'25"E, 184.73 feet;

thence N89°02'00"E, 102.41 feet on said south right of way;

thence N42°53'13"E, 111.11 feet to the north right of way of Heritage Drive to the southeast corner of Lot 1, said Volume 41 of Certified Survey Maps, Page 274;

thence S89°02'00"W, 179.46 feet on said north right of way;

thence 171.49 feet on the arc of a 536.54 foot radius curve to the right, having a long chord that bears N81°48'37"W, 170.76 feet to the easterly line of Parcel 2, said Transportation Project Plat;

thence N40°29'30"W, 46.66 feet on said easterly line;

thence N62°53'10"W, 42.17 feet on said easterly line;

thence N17°11'32"W, 64.23 feet on said easterly line;

thence N07°19'08"E, 117.72 feet on said easterly line to the easterly right of way of said S.T. H. "32" as shown on Lot 1 of said Volume 41 of Certified Survey Maps, Page 274;

thence on said easterly right of way 704.40 feet on the arc of a 2,799.93 foot radius curve to the right, having a long chord that bears N39°10'43"E, 702.55 feet to the northwest corner of said Lot 1;

thence N89°14'03"E, 312.99 feet to the northeast corner of said Lot 1;

thence S00°58'00"E, 147.12 feet to a southeast corner of said Lot 1;

thence S89°02'00"W, 350.00 feet along the south line of said Lot 1 to the east line of said Lot 1;

thence S00°58'00"E, 650.00 feet on said east line to the southeast corner of said Lot 1;

thence S42°53'13"W, 111.11 feet to the south right of way of Heritage Drive;

thence on said south right of way 18.85 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears S45°58'00"E, 16.97 feet to the west right of way of Commerce Drive;

thence S00°58'00"E, 1,277.95 feet on said west right of way;

thence continuing on said west right of way 97.39 feet on the arc of a 360.00 foot radius curve to the right, having a long chord that bears S06°47'00"W, 97.10 feet;

thence S14°32'00"W, 295.82 feet on said west right of way;

thence continuing on said west right of way 117.15 feet on the arc of a 440.00 foot radius curve to the left, having a long chord that bears S06°54'22"W, 116.80 feet to the southeast corner of Lot 4, said Volume 31 of Certified Survey Maps, Page 121;

thence S89°29'43"W, 331.71 feet to the Point of Beginning.

Said parcel contains 1,139,127 square feet or 26.150 acres of land.

AND ALSO:

All of Lot 3, Volume 59 of Certified Survey Maps, Page 61, Map Number 8392, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 34;

thence S00°39'30"W, 955.20 feet on the west line of said Section 34 to the northwest corner of said Lot 3 to the Point of Beginning;

thence S89°17'13"E, 331.18 feet to the northeast corner of said Lot 3;

thence S00°41'24"W, 388.32 feet to the southeast corner of said Lot 3;

thence N88°53'58"W, 330.98 feet to the southwest corner of said Lot 3;

thence N00°39'30"E, 386.08 feet to the Point of Beginning.

Said Lot 3 contains 128,195 square feet or 2.943 acres of land more or less.

AND ALSO:

All of Lot 3, part of Lot 2, Volume 36 of Certified Survey Maps, Page 203, Map Number 5531, being a part of Lot 4, East Side Industrial Park, being part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 34;

thence S00°39'30"W, 1,341.28 feet on the west line of said Section 34 to the south line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 34;

thence S88°53'58"E, 1,323.78 feet on said south line;

thence S89°30'56"E, 616.79 feet on the south line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the east right of way of Enterprise Drive;

thence S01°11'02"W, 633.84 feet on said east right of way to the northwest corner of Lot 3, said Volume 36 of Certified Survey Maps, Page 203, the Point of Beginning;
 thence S01°11'02"W, 343.73 feet on said east right of way to the southwest corner of said Lot 2;
 thence S89°19'38"E, 215.00 feet on the south line of said Lot 2;
 thence N01°11'02"E, 111.00 feet to the south line of said Lot 3;
 thence S89°19'38"E, 492.96 feet to the southeast corner of said Lot 3;
 thence N00°33'00"E, 120.00 feet to the northeast corner of said Lot 3;
 thence N89°19'38"W, 110.00 feet on the north line of said Lot 3;
 thence N31°51'18"W, 128.11 feet on said north line;
 thence N88°48'55"W, 526.76 feet on said north line to the Point of Beginning.
 Said parcel contains 170,632 square feet or 3.917 acres of land more or less.

AND ALSO:

Part of Parcel 1, Volume 3 of Certified Survey Maps, Page 487, Map Number 0924, all of Lots 1 and 2, Volume 33 of Certified Survey Maps, Page 147, Map Number 5103, and part of the Northwest $\frac{1}{4}$ of the fractional Southeast $\frac{1}{4}$, all being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:
 Commencing at the West $\frac{1}{4}$ corner of said Section 34;
 thence S00°39'30"W, 1,341.28 feet on the west line of said Section 34 to the south line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 34;
 thence S88°53'58"E, 1,323.78 feet on said south line;
 thence S89°30'56"E, 1,323.46 feet on the south line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the southwest corner of Lot 2, said Volume 33 of Certified Survey Maps, Page 147, the Point of Beginning;
 thence N01°03'19"E, 1,296.27 feet on the west line of said Lot 2 extended to the northwest corner of said Parcel 1;
 thence N89°47'24"E, 378.86 feet on the north line of said Parcel 1 to the westerly right of way of C.T.H. "PP", S. Broadway Street;
 thence S21°23'21"E, 76.86 feet on said westerly right of way;
 thence S00°27'00"W, 1,222.03 feet on said westerly right of way to the southeast corner of Lot 2, said Volume 33 of Certified Survey Maps, Page 147;
 thence S89°28'20"W, 421.18 feet on the south line of said Lot 2 to the Point of Beginning.
 Said parcel contains 535,400 square feet or 12.291 acres of land more or less.

Total area of additional lands to TID #10 contains 45.301 acres of land more or less.

APPENDIX B
PUBLIC HEARING NOTICE

Attachment: DRAFT TID 10 Project Plan Amendment (4177 : Overview of proposed boundary and project plan amendment)

APPENDIX C

PROOF OF PUBLICATION

(Will be inserted upon receipt from the De Pere News)

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: November 23, 2015

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Future agenda items.

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: November 23, 2015

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Next meeting date/time.
