



Joint Review Board

Regular Untelevised

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

Agenda

Tuesday, October 23, 2018

8:30 AM

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 **October 23, 2018** at **8:30 AM** in the **De Pere City Hall Riverview Room, 335 S. Broadway, De Pere, WI 54115**.

Call to Order

1. Roll Call
2. Approval of the minutes of the September 19, 2018 Joint Review Board meeting.
3. Review City Resolution #18-99, Amending Resolution #18-92, Establishing the Boundaries of and Approving the Project Plan of Tax Incremental Financing District Number 14, City of De Pere, Wisconsin by Revising the TID Creation Date to January 1, 2019.
4. Resolution #JRB 18-02, Amending Resolution #JRB 18-01, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District Number 14, City of De Pere, Wisconsin By Revising the TID Creation Date to January 1, 2019.

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 accommodations should contact the Development Services Department at 339-4043 by noon the previous day so that arrangement can be made.

Agenda Sent To:

Joint Review Board Members
Alderspersons
City Administrator
Mayor
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: October 23, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the September 19, 2018 Joint Review Board meeting.

ATTACHMENTS:

- JRB_Sep2018_Minutes_Draft (PDF)



Joint Review Board

Regular Untelevised

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

Draft Minutes

Wednesday, September 19, 2018

9:30 AM

De Pere City Hall Riverview Room

Call to Order

The meeting was called to order at 9:30 AM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
William Patzke	Board Member	Present	
Bob Mathews	Board Member	Present	
Dawn Foeller	Board Member	Present	
Chad Weininger	Board Member	Present	

Also present: Development Services Director Kim Flom and City Administrator Larry Delo.

- Approval of the minutes of the August 21, 2018 Joint Review Board meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Mathews, Board Member
SECONDER:	Dawn Foeller, Board Member
AYES:	Walsh, Patzke, Mathews, Foeller, Weininger

- Review City Resolution #18-92, Recommending adoption of the Project Plan for the creation of Tax Increment Financing District #14.

Development Services Director Kim Flom reported to the board that the resolution to establish the boundaries and approve the project plan for TID #14 was unanimously approved by the Common Council on September 18, 2018 and at a public hearing held by the Plan Commission on August 27, 2018. Dawn Foeller asked about the creation date of the TID and Kim replied that it will have a 2018 creation date because the developer plans to begin construction on the school in 2018. Kim added that the deadline to submit to the State is October 31, 2018. Kim added that the only incentive the developer is receiving is from the creation of the TID. They tried to use state tax credits and historic tax credits, but the project was too small to be eligible for either of those credits. Bill Patzke asked if the prices for the condos and townhomes have been set. Kim replied that a rough estimate is between \$200,000 to \$280,000. Bob Mathews asked if the developer is ready to get started. Kim noted that the rezoning has been approved, and they are working on the developer agreement now. Chad Weininger moved, seconded by Dawn Foeller, to receive and place the resolution on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Weininger, Board Member
SECONDER:	Dawn Foeller, Board Member
AYES:	Walsh, Patzke, Mathews, Foeller, Weininger

- Resolution #JRB 18-01, Approving Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District Number 14, City of De Pere, Wisconsin.

Attachment: JRB_Sep2018_Minutes_Draft (7551 : Approval of the minutes of the September 19, 2018 Joint Review Board meeting.)

Development Services Director Kim stated that the JRB resolution formally adopts the project plan and boundaries of TID #14. Dawn Foeller moved, seconded by Bill Patzke, to approve the resolution. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dawn Foeller, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Walsh, Patzke, Mathews, Foeller, Weininger

Adjournment

Mayor Walsh moved, seconded by Dawn Foeller, to adjourn the meeting at 9:40 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: October 23, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Review City Resolution #18-99, Amending Resolution #18-92,
Establishing the Boundaries of and Approving the Project Plan of
Tax Incremental Financing District Number 14, City of De Pere,
Wisconsin by Revising the TID Creation Date to January 1, 2019.

ATTACHMENTS:

- Reso18-99 (DOCX)

RESOLUTION #18-99

AMENDING RESOLUTION #18-92, ESTABLISHING THE BOUNDARIES OF AND
APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL
FINANCING DISTRICT NUMBER 14, CITY OF DE PERE, WISCONSIN, BY
REVISING THE TID CREATION DATE TO JANUARY 1, 2019

WHEREAS, on September 18, 2018, the Common Council adopted Resolution #18-92, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District Number 14 (“TID #14” or “District”), City of De Pere, Wisconsin; and

WHEREAS, the City has determined that the development expected to occur in the District in 2018, will not occur until 2019, which will negatively impact the financial health of the District by reducing the number of years available to generate tax increment therein; and

WHEREAS, the State of Wisconsin Department of Revenue has advised that the creation date for TID #14 can be revised by approval of an amended Resolution by both the Common Council and the Joint Review Board; and

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 Wis. Stats. §66.1105 for the creation of a Tax Incremental Financing District as provided in Resolution #PC18-01 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District #14 and the Adoption of the Tax Incremental Financing District #14 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 #14, including the

public hearing held thereon before the Plan Commission on August 27, 2018 at 7:00 p.m., the Common Council wishes to adopt this Resolution;

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The boundaries of the District that shall be named Tax Incremental District Number 14, City of De Pere (TID #14) are hereby established as specified in the Project Plan, Tax Incremental District No. 14, in the City of De Pere, Wisconsin, attached and incorporated herein as Exhibit B. The boundaries of the District do not include any annexed territory that was not within the boundaries of the City on January 4, 2004, and contain only whole units of property as are assessed for general property tax purposes.
2. The District is created as of January 1, 2019.
3. The Common Council finds and declares that:
 - A. Not less than 50% of the real property within TID #14 is a “blighted area” Wis. Stats. §66.1105(2)(ae) and is suitable for rehabilitation work as defined in Wis. Stats. §66.1337(2m).
 - B. Based upon such findings and the identification and classification of the property in the district, TID #14 is declared to be a blight or rehabilitation district.
 - 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. The equalized value of the taxable property in TID #14 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.
 - F. The project plan costs directly relate to promoting rehabilitation and residential development in TID #14 consistent with the purpose for which TID #14 is created.
 - G. 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).
4. The Common Council, pursuant to Wis. Stats. §66.1105(4)(gm), hereby adopts and approves the Project Plan for TID #14, a copy of which is attached to Resolution #PC18-01 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 haste.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to schedule a meeting of the Joint Review Board not less than 10 days nor more than 30 days after their receipt of this Resolution for the purpose of considering the approval of this Resolution and the creation of TID #14, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of TID #14, City of De Pere and pursuant to Wis. Stats. §§66.1105(4)(k), the City Assessor is authorized and directed to calculate the value of the properties within TID #14, City of De Pere, as of the date of creation of such Tax Incremental Financing District of all relevant tax exempt city owned property within such District; further, that the City Clerk-Treasurer is authorized and directed pursuant to Wis. Stats. §66.1105(5)(b), to send an application to the Wisconsin Department of Revenue for certification of the Tax Incremental Financing District base.

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 16th day of October, 2018.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana D. Ledvina, Clerk-Treasurer

Ayes: _____

Nays: _____

City of De Pere, Wisconsin



Request For Joint Review Board Action

MEETING DATE: October 23, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Resolution #JRB 18-02, Amending Resolution #JRB 18-01,
Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental Financing District Number 14, City of De Pere,
Wisconsin By Revising the TID Creation Date to January 1, 2019.

ATTACHMENTS:

- ResoJRB18-02 (DOCX)

JOINT REVIEW BOARD
RESOLUTION #JRB 18-02

AMENDING RESOLUTION #JRB 18-01, APPROVING ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NUMBER 14, CITY OF DE PERE, WISCONSIN BY REVISING CREATION DATE TO JANUARY 1, 2019

WHEREAS, the City of De Pere Joint Review Board on Tax Incremental Financing District No. 14, (the “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. 14; and

WHEREAS, the Joint Review Board, met on October 23, 2018, considered the public record and all documents and planning materials presented, including the Common Council Resolution #18-99, Amending Resolution #18-92, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District Number 14; and

NOW THEREFORE BE IT HEREBY RESOLVED by the City of De Pere Joint Review Board on Tax Incremental Financing District No. 14 that:

1. The Boundary and Project Plan for City of De Pere Tax Incremental District No. 14 (TID #14) 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 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 Joint Review Board also finds that the economic benefits of TID #14, as measured by increased housing and property values are sufficient to compensate for the cost of the improvements contemplated in such plan.
3. The 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 Joint Review Board approves De Pere Common Council Resolution #18-99, Amending Resolution #18-92, Establishing the Boundaries of and Approving the Project Plan for Tax Incremental Financing District Number 14.

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

Dated this October 23, 2018.

CITY OF DE PERE JOINT REVIEW BOARD
ON TAX INCREMENTAL FINANCING DISTRICT NO. 14

Chad Weininger
Brown County

Dawn Foeller
Unified School District of De Pere

Bob Mathews
Northeast Wisconsin Technical College

Michael J. Walsh, Mayor
City of De Pere

William Patzke
Public Member