



Business Improvement District Board

Regular Meeting

112 N Broadway St
De Pere, WI 54115
www.deperewi.gov

Agenda

Monday, March 23, 2026

4:00 PM

112 N Broadway St, De Pere WI
54115

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Business Improvement District Board** of the City of De Pere will be held on **March 23, 2026 at 4:00 PM** in the **STARRY REALTY OFFICES, 112 N. BROADWAY STREET, DE PERE.**

Electronic Meeting Access:

<https://www.gotomeet.me/DePere>

Telephonic Meeting Access:

1 (866) 899 4679 -or- 1 (312) 757-3117
Access Code: 154-883-285

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS
 - A. Approval of the minutes of the October 23, 2025 BID Board meeting.
 - B. PUBLIC COMMENT UPON MATTERS NOT ON THE AGENDA. COMMENTS MADE DURING THE PUBLIC COMMENT PERIOD SHALL PERTAIN ONLY TO MATTERS UNDER THE JURISDICTION OF THE BUSINESS IMPROVEMENT DISTRICT. §6-3(f) DPMC
 - C. PROPERTY OWNER INTRODUCTION
 - D. 2025 DBID YEAR IN REVIEW
 - E. REVIEW ANNUAL MEETING STRUCTURE
 - F. REVIEW 2026 OPERATING PLAN OBJECTIVES
4. FUTURE AGENDA ITEMS
 - A. FOCUS AND PREP FOR JUNE MEETING. SET DATE FOR JUNE MEETING
5. ADJOURNMENT

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Development Services Department at 339-4052 by noon on the previous day so that arrangements can be made.

The Public or Members of the Business Improvement District Board, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means.

This meeting may also be rebroadcast on TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.



City of De Pere, Wisconsin

3.A

**Request for Business Improvement District
Board Action**

Meeting Date: March 23, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: Approval of the minutes of the October 23, 2025 BID Board meeting.
Recommendation: Motion to approve.

Attachments:
BID_Oct2025_Minutes_Draft



Business Improvement District Board

Regular Meeting

Minutes

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Thursday, October 23, 2025

8:00 AM

City Hall, Council Chambers 335 S. Broadway, De Pere, WI 54115

I. Call to Order

1. Roll Call

Present: Mary Boyd, Tom Gavic, Ryan Jennings, Rich Starry, Kim Flom

Absent:

Excused: Brent Felchlin, Maya Romboy

Also present: Members of the public.

2. Approval of the minutes of the September 30, 2025 BID Board meeting.

RESULT:	Approved
MOVER:	Kim Flom
SECONDER:	Rich Starry
AYES:	Mary Boyd, Tom Gavic, Ryan Jennings, Rich Starry, Kim Flom

3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Business Improvement District Board. §6-3(f) DPMC

Gretchen the owner of Scotty Dog's Pub introduced herself to the board.

4. Annual election of officers.

Rich Starry nominated Tom Gavic as Chair preson. Tom Gavic nominated Rich Starry as Vice Chair and Kim Flom as Secretary/Treasurer. Upon vote, motions carried unanimously.

5. Discuss meeting structure.

Tom Gavic discussed the meeting structure and calendar. He would like to schedule a meeting in March to review the prior year and confirm current plan activities. Then in June, the current plan review would be discussed with small group work. In September, the draft operating plan and BID operating plan to prioritize objective activities. And finally, a meeting in October to discuss current plan highlights and the next year's BID operating plant to be forwarded to Council for approval.

6. Review 2025 DBID Plan highlights. Presentation by Tina Quigley, Executive Director Definitely De Pere.

Tina Quigley, Definitely De Pere Executive Director, provided a review of 2025 highlights. Those included an urban forest walkway and continued beautification efforts. The BID also managed downtown snow removal program. She reported that there were 18 net new businesses for 2024/2025 and twenty properties were improved with \$5.9 million in private investment. Tom Gavic welcomed City Manger Kim Flom to the BID Board. Tina added that there were 2 groundbreaking at the former Shopko site, followed by the parking ramp coming next. The Experience De Pere granted 5 or 6 business recruitment grants a well. Kim Flom also added that the Common Council approved an RFP for 360 Main Ave for redevelopment.

7. Consideration and possible action regarding the 2026 De Pere Business Improvement District (DBID) Operating Plan.*

RESULT:	Approved
MOVER:	Ryan Jennings
SECONDER:	Rich Starry
AYES:	Mary Boyd, Tom Gavic, Ryan Jennings, Rich Starry, Kim Flom

Tom Gavic highlighted the 2026 DBID Operating Plan. Objective 1: grow the number of people experiencing downtown De Pere from X to Y by 2030. These numbers are not set yet but he will be working with staff to get those numbers. Objective 2: grow the number of people living and working in downtown De Pere from X to Y by 2030. Objective 3 : grow property values from an average of \$/square footage by 2030. Those numbers will be reviewed by average of appraisals, lease rates, occupancy rates. Ryan Jennings suggested putting in percentages so there is a base line. Tom feels like he doesn't just want to throw out some numbers randomly. He would rather wait until March to determine the numbers. Discussion followed and it was decided that the X and Y numbers will be determined between now and March by staff and the BID board. Tom noted that the by-laws should be taken out of the budget. Ryan Jennings moved, seconded by Rich Starry, to approve the 2026 Operating Plan. Upon vote, motion carried unanimously.

8. Adjournment.

Rich Starry moved, seconded by Kim Flom, to adjourn the meeting at 8:50 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

3.B

**Request for Business Improvement District
Board Action**

Meeting Date: March 23, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: PUBLIC COMMENT UPON MATTERS NOT ON THE AGENDA. COMMENTS MADE DURING THE PUBLIC COMMENT PERIOD SHALL PERTAIN ONLY TO MATTERS UNDER THE JURISDICTION OF THE BUSINESS IMPROVEMENT DISTRICT. §6-3(f) DPMC
Recommendation: Public comment.

Attachments:
None



City of De Pere, Wisconsin

3.C

**Request for Business Improvement District
Board Action**

Meeting Date: March 23, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: PROPERTY OWNER INTRODUCTION
Recommendation: Introduction.

Attachments:
None



City of De Pere, Wisconsin

3.D

**Request for Business Improvement District
Board Action**

Meeting Date: March 23, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: 2025 DBID YEAR IN REVIEW
Recommendation: Review

Attachments:
None



City of De Pere, Wisconsin

3.E

Request for Business Improvement District
Board Action

Meeting Date: March 23, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: REVIEW ANNUAL MEETING STRUCTURE
Recommendation: Review

Attachments:
None



City of De Pere, Wisconsin

3.F

Request for Business Improvement District
Board Action

Meeting Date: March 23, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: REVIEW 2026 OPERATING PLAN OBJECTIVES
Recommendation: Review

Attachments:
None



City of De Pere, Wisconsin

4.A

Request for Business Improvement District
Board Action

Meeting Date: March 23, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: FOCUS AND PREP FOR JUNE MEETING. SET DATE FOR JUNE MEETING
Recommendation: Set meeting date

Attachments:
None