Finance/Personnel Committee Regular Meeting Agenda

Tuesday, August 11, 2026 at 7:30 PM

Council Chambers and Virtual

In-Person Attendance:	**Electronic Meeting Access:**	**Telephonic Meeting Access:**
City Hall Council Chambers 2nd Floor City Hall 335 S Broadway	https://www.gotomeet.me/DePere	(866) 899-4679 -or- (312) 757-3117 Access Code: 154-883-28

1. **Call to Order**

2. **Roll Call**

3. **Public Comments**

   Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Finance/Personnel Committee. §6-3(f) DPMC

4. **New Business**

   A. Approval of the minutes of the July 14, 2026 Regular Meeting of the Finance/Personnel Committee.

   B. For consideration and possible action on tax refund for St. Norbert College for Parcel WD-232 (414 Fourth Street).*

   C. For consideration and possible action on amendments to De Pere Municipal Code Sections 8-17, 10-12 and 82-4 and Chapters 106 and 114.*

   D. Review and Discussion of the 2025 Annual Tax Increment District (TID) Summaries.

   E. Investments Summary as of June 30, 2026.

5. **Future Agenda Items**

6. **Adjournment**

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Legal Department at 920-339-4042 by noon on the previous day so that arrangements can be made.

The Public or Members of the Finance/Personnel Committee, 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

4.A

Request for Finance/Personnel Committee Action

Meeting Date:	August 11, 2026
Department:	Administration
From:	Amy Darnick, Administrative Assistant
Subject:	Approval of the minutes of the July 14, 2026 Regular Meeting of the Finance/Personnel Committee.
Recommendation:	Motion to approve.

Minutes

Attachments:
July 14, 2026 Minutes

Finance/Personnel Committee

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

Regular Meeting

Minutes

Tuesday, July 14, 2026 **7:30 PM**

1. Call to Order

The meeting was called to order at 7:30 PM by Mayor James Boyd.

2. Roll Call

Present: James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

Also present: City Manager Kim Flom, City Attorney Joanne Bungert (remote), Fire Chief Brett Jansen, Finance Director Pam Manley, Human Resources Director Shannon Metzler, City Clerk Carey Danen and members of the public.

3. Public Comments

Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Finance/Personnel Committee. §6-3(f) DPMC

None.

4. New Business

A. Approval of the minutes of the June 9, 2026 Regular Meeting of the Finance/Personnel Committee.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Pamela Gantz
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

B. For consideration and possible action on the approval of the 2025 Management Letter and Financial Statements.*

Elizabeth McMasters from CliftonLarsonAllen LLP presented the management letter and executive audit summary to the Committee. She reported that the audit resulted in an unmodified opinion, the highest rating available to the City. There were no issues communicated to management beforehand and no corrected or uncorrected misstatements. The City received one finding related to the auditors preparing the annual financial report, a practice common in approximately 98% of municipalities. No noncompliance issues with state requirements were identified.

McMasters reviewed the City's governmental fund balances, noting a significant increase in the unassigned fund balance. She stated that the Government Finance Officers Association recommends maintaining this fund between 15-25%, and that the City's policy is 25%. Due to rising costs, the auditors recommend maintaining the fund balance in the 25-30% range. She also reported a large increase in the public improvements fund resulting from the timing of debt issuance. Finance Director

Pam Manley noted that much of this increase is due to borrowing for the Municipal Service Center expansion.

McMasters then summarized cash flow trends for the water, wastewater, and stormwater utilities. She noted increasing water utility income associated with the 2024 rate case and stated that the City is taking appropriate steps to build cash balance. The wastewater utility showed positive cash flow in 2025, partially due to repayment from the water utility. For the stormwater utility, she recommended monitoring whether future user fees will be sufficient to meet needs.

She also discussed the medical self-insurance fund, which experienced a lower change in net position as a result of the City's decision to reduce reserves. Costs have since increased significantly; however, the City implemented a 10% premium increase this year and is now in a better position. McMasters then answered questions from committee members.

RESULT:	**ACCEPTED AND PLACED ON FILE [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Amy Kundinger
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

C. For consideration and possible action on Parameters Resolution for the 2026A G.O. promissory notes.*

Justin Fischer from Baird presented an overview of the City's 2026 borrowing plan and provided an update on current municipal bond market conditions. He outlined the three components of the borrowing plan: Series A for capital improvements projects, Series B for projects in the Tax Incremental Financing districts, and Series C for the remaining costs of the City parking ramp project. Fischer also reviewed the tentative timeline for the approval, sale, and closing of these borrowings.

He reported that the municipal bond market has been influenced by international events and the installation of a new Federal Reserve chair. Despite these factors, he noted that the municipal bond market remains very strong overall.

Fischer shared information on the City's general obligation borrowing capacity, which is limited to 5% of equalized valuation. He stated that the existing principal outstanding continues to decrease each year, resulting in an increasing percentage of remaining capacity. He then answered questions from Committee members.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Casey Nelson
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

D. For consideration and possible action on Parameters Resolution for the 2026B Taxable G.O. promissory notes.*

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Pamela Gantz
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

E. For consideration and possible action on Initial Resolution for G.O. promissory notes.*

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Casey Nelson
SECONDER:	Devin Perock
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

F. For consideration and possible action on Parameters Resolution for the 2026C Note Anticipation notes.*

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Pamela Gantz
SECONDER:	Casey Nelson
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

G. For consideration and possible action to approve updated agreement for Fox River Fire District.*

Fire Chief Brett Jansen reported that the automatic aid agreement was originally established in 2018 to allow for shared dispatching of fire emergencies among agencies within the district. He noted that the agreement also supports joint training and purchasing efforts and enhances collaboration, which can improve the chances of securing grant funding. Jansen explained that the updated agreement will allow additional municipalities to join in the future. At this time, the communities of Greenleaf, Wrightstown, and Morrison have opted in.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Pamela Gantz
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

H. Update on Compensation Study.

Human Resources Director Shannon Metzler reported that staff has been working with the consultant on the compensation study since January. The plan had been to present the results to the Finance/Personnel Committee this month; however, after discussions with the City Manager and Finance Director, staff determined it would be better to proceed further into the budget process to understand what the City can afford. The compensation study is now planned for presentation in September. Metzler noted that Council members have expressed a desire for the City to remain a leader in the market. She stated that staff intends to continue using the same methodology as long as it aligns with the budget model.

I. For consideration and possible action on Sale and Development Agreement Terms with Machine Plus for the expansion of the business located at 2130 American BLVD in the West Business Park (WD-L179-2).*

Development Services Director Dan Lindstrom reported that the expansion project will be completed in two phases and will more than double the size of the facility. He noted that the owner has worked closely with staff to ensure the project meets all City code requirements. Lindstrom commended the project team for effectively utilizing the site and for their design creativity. He then reviewed information on the guaranteed assessed values and the anticipated annual tax payments upon project completion, and noted that the proposed incentives will total approximately $142,000.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock

AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

J. For consideration and possible action on the Approval of Quotation for Internet Service at the 224 N. Wisconsin Parking Ramp from TDS Telecommunications, LLC.*

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Pamela Gantz
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

K. Investments Summary as of May 31, 2026.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Amy Kundinger
AYES:	James Boyd, Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock

5. Future Agenda Items

None.

6. Adjournment

Mayor Boyd moved, seconded by Alderperson Gantz to adjourn the meeting at 8:29 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk

City of De Pere, Wisconsin

4.B

Request for Finance/Personnel Committee Action

Meeting Date:	August 11, 2026
Department:	City Clerk
From:	Carey Danen, City Clerk
Subject:	For consideration and possible action on tax refund for St. Norbert College for Parcel WD-232 (414 Fourth Street).*
Recommendation:	Motion to approve.

In February 2025, St. Norbert College submitted a request to Accurate Appraisal to classify parcel WD-232 (414 Fourth Street) as tax exempt. Accurate did not remove the parcel from the 2025 assessment roll, resulting in the property being issued a tax bill in error. Under Wis. Stat. 74.43, this qualifies as a palpable error. St. Norbert College paid the tax bill and subsequently notified the City of the mistake.

Accurate Appraisal has submitted a Correction of Error as part of the 2026 assessment roll, and the Board of Review approved the correction at its June meeting. This refund request is consistent with the statutory process for correcting palpable errors and reimbursing taxpayers for assessments made in error. I have included the following attachments in the agenda packet for your reference: the Correction of Errors form, Accurate's letter to the property owner, the tax bill, and the receipt showing payment.

I am requesting approval to issue a refund to St. Norbert College in the amount of $2,637.02 for the taxes paid on parcel WD-232. There are sufficient funds in the Illegal Taxes/Refunds Uncollectables account for this payment. Following issuance of the refund, the City will submit a chargeback request to the other taxing jurisdictions for their respective portions. Please note that the Department of Revenue does not act on chargebacks until after the October 1 submission deadline. The other jurisdictions then have until February 15th, 2027 to remit payment. At that time, approximately $1,680 will be returned to the City.

Thank you for your consideration. Please contact me in advance of the meeting with any questions.

Attachments:
70.43 De Pere 2026, Accurate Appraisal Correction of Error letter, 2025 tax bill, 2025

tax bill receipt

2026
(Year)

CORRECTIONS OF ERRORS BY ASSESSORS (SEC. 70.43, WIS. STATS.)

Note: *Assessor should complete columns (a) through (e) and forward to the clerk as part of the assessment roll. Send to clerk electronically as well, if possible. The clerk will complete columns (f), (g), and totals.*

	(a) Parcel / Account Number Property Location & School Code Owner's Name, Street Address, City, State, Zip (1)	(b) Previous Year's Assessed Value	(c) Corrected Value	(d) **Real Property** Amount of Adjustment (c-b)	(e) **Personal Property** Amount of Adjustment (c-b)	(f) Previous Year's Net Mill Rate (2)	(g) T – Tax net school credit L – Lottery credit F – First Dollar credit N – Net Tax (3)
1	ED-2382 2051 Profit Place One Source Tech, LLC 2051 Profit Place De Pere WI 54115 0000	2,104,000	2,539,800	435,800			T – 0.00 L – F – N – 0.00
2	WD 232 414 Fourth St St . Norbert College, INC 100 Grant St De Pere WI 54115	186,500	0	186,500			T – 0.00 L – F – N – 0.00
3							T – 0.00 L – F – N – 0.00
4							T – 0.00 L – F – N – 0.00
5							T – 0.00 L – F – N – 0.00
6							T – 0.00 L – F – N – 0.00

2026
(Year)

CORRECTIONS OF ERRORS BY ASSESSORS (Continued)

	(a) Parcel / Account Number Property Location & School Code Owner's Name, Street Address, City, State, Zip (1)	(b) Previous Year's Assessed Value	(c) Corrected Value	(d) **Real Property** Amount of Adjustment (c-b)	(e) **Personal Property** Amount of Adjustment (c-b)	(f) Previous Year's Net Mill Rate (2)	(g) T – Tax net school credit L – Lottery credit F – First Dollar credit N – Net Tax (3)
7							T – 0.00 L – F – N – 0.00
8							T – 0.00 L – F – N – 0.00
9							T – 0.00 L – F – N – 0.00
10							T – 0.00 L – F – N – 0.00
			Grand Totals . . ➔	249,300	0		0.00
				↑ Real Property Total enter on line 23c1 of the Statement of Assessment	↑ Personal Property Total enter on line 23c2 of the Statement of Assessment		↑ Total of code "N" entries. Enter on Line I of the Statement of Taxes.

(1) Enter Property and Owner Information in order listed.

(2) Net Mill Rate – see Publication PA-502, Assessment and Tax Roll Instructions for Clerks at www.revenue.wi.gov/html/pubs.html.

(3) T – Enter total tax less school levy tax credit.
L – If Principal Residence, enter amount of Lottery & Gaming Credit adjustment, if any.
F – If Real Estate includes an improvement, enter amount of First Dollar Credit adjustment, if any.
N – Enter net amount (T minus L and F)

INNOVATION | EDUCATION | TECHNOLOGY
Email: info@accurateassessor.com
Ph: 920-749-8098

6/6/2026
St. Norbert College, Inc
100 Grant St

RE: WD-232

It has come to our attention that your property qualifies for a correction of error. WD-232 due to not making it exempt. The Wisconsin State Statutes 74.43 states that this qualifies as a palpable error, and we can do a correction of error.

We will be adjusting the value to $0 on the 2025 assessment roll. You do have the right to appeal this amount at the 2026 board of review.

If you have any questions concerning this or the value placed on the property, please call 920-749-8098 or email info@accurateassessor.com

Sincerely,

Accurate Appraisal LLC

Date sent to Property owner: __________ Initials: ___________

REAL ESTATE PROPERTY TAX BILL FOR 2025 | CITY OF DE PERE

Bill #: 9086745
Parcel #: WD-232
Alt. Parcel #:

ST NORBERT COLLEGE INC
100 GRANT ST
DE PERE WI 54115

Total Due For Full Payment
By January 31, 2026
$2,779.02
-- OR --
Pay First Installment
By January 31, 2026
$1,460.51

Make Check Payable and Mail to:
CITY OF DE PERE
TREASURER
335 S BROADWAY
DE PERE WI 54115

Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope.
If payment is made by check, receipt is not valid until check has cleared all banks.

MAIL: City of De Pere Tax Collection, 335 S. Broadway, De Pere, WI 54115
ONLINE: www.browncountywi.gov/propertytax
Use Guest sign-in. Enter Parcel# only. VPS Convenience Fees: E-check $1.25, Personal Visa Debit Cards $3.95, and Credit Cards/Other Debit Cards 2.55%
IN PERSON: City Hall Clerk's Office(Mon-Thurs 7:30AM-5:00PM;Fri 7:30AM-11:30AM, except holidays)
DROP BOX: Secure, built-in drop box marked by signage on Merrill St side of City Hall
NOTE: Homeowners check for Lottery Credit deduction on Primary Residence only.
For mailing address changes go to www.browncountywi.gov/addresschange
Receipts are available at www.browncountywi.gov/propertysearch
Postponed 2nd installment payments will be collected by Brown County.

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025
CITY OF DE PERE
BROWN COUNTY

BILL NO. 9086745 SEQ# 6207
Correspondence should refer to parcel number
PARCEL#: WD-232

Property Address
414 FOURTH ST

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A star in this box means unpaid prior year taxes
23,500	163,000	186,500	1.0067	23,300	161,900	185,200	

Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
CITY OF DE PERE	3,828,404	3,953,390	1,006.59	1,018.82	1.2%
NORTHEAST WI VTAE	2,227,029	2,131,916	105.42	98.28	-6.8%
WEST DEPERE SCH	16,246,559	16,242,434	1,094.67	1,084.89	-0.9%
BROWN COUNTY	1,006,185	1,007,845	529.51	498.39	-5.9%
Total	23,308,177	23,335,585	2,736.19	2,700.38	-1.3%
First Dollar Credit			64.08	63.36	-1.1%
Lottery & Gaming Credit			206.32		-100.0%
Net Property Tax			2,465.79	2,637.02	6.9%

Gross Property Tax	2,700.38
First Dollar Credit	-63.36
Lottery Credit	
Net Property Tax	2,637.02
STORM WTR MGMT	142.00

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2026**
▶ $ 2,779.02

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

PA-685/3 (R. 8-15)

School taxes reduced by school levy tax credit $ 219.22

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
3028031 1648540 ACRES: 0.153
6,688 SQ FT ASSESSOR'S PLAT
OF W DEPERE E 130 FT OF PCL
"A" OF LOT 14 OF STEWART'S

Net Assessed Value Rate (Does NOT reflect credits)
0.014479167

RETAIN THIS PORTION AS YOUR COPY

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

ST NORBERT COLLEGE INC
100 GRANT ST
DE PERE WI 54115

Installments may be paid as follows:
1460.51 DUE BY 01/31/2026
1318.51 DUE BY 07/31/2026

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WEST DEPERE SCH	81,414.87	7.28	2039
WEST DEPERE SCH	2,114,016.12	189.28	2036
WEST DEPERE SCH	2,349,871.41	210.40	2027

CITY OF DE PERE
TREASURER
335 S BROADWAY
DE PERE WI 54115

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
UMS

TAX BILL ENCLOSED
for WD-232

FORWARDING SERVICE REQUESTED

ST NORBERT COLLEGE INC
100 GRANT ST
DE PERE WI 54115

2025 Real Estate Property Tax Receipt

07/14/2026
09:46:10 AM

Tax District: CITY OF DE PERE
County: BROWN COUNTY
Parcel #: WD-232
Alt. Parcel #:
Plat:

Property Address: 414 FOURTH ST
Section/Town/Range:
Volume/Page: 3028031 1648540 1597299
Acres: 0.153
Block/Condo Bldg:

Legal Descripton:
6,688 SQ FT ASSESSOR'S PLAT OF W DEPERE E 130 FT OF PCL "A" OF LOT 14 OF STEWART'S 1ST ADDN

Bill #: 9086745

Total Land	Total Improve	Total Value	Ratio	Est. Fair Market Value
23,500	163,000	186,500	1.0067	185,200

Payment

Date Paid: 01/30/2026
Interest/Penalty Date: 01/30/2026
Receipt #: 30506

Gen. Property Tax:		2,637.02
Special Assessment:		0.00
Special Charges:		142.00
Delinquent Utility Charges:		0.00
Private Forest Crop Taxes:		0.00
Woodland Tax Law Taxes:		0.00
Managed Forest Land Taxes:		0.00
Interest:	Jan 2026	0.00
Penalty:	Jan 2026	0.00
Other Charges:		0.00
Total Amount Paid:		2,779.02

CR Batch #: 921 **Transaction #:** 36402

Transaction Cash:	0.00
Transaction Check:	151,885.10
Transaction Other:	0.00
Transaction Overpayment:	0.00

Balance

Prior Tax Balance:		2,779.02
Tax Amount Paid:		2,779.02
New Tax Balance:		0.00
Interest:	Jan 2026	0.00
Penalty:	Jan 2026	0.00
New Balance Due:		0.00

Payment Note:
ST NORBERT COLLEGE, CK # 00561564

If Paid By Check, Tax Receipt Is Not Valid Until Check Has Cleared All Banks.

RECEIVED BY:

CITY OF DE PERE
TREASURER
335 S BROADWAY
DE PERE WI 54115

ST NORBERT COLLEGE INC
100 GRANT ST
DE PERE WI 54115

DE PERE

City of De Pere, Wisconsin

4.C

Request for Finance/Personnel Committee Action

Meeting Date:	August 11, 2026
Department:	City Attorney
From:	Angela Zills, Paralegal
Subject:	For consideration and possible action on amendments to De Pere Municipal Code Sections 8-17, 10-12 and 82-4 and Chapters 106 and 114.*
Recommendation:	Motion to approve and recommendation for final approval by the Common Council.

The Law Department is submitting quarterly clean-ups to the De Pere Municipal Code. The changes may result from submissions by various departments, as well as errors or inconsistencies discovered by the Law Department over the last few months. These revisions are not deemed significant enough to be brought forward for individual ordinance changes which would warrant more significant discussion.

Attachments:
Mayor-FP August 2026 Ordinance Clean-ups,
Sec._8_17.___Sexual_offender_loitering_restrictions., Sec. 10-12(b)-Redline,
Sec._82_4.___Placement_of_garbage_and_collectible_solid_waste_for_city_collection.,
Sec._106_2.___Application_process.,
Sec._106_6.___Permits_required_under_this_chapter_,
Sec._114_5.___Registration_information__examination_and_fees__appeal.,
Sec._114_8.___Revocation_of_registration.

CITY OF DE PERE
MEMO

DE PERE

To: James G. Boyd, Mayor
Members of the Finance/Personnel Committee
From: Angela Zills, Paralegal
Date: August 11, 2026 (meeting date)

RE: Quarterly Ordinance clean-ups

The Law Department strives to make ordinance changes for clean-ups/minor changes on a quarterly basis.

The following changes to the De Pere Municipal Code are being brought forward for consideration during this review period:

- Section 8-17 (b) - revise the cross-reference in the definition of loitering to refer to the correct section.
- Section 10-12(b) – having the Mayor appoint one alderperson to serve a council liaison to the Commission (for each alderperson election term of three years), similar to appointments by the Mayor to other boards and commissions;
- Section 82-4(c)(3) and (4) – make Wisconsin Department of Natural Resources recommended modifications to the definition of what is considered “adequate” in terms of adequate separate containers for recyclable materials for multi-family and commercial, institutional and manufacturing parcels.
- Section 106-6(a)(4) – revise the reference from 501(c) to 501(c)(3), the specific sub-category reserved for charitable, religious and educational groups, more in line with the intent of the fee-waiver for special events, rather than just the broad category for federal tax-exempt nonprofits organizations.
- Chapter 106 was amended earlier this year to route most license denial appeal hearings to the City’s License Committee, rather than Finance/Personnel Committee. Recently, the Law Department discovered that Chapter 114 should have been changed as well to follow the same process for solicitor permit denials.
- Both Chapter 106 and 114 are also being amended at this time to clarify that an appeal shall be requested within 30 days and also require that any such hearing determination shall be mailed to the applicant by certified mail.

Redlined versions of the proposed changes are attached for your review.

If approved, these changes will be put into formal ordinance format and brought forward to the Common Council for final approval.

AMZ

Sec. 8-17. Sexual offender loitering restrictions.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except when the context clearly indicates a different meaning:

Child safety zones.

(1) *Restricted zones.* Any facility used for:

a. A public park, parkland, park facility;

b. A public swimming pool;

c. A public library;

d. A recreational trail;

e. A public playground;

f. A school for children, including elementary, middle or high schools;

g. Athletic fields used by children;

h. A state-licensed day care center; and

i. Any specialized school for children, including, but not limited to, a gymnastics academy or dance academy.

(2) *Loiter free zones.* The 200-foot radius surrounding all restricted zones. The distance shall be measured from the closest boundary line of the real property boundary line of the applicable above enumerated uses.

Designated offender means any person who is required to register under Wis. Stats. § 301.45.

Loitering means, in addition to the definition found in section 8-16(a)~~8-18.1~~, whether in a group, crowd, or as an individual, to stand idly about, loaf, prowl, congregate, wander, stand, linger aimlessly, proceed slowly or with many stops, to delay or dawdle.

(c) *Prohibited acts.*

(1) *Restricted zones.*

a. *Restricted zone restrictions.* No designated offender shall enter or be physically present upon any real property upon which there exists a facility identified in this section as a restricted zone.

b. *Restricted zone restriction exceptions.* A designated offender may be physically present on any day or time within a restricted zone if all of the following are present:

1. The designated offender has official business, which is determined by the reasonable person standard; and

2. The designated offender is accompanied by another adult who is not a designated offender.

(2) *Loiter free zones.* It is unlawful for a designated offender to loiter within a restricted zone or loiter free zone.

(d) *Penalty.* Any person who shall violate any provision of this section shall be subject to forfeiture as provided in section 1-11 except that such forfeiture for a first offense shall be not less than $500.00, plus costs and penalties and such forfeiture for a second or subsequent offense shall be not less than $750.00, plus costs and penalties.

(Code 2001, § 8-18.2; Ord. No. 08-28, § 1, 10-7-2008; Ord. No. 09-30, § 3, 12-15-2009; Ord. No. 11-11, § 1, 5-3-2011)

10-12. – De Pere Youth Commission.

(b) *Membership.* The Commission shall be comprised of at least seven (7) but not more than fifteen (15) members, who are students between the ages of 14 and 18 and reside in the City of De Pere or attend school in either the Unified School District of De Pere or the School District of West De Pere. The Mayor shall appoint the Commission members, subject to confirmation by the Common Council, which shall be selected through an application process, conducted by a selection committee designated by the Mayor. In the event the number of applicants exceeds the number of available member positions for any given term, a priority shall be given to applicants residing in the City of De Pere. Terms shall be for one (1) year, beginning the 4th Wednesday of May of each year. Thereafter, members may be reappointed through High School Senior Graduation. ~~The Common Council may designate one or more Alders to serve as Council Liaisons to the Commission for such terms as determined by council.~~The Mayor shall also appoint one alderperson, subject to confirmation by the Common Council, as a council liaison to the Commission for a term of three years.

Sec. 82-4. Placement of garbage and collectible solid waste for city collection.

(a) *Placement of polycarts for collection.*

(1) *Residential, commercial, institutional, and manufacturer sources.*

a. Residential, commercial, institutional, and manufacturer garbage and recyclables will be prepared as set forth below.

b. All garbage and collectable recyclables shall be placed in the proper polycart. The polycart shall be placed within three feet of the curb with the directional arrow pointing toward the street where available. Collections may be made at the alley line where such parcels are served by an alley or adjacent to the sidewalk in designated downtown areas, subject to the consent and approval of the street superintendent.

c. All polycarts shall be placed no less than four feet away from each other or any other objects.

d. Polycarts shall not be placed in front of parked cars.

e. During winter months, polycarts shall be placed in the driveway apron or on an adjacent area to the curb line which has been shoveled free of snow. In cases where the street superintendent determines that collection would be best facilitated by allowing property owners to place polycarts at other accessible points, this subsection may be waived by the city. Polycarts shall not be placed on top of a snowbank.

f. All solid waste placed for collection shall be deemed abandoned and shall become property of the city upon being placed for collection.

(2) *Multifamily source.* There shall be no collection of garbage and collectable recyclables from multifamily sources.

(b) *Preparation of garbage for collection generally.* All garbage placed for collection shall be prepared as provided under this section. Containers which are not polycarts issued by the city shall not be placed for collection except as provided on overflow collection days.

(1) *Residential garbage.*

a. All residential garbage must be placed inside the proper polycarts.

b. No garbage shall be placed outside the polycart for collection unless the collection day is an overflow collection day or unless the resident has affixed an overflow tag to one or two plastic bags placed outside the cart for collection.

(2) *Condominiums.*

a. Residential garbage and collectable recyclables from condominium units shall not take place upon the private condominium property unless the following are present:

1. The private property provides adequate ingress and egress to municipal equipment and vehicles with such maneuverability as to allow that equipment and vehicles to access and depart the property without the necessity of backing the vehicles off of the private property; and

2. The owner of such private property executes a hold harmless agreement as approved by the common council on March 2, 2004 (Resolution 04-31).

b. If the condominium development cannot or does not comply with the above requirements, residential garbage and collectible recyclables will be collected from such development if prepared in accordance with this section and placed for collection within three feet of the curb line.

(3) *Commercial, institutional and manufacturing garbage.* Except as provided in section 82-2(d), commercial, institutional and manufacturing garbage must be placed in the proper polycart.

(4) *Condition of disposable bags placed for overflow collection day.* All garbage placed for collection under this section shall be placed in a sufficient number of bags to adequately hold the garbage. All bags shall be securely tied and free of rips and tears. No sharp edges or protrusions shall be present. No bags shall be placed outside polycart for collection unless the collection day is an overflow collection day or unless there is an overflow tag affixed to one of the two bags placed outside the cart for collection.

(c) *Collection of recyclables.* Collectable recyclables shall be separated from garbage and other collectable solid waste and placed for collection in the proper polycart in conformity with this subsection.

(1) *Residential collectable recyclables.* Occupants of single- to four-unit residences shall, to the greatest extent practicable, separate collectable recyclables from garbage and other solid waste and shall keep the collectable recyclables clean and free of contaminants, such as produce residue, oil or grease, or other nonrecyclable materials, including, but not limited to, household hazardous waste, medical waste and agricultural chemical containers. Recyclable materials shall be stored in accordance with section 82-3 in a manner which protects them from wind, rain and other inclement weather, and shall be placed curbside for collection as provided at section 82-4.

(2) *Commercial, institutional and manufacturing sources.* Recyclable materials may be placed for collection as provided in section 82-4.

(3) *Responsibilities of owners or designated agents of multifamily dwellings.* Owners or designated agents of multifamily dwellings shall be responsible to:

a. Provide adequate separate containers for ~~recyclable materials;~~the recycling program established in compliance with this ordinance. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:

(i) The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.

(ii) The ratio of trash container volume to recycling container volume is at most 2:1.

(iii) An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

b. Notify tenants in writing at the time of renting or leasing the dwelling and at least semiannually thereafter about the established recycling programs;

c. Provide for the collection of materials separated from the solid waste by tenants and the delivery of the materials to a recycling material facility;

d. Notify tenants of the reasons to reduce and recycle solid waste, which includes materials collected, how to prepare the materials in order to meet the processing requirement, collection methods or sites, locations and hours of operation, and a contact person or company, including the name, address and telephone number.

The requirements of subsections (c)(3)a through d of this section will not apply to the owners or designated agents of multiple-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the state department of natural resources which recovers collectable recyclables from solid waste in as pure a form as is technically feasible.

(4) *Responsibilities of owners or designated agents of commercial, institutional, and manufacturing parcels.* Owners or designated agents of nonresidential facilities and properties shall:

a. Provide adequate, separate containers for ~~recyclable material.~~the recycling program established under this section. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

b. Notify in writing, at least semiannually, all users, tenants and occupants of the properties about the established recycling program.

c. Provide for the collection of materials separated from the solid waste by the users, tenants and occupants, and the delivery of the materials to a recycling facility.

d. Notify users, tenants and occupants of reasons to reduce and recycle, which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or site, locations and hours of operation, and a contact person or company, including a name, address and telephone number.

The requirements of subsections (c)(4)a through d of this section do not apply to owners or designated agents of commercial, institutional and manufacturing parcels if the postconsumer waste generated within the facility or property is treated at a processing facility licensed by the state department of natural resources that recovers for recycling the collectable recyclables from solid waste in as pure a form as is technically feasible.

(5) *Separation of recyclables not required.* The requirement that collectable recyclables be segregated from garbage and other solid waste do not apply in the following circumstances:

a. To the occupants of single-family and two-family to four-family unit residences, multiple-family dwellings and nonresidential facilities or properties that send their postconsumer waste to a processing facility licensed by the state department of natural resources that recovers recyclables from solid waste in as pure a form as is technically feasible.

b. Solid waste which is burned as a supplemental fuel at a facility if less than 30 percent of the heat input to the facility is derived from the solid waste burned as a supplemental fuel.

c. Any collectable recyclable for which a variance has been granted by the state department of natural resources under Wis. Stats. § 287.11 or Wis. Admin. Code § NR 544.14.

(6) *Collection time.* All garbage, collectable recyclables or other collectable solid waste shall be placed as required by this chapter by 6:30 a.m. on the designated collection day.

(7) *Preparation time.* All garbage, collectable recyclable or other collectable solid waste, when placed in front of a property pursuant to this chapter, shall not be so placed prior to 6:00 p.m. the day before the collection day for the garbage, collectable solid waste or collectable recyclable. Any polycart, solid waste or other item which is not collected in accordance with applicable provisions of this chapter shall be removed from curbside not later than midnight the day of collection.

(Code 2001, § 82-4; Ord. No. 16-12, 7-19-2016)

Sec. 106-2. Application process.

(a) *Application.* Unless otherwise provided, application for a license or permit shall be made in writing to the responsible city department or officer, upon forms provided by the city. All application forms shall be fully completed and signed by the applicant, and all permit fees, if any, shall be paid before the application is processed.

(b) *License/permit fee.* All applications for any license or permit shall be accompanied by the proper license or permit fee as established by resolution of the common council. No license or permit fee shall be refundable unless the license/permit is denied.

(c) *Background check.* All applications for any license or permit which requires that a background check be run on the applicant shall be accompanied by a background check processing fee as determined by resolution of the common council. An applicant presenting multiple applications for license/permits at one time shall be subject to one processing fee as established by resolution of the common council. The background check processing fee shall be non-refundable.

(d) *Delinquent debts owed to city.*

(1) No license or permit, other than dog or cat licenses, authorized or required by this Code shall be granted or issued:

a. To any person who owes any unpaid, delinquent personal property tax, room tax, special assessment, municipal court forfeiture, charges for false fire or burglar alarms or abandoned 911 calls, parking ticket, sewer or water bill, ambulance bill, hazardous material spill response charge, or inspection or reinspection fee.

b. For any premises for which sewer or water bills, room taxes, special assessments or special charges for current services owed to the city are delinquent and unpaid.

c. For any premises containing personal property upon which a personal property tax owed to the city by the applicant was assessed and the personal property tax remains unpaid and delinquent.

No license shall be denied if a payment becomes delinquent after a fully completed and properly executed application, together with any required application fee, has been filed with the appropriate city official.

(2) This subsection does not apply to a person whose personal liability for payment of a delinquent tax or other charge has been discharged by order of a federal bankruptcy court or other court of competent jurisdiction or to a person or property covered by an automatic stay issued by a federal bankruptcy court or other court of competent jurisdiction while the automatic stay is in effect.

(e) *Bond and insurance.* All required bonds shall be executed by a surety company authorized to do business in the state. Where policies of insurance are required, such policies shall be subject to approval of the city attorney. Satisfactory evidence of coverage by bond or insurance shall be filed with the city before the license or permit is issued.

(f) *Approval or denial of license or permit.*

(1) Where the approval of any city or state officer is required prior to the issuance of any license or permit, proof of such approval must be presented to the issuing city official before any license or permit is issued.

(2) No license or permit shall be approved if it appears that the conduct of the activity for which a license or permit is required will be contrary to the law, if it appears the applicant does not possess the

necessary qualifications or requirements for the license, or if it appears issuance of the license or permit would be contrary to the public health, safety or welfare.

(g) *Appeal or review of license or permit denial.*

(1) Unless provided otherwise in this Code, if a license or permit application is denied, the applicant shall be informed of such decision, in writing, within ten days after the determination is made. The grant, denial, suspension or revocation of an alcohol license under Wis. Stats. § 125.12(1) or chapter 7 is subject to review under chapter 7.

(2) The denied applicant may request in writing within 30 days of the listed denial letter date a review of the determination to deny the license or permit application. The appeal shall state the reasons the applicant believes the decision to deny the license or permit to be in error. Failure to do so shall result in an automatic affirmance of the denial without further action by the issuing city official or the hearing body. Except for a license applied for under section 106-4(a) or (b), the hearing shall be held before the city's license committee. Wis Stats. ch. 68 shall not apply to the city's licensing decisions. Appeal of denial of a license applied for under section 106-4(a) or (b) shall be heard by the board of health.

(h) *License and permit terms and renewal.*

(1) Unless otherwise provided by this Code, the term of the license year shall commence on July 1 and end on June 30 of each year, unless the license period is for less than one year, in which case the term of the license shall commence with the date of issuance.

(2) License or permit renewals shall be issued in the same manner and be subject to the same conditions as the original license or permit except that a determination to not renew a license or permit shall be subject to subsection (g)(1) of this section.

(3) Permits shall be issued for the term set forth in the permit and shall not renew.

(i) *Display of license or permit.* Unless otherwise provided in this Code, all licenses and permits shall be displayed on the premises or vehicle for which it is issued. If a license or permit is required to be carried on the person, it shall be displayed to any law enforcement officer or other person authorized by ordinance to request the same.

(j) *Transfer.* No license or permit shall be transferable or assignable unless otherwise provided in this Code. No license or permit for environmental health services under section 106-4(b) shall be transferable or assignable unless otherwise provided in Wis. Admin. Code ch. ATCP 75.

(k) *Compliance with laws and regulations.* An express condition of holding a license or permit is compliance with all city, state and federal rules, regulations, laws and ordinances.

(l) *Suspension or revocation of license or permit.*

(1) Except as otherwise provided by state law or this Code, any license or permit issued by the city may be revoked or suspended for any of the following reasons:

a. A violation of any term, condition or requirement of the license or permit;

b. A violation of any federal, state or city law, regulation or ordinance pertaining to the license or permit whenever such violation is substantially related to the licensed or permitted activity.

(2) Except as provided in subsection (l)(3) of this section, upon the filing of a complaint alleging any violation identified in subsection (l)(1) of this section and requesting the suspension or revocation of a license or permit, the common council shall schedule a hearing on the same. Any complaint filed under this subsection shall be made by the department head of the department issuing such license or permit.

(3) Upon the filing by the city health officer/director of a complaint requesting the suspension or revocation of a license or permit issued under section 106-4(a) or (b), the board of health shall schedule a hearing thereon.

(4) ~~All hearings conducted under this section shall substantially comply with the provisions of Wis. Stats. § 68.11. Judicial review of the decision on suspension or revocation shall be governed by Wis. Stats. § 68.13.~~A determination under this section (l) shall be sent via certified mail, return receipt requested, to the individual at the last known address as listed on the application or as provided by the individual at the hearing.

(5) A license or permit suspension shall be for not less than ten days and not more than 90 days. A license or permit revocation shall be for 12 months during which time the licensee or permittee shall be ineligible to apply for reinstatement of a license or permit that has been revoked.

(6) No hearing shall be required or held for the revocation of a revocable occupancy permit issued under section 106-6(b) or (c) if such revocation is made pursuant to the terms of said permit.

(Code 2001, § 106-2; Ord. No. 15-01, § 1, 1-6-2015; Ord. No. 18-03, § 1, 1-16-2018; Ord. No. 18-17, §§ 1, 2, 8-21-2018; Ord. No. 19-23, § 1, 11-19-2019)

Sec. 106-6. Permits required under this chapter.

(a) *Special events.* This section applies to any public event, ceremony, demonstration, exhibition, march, pageant, parade, procession, race, athletic event, show or other similar display which interferes with the usual flow or regulation of traffic upon the streets, sidewalks, or rights-of-way, or the usual use of parks or other public grounds.

(1) *Definitions.* The following words, terms and phrases, when used in this subsection (a), shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

High hazard event means special events involving major physical activity by participants, moderate to severe exposure of spectators to hazards, and/or crowd sizes of 10,000 to 25,000 persons. High hazard events shall include, but not be limited to, events with more than 20 pounds of propane, and/or liquid petroleum (LP), and/or deep fat fryers, circuses and carnivals with rides, parades with floats, marathons or similar races, and team or individual sporting events.

Low hazard event means special events involving no physical activity by participants, no severe exposure of spectators to hazards, and no alcoholic beverages. Low hazard events shall include, but not be limited to, indoor and outdoor meetings, small theatrical performances, estate sales and auctions.

Medium hazard event means special events involving limited physical activity by participants, no severe exposure of spectators to hazards, and crowd sizes of less than 10,000 persons. Medium hazard events shall include, but not be limited to, dances, animal shows, political rallies, flea markets, and parades with no floats.

Special hazard events means special events involving severe exposure of spectators to hazards and/or crowd sizes in excess of 25,000 persons. Special hazard events shall include, but not be limited to, professional or collegiate sporting events, vehicle races and fireworks displays.

(2) *Permit required.* No person, organization or entity shall conduct, manage, engage in, or participate in a special event unless a permit has been obtained from the city clerk. The special event permit shall be in addition to any underlying permit requirement (i.e., parade permit; park use agreement).

(3) *Exceptions.* This section shall not apply to funeral processions, to neighborhood block parties in compliance with section 22-8, or to a governmental agency acting within the scope of their governmental function.

(4) *Application.*

a. *Filing and contents.* An application for a special event permit shall be filed with the clerk not less than 60 days before the proposed date of the event on a form to be provided by the clerk unless the permit request is for First Amendment expression purposes, in which case the application shall be filed within seven calendar days of the event. The application shall set forth the following information:

1. The name, address, and contact information of the person seeking to conduct such event.
2. The names, addresses, and contact information of the event coordinator and the on-site contact.
3. The date when the event is to be conducted.
4. The hours such event will start and terminate, including set-up and take-down times.
5. The event location or route to be traveled, the starting point, and the termination point, if applicable.

6. The approximate number of persons who, and animals and vehicles which, will constitute such event; the type of animals; and description of the vehicles, if applicable.
7. A statement as to whether the event will occupy all or a portion of the width of any streets, including the names of the streets so affected.
8. Whether any alcoholic beverages and/or food will be served and/or consumed in conjunction with the event, the locations of such activities, and whether the necessary licenses have been obtained.
9. Any additional information which the clerk finds reasonably necessary to a fair determination as to whether a permit should be issued.

b. *Late applications.* The clerk, where good cause is shown, may consider any application which is filed less than 60 days before the date such event is proposed to be conducted. Permit fees for processing late applications shall be doubled. Late application fees for IRS 501(c) organizations shall be the regular special event application fee.

c. *Fees.*

1. A non-refundable application fee to cover the administrative costs of processing the permit shall be paid to the city by the applicant when the application is filed according to the schedule of fees adopted by resolution of the common council.
2. The timely application fee and underlying permit fees other than park rental fees (unless earlier waived by the park board) are waived for events sponsored by charitable organizations which have IRS section 501(c)(3) status.
3. Fees for services provided by the city for the event will be estimated by the city at the time of application. Events for which the estimated service fees are $200.00 or less shall be billed for the services at the conclusion of the event. Events for which the estimated service fees are more than $200.00 shall pay 50 percent of the estimated fees to the city clerk as a down payment at least 14 days prior to the start of the event. After the event, the city shall determine the actual service fees incurred and bill the applicant for those service fees less the deposit paid. The permit applicant shall pay such service fee bill within 30 days of receipt thereof.
4. A cancellation charge shall be paid for events that are cancelled within 14 days of the scheduled start day of the event. The cancellation charge shall be based upon city costs incurred in preparing for the event prior to cancellation and shall be deducted from the service fee down payment referenced in subsection (a)(4)c.3 of this section. The minimum cancellation charge shall be $100.00.

d. *Insurance and indemnification.*

1. *Insurance.* Proof of general liability insurance in the amounts listed below shall be provided by the applicant. All such insurance policies shall name the city as an additional insured for the purposes of the special event. All policies of insurance shall provide the city not less than 30 days' notice of policy cancellation.
   (i) Low and medium hazard events: $1,000,000.00 per occurrence.
   (ii) High hazard and special hazard events: $2,000,000.00 per occurrence. Higher insurance limits may be required for particular high hazard events as determined necessary by the city attorney.
2. *Indemnification.* Permit holder shall indemnify and save and hold the city and all of its officers, employees and agents harmless from any and all injury that may occur to any

party as the result of the event permitted. This provision is intended to indemnify and hold harmless the city to the fullest extent permitted by law and includes the payment of reasonable attorney fees for the defense of any claims brought which can fairly be said to be under the intent and purpose of this hold harmless agreement. To secure such hold harmless agreement, permit holder shall maintain a general liability insurance policy on its event/operations as required in subsection (a)(4)d.1 of this section.

(5) *Additional city services.*

a. If the special event will require more than the minimal use of any city equipment or services, the applicant shall pay a fee for such services. This may include, but is not limited to, police services, fire/rescue services, barricades and the like. The fee for such equipment or services shall be the actual city personnel costs expended and/or fees as determined by resolution of the common council. Charitable organizations which have IRS 501(c) status shall be charged 50 percent of the established fee for events which start and stop within the corporate limits of the city; events which do not start and stop in the city are not eligible for a service fee reduction. As a condition of the approval of any application, the applicant shall agree to pay, within 30 days of billing, the costs of any additional city services.

b. No service fees shall be charged to IRS 501(c) applicants who do not collect any form of revenue, payment, entrance fee, application fee or cost sharing arrangement, whether in the form of money, in-kind benefit, or repayment deferment or forgiveness from event participants, patrons or event sponsors. This exception shall apply to all events occurring in 2016 and after.

c. To ensure public safety for the event and the city, the city reserves the right to require special events to maintain minimum levels of dedicated fire/EMS services and police/security services throughout the duration of the event. Estimated minimum services will be determined prior to the event (see guidelines) but may reasonably increase or decrease as actual event conditions change to ensure public safety. Actual public safety services shall be determined in the sole discretion of the police/fire chief or their respective designee. Outside vendors may be retained for such services; however, city approval of such vendors and services shall be obtained prior to the event. If the use of outside public safety vendors is approved, the city may require that, in addition to the outside public safety presence, city personnel and/or equipment be present to manage any public safety event that may occur. The city reserves the right to reject any or all outside vendors for any reason or no reason.

(6) *Standards for issuance.* The clerk shall issue the permit when, from a consideration of the application, consultation with other city departments as necessary, and from such other information as may otherwise be obtained, it appears that:

a. The applicant has complied with all of the application requirements of subsection (a)(4) of this section.

b. The conduct of the event will not substantially interrupt the safe and orderly movement of other traffic in the vicinity of its location.

c. The conduct of the event will not require the diversion of so great a number of police officers or emergency medical personnel as to prevent normal public safety protection to the city.

d. The concentration of persons, animals, and vehicles at the event will not unduly interfere with proper fire and police protection of or ambulance service to areas in the vicinity of the event.

e. The conduct of the event will not unduly interfere with the operation of hospitals, schools, or other public institutions.

f. The parade is scheduled to move from its point of origin to its point of termination expeditiously and without unreasonable delays in route.

g. The special event will not conflict or interfere with another special event for which a permit has already been granted.

h. There are a sufficient number of parking spaces within a reasonable distance to accommodate the number of vehicles expected.

i. Adequate sanitation or other necessary health facilities will be available at the event.

j. The conduct of the event is not reasonably likely to cause injury to persons or property.

k. The applicant has no history of noncompliance with any city or state regulation pertaining to the activities covered by this section.

(7) *Action upon application.* The clerk shall provide written notice of the issuance or denial of the permit within 30 days of receipt of an application, unless the permit request is for First Amendment expression purposes within a public forum, in which case the written notification shall be provided within three days of application. If the application is denied, the notice shall state the reasons for the denial.

(8) *Appeal procedure.* A denied ~~n~~applicant ~~y person aggrieved~~ may request in writing within 30 days of the listed denial letter date a review of the determination to deny the special event permit application. This appeal shall state the reasons the applicant believes the decision to deny the permit to be in error. Failure to do so shall result in an automatic affirmance of the denial without further action by the issuing city official or the hearing body. The hearing shall be held before the city's finance/personnel committee. Wis. Stats. ch. 68 shall not apply to the city's special event permit decisions. A determination under this subsection (8) shall be sent via certified mail, return receipt requested, to the applicant at the last known address as listed on the application or as provided by the applicant at the hearing.

(9) *Duties of permittee.* A permittee hereunder shall comply with all permit directions and conditions and with all applicable laws and ordinances.

(10) *Event cancellation.* The city manager or fire department battalion chief may cancel a special event, regardless of whether a permit has been issued or not, with or without prior notice, due to any significant change in conditions which would or may adversely affect the public health or safety of the community, or for any condition which places facilities, grounds, or other natural resources at risk of damage or destruction if the event were allowed to take place. All fees paid prior to cancellation will be refunded to the permit applicant.

(b) *Encroachments/obstructions upon right-of-way and other property owned by city (non-park) and the redevelopment authority of the city.*

(1) *General requirements.* Permission for encroachment or obstruction of city right-of-way or other non-park city or redevelopment authority owned property (herein, city-owned property), other than as allowed or permitted under other sections of this Code, shall be by revocable occupancy permit as provided in this section.

a. Request for a revocable occupancy permit shall be in writing and made to the development services director, or in the director's absence, the city manager/assistant city manager (director).

b. Each request shall describe the location of the encroachment/obstruction, the purpose of the encroachment/obstruction and the length of time it is expected to last. A map (scaled preferred) shall accompany the request.

c. Each requestor shall provide proof of liability insurance in such limits as approved by the city attorney, which policy of insurance shall name the city and, if applicable, the redevelopment authority of the city as an additional insured thereunder for the purposes of the activity allowed in the permit.

d. Revocable occupancy permits for encroachments/obstructions on right-of-way shall comply with Wis. Stats. § 66.0425.

e. Each request shall be reviewed by the director for compliance with state, federal and local transportation and accessibility requirements and for a determination of safety concerns associated with the encroachment or obstruction. If the director determines the request meets those requirements and all other requirements of this section, the city attorney shall draft the revocable occupancy permit, including such conditions as may be recommended by the director or such conditions as may be required under this Code or state or federal laws. Following execution of the permit by the applicant, it shall be executed by the planning director on behalf of the city.

f. Permits may be administratively renewed by the issuing party if all permit requirements continue to be met.

(2) *Specific permits.*

a. *News boxes.* In addition to meeting the requirements of subsection (b)(1) of this section, requests for placement of news boxes upon city right-of-way or other city property (non-park) shall meet the following:

1. Adequate pedestrian passageway shall be maintained.

2. No chaining, bolting, or other means shall be used to attach a news box to any property within public right-of-way without prior express written permission of the property owner.

3. News boxes shall be maintained in a safe, neat, and clean condition at all times. Any graffiti placed upon such boxes shall be removed within 24 hours of notice to permit holder.

4. The news box shall be no larger than 52 inches times 34 inches times 20 inches (height times width times depth).

5. Minimum adequate open space shall be provided as follows:

(i) At least two feet behind any curb face;

(ii) At least three feet behind any curb face at any place where parking is prohibited or stopping, standing or parking is restricted;

(iii) At least five feet from any driveway, fire hydrant, emergency facility or bus shelter opening;

(iv) At least 15 feet between news boxes and police or fire station driveway, railroad track and marked or unmarked crosswalk.

6. No news box shall remain empty of current publications for more than 14 consecutive days.

7. Allowable advertising, other than the name of the publication, shall appear only once, shall be on the side of the news box facing away from the street, and shall not exceed 18 inches by 18 inches.

b. *Sidewalk cafe permit.* In addition to the requirements of subsection (b)(1) of this section, requests for a cafe permit for use of city right-of-way or other city property (non-park) shall meet the following:

1. *Definitions.* The following words, terms and phrases, when used in this subsection (b)(2)b, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

   Class B license means such alcohol beverage license as is issued by the common council allowing the sale and consumption of alcohol beverages on a licensed premises.

   Sidewalk cafe means any group of tables, chairs, benches, or partitions maintained upon the city's right-of-way or public sidewalks and walkways for use directly adjacent to an establishment with a valid restaurant license.

2. *Sidewalk cafe permit.*

   (i) Any sidewalk cafe permit applicant seeking to serve alcohol beverages in the sidewalk cafe shall make separate application to amend the applicant's "Class B" license to conform with the location of the sidewalk cafe.

   (ii) Outdoor furniture and equipment.

   A. All tables, chairs and other materials and equipment placed on the permitted area for operation of the sidewalk cafe shall be portable and shall not be permanently affixed to the surface of the permitted area.

   B. All outdoor furniture and equipment shall be removed from the permitted area before the close of business and not returned to the permitted area until the usual and customary opening of the sidewalk cafe each day. A permit applicant may request to be exempt from this section, which must be indicated on the permit application. Such requests are subject to the approval of the director of public works and the director of development services or their designees. If the request is approved, all furniture and equipment left outside overnight shall be stacked and secured in a single location against the permittee's building in a manner that prevents the furniture and equipment from being removed from the permitted area. An exemption shall not be approved under this section if requested in an area where the city has invested in beautification efforts.

c. *Construction staging purposes.* The director of public works or, in his/her absence, the city engineer (collectively public works director), may issue a revocable occupancy permit as meets the requirements of this section allowing for the temporary use of city right-of-way or other city property for construction staging purposes. The public works director may set a reasonable fee for the privilege of such permit.

(c) *Encroachments/obstruction upon park property.* Permission for encroachment or obstruction of city-owned park property, other than as allowed or permitted under other sections of this Code, shall be by revocable occupancy permit as provided in this section.

(1) Request for a revocable occupancy permit shall be in writing and made to the director of parks, recreation and forestry, or in the director's absence, to the city manager/assistant city manager (park director).

(2) Each request shall describe the location of the encroachment/obstruction, the purpose of the encroachment/obstruction and the length of time it is expected to last. A map (scaled preferred) shall accompany the request.

(3) Each requestor shall provide proof of liability insurance in such limits as approved by the city attorney, which policy of insurance shall name the city as an additional insured thereunder for the purposes of the activity allowed in the permit.

(4) Each request shall be reviewed by the park director for compliance with state, federal and local transportation and accessibility requirements and for a determination of safety concerns associated with the encroachment or obstruction. If the park director determines the request meets those requirements and all other requirements of this section, the city attorney shall draft the revocable occupancy permit, including such conditions as may be recommended by the park director or such conditions as may be required under this Code or state or federal laws. Following execution of the permit by the applicant, it shall be executed by the park director on behalf of the city.

(5) Permits may be administratively renewed by the issuing party if all permit requirements continue to be met.

(d) *Special variance permit for noise regulation exceedance in conjunction with outdoor entertainment incidental to primary business activity.* Permission to exceed noise regulation limitations found in in conjunction with outdoor entertainment incidental to the primary business activity on premises which is not covered by any other permit issued by any city department shall be allowed only by permit issued by the health director as provided in this section.

(1) Application shall be made in writing to the health director. Such application shall include the following information:

a. Name, address and contact information of requestor;

b. Date and location of the outdoor entertainment event;

c. The time of date the entertainment is expected to begin and end;

d. A description of the proposed entertainment, including name of performing group and explanation regarding requestors belief that the performance will exceed the noise limits set forth by the city;

e. Reason permit is being requested, including steps to minimize noise; and

f. Such fee as is determined by resolution of the common council shall accompany the application.

(2) No permit may be issued if any conditions of a similar permit issued for the premises in the previous 12 months were violated or not met.

(3) No permit will be granted to allow noise regulation exceedances to continue past 11:00 p.m.

(4) Permits will be issued under this section only for occasional, periodic or sporadic public entertainment noise exceedances. No more than four specific events may be requested in a single permit application.

(5) The permit requestor shall notify all immediately adjacent property owners of any permit being granted under this section prior to the event.

(6) All permits issued shall be conditioned upon the following:

a. If sound amplification is to be used, it shall be positioned so as to face away from residential properties; and

b. Any amplified sound shall be maintained at a reasonable level and shall not interfere with other's enjoyment of the neighborhood.

(7) Appeal of a permit denial shall be as provided in subsection (e) of this section except that the appeal shall be to the board of health.

(e) *Appeal.*

(1) In the event an application for a revocable occupancy permit under this section is disapproved, the applicant shall be informed in writing within ten days of application of the reasons for disapproval. The applicant or any interested party may appeal the disapproval decision to the board of public works in the case of disapproval issued by the development services director or the public works director or may appeal the park director's decision to the board of park commissioners.

(2) Any such appeal shall be made within ten days of notice of disapproval. The appeal must be in writing and must state the reasons why the applicant believes the decision to be in error. Failure to state the reasons why the decision is in error shall result in automatic approval of the denial without further action.

(3) Within 20 days after receipt of the appeal, the proper board shall hold a hearing which substantially complies with the conduct hearing requirements of Wis. Stats. § 68.11(2). Within 20 days after the hearing, the board shall issue a written decision which shall affirm, reverse or modify the determination. This decision shall be a final decision. Judicial review of such decision shall be as provided in Wis. Stats. § 68.13.

(f) *Fee.* The fee for revocable occupancy permits issued under this section, other than for construction staging purposes, shall be as determined by resolution of the common council.

(g) *Fireworks and pyrotechnics display.*

(1) Pursuant to Wis. Stats. § 167.10, the mayor delegates to the fire chief or the chief's designee the authority to issue permits for the use within the city of those classes of fireworks or pyrotechnics for display within the city. No permit shall be issued to a person under the age of 18 years.

(2) No person shall possess or use fireworks or pyrotechnics for which a permit is required without such permit.

(3) Application for a permit shall be to the fire chief not less than 15 days in advance of the date of the display.

(4) Permittee shall save and hold the city harmless from any and all injury that may occur to any party as the result of permittee's use of fireworks/pyrotechnics for display within the city. This provision is intended to indemnify and hold harmless the city to the fullest extent permitted by law and includes the payment of reasonable attorney fees for the defense of any claims brought which can fairly be said to be under the intent and purpose of this hold harmless agreement. To secure such hold harmless agreement, permittee shall maintain a general liability insurance policy on its business operations in an amount of not less than $2,000,000.00 per occurrence and shall produce a certificate of insurance demonstrating to the satisfaction of the city that the city is named as an additional insured for the purposes of the permit.

(5) Permittee shall comply with all requirements of Wis. Stats. § 167.10 and the current edition of the National Fire Protection Association Standard 1123 and all municipal ordinances in the handling of the fireworks/pyrotechnics.

(Code 2001, § 106-6; Ord. No. 15-01, § 1, 1-6-2015; Ord. No. 15-05, §§ 1, 2, 1-20-2015; Ord. No. 15-11, §§ 1, 2, 3-17-2015; Ord. No. 15-21, §§ 1, 2, 7-7-2015; Ord. No. 15-23, §§ 1, 2, 7-21-2015; Ord. No. 16-03, §§ 1—5, 1-19-2016; Ord. No. 16-13, § 1, 8-2-2016; Ord. No. 16-33, § 1, 12-20-2016; Ord. No. 19-23, §§ 2, 3, 11-19-2019; Ord. No. 19-31, §§ 1, 2, 12-17-2019; Ord. No. 21-12, § 1, 5-18-2021; Ord. No. 21-13, §§ 1, 2, 6-15-2021; Ord. No. 24-18, § 10, 9-17-2024)

Sec. 114-5. Registration information, examination and fees; appeal.

(a) Applicants for registration must complete and return to the city clerk a registration form furnished by the city which shall require the following information:

(1) Name, previous names or aliases, permanent address and telephone number, and temporary address, if any;

(2) Age, height, weight, color of hair and eyes;

(3) Name, address and telephone number of the person, firm association or corporation that the direct seller represents or is employed by, or whose merchandise is being sold;

(4) Temporary address and telephone number from which business will be conducted, if any;

(5) Nature of business to be conducted and a brief description of the goods offered, and any services offered;

(6) Proposed method of delivery of goods, if applicable;

(7) Make, model and license number of any vehicle to be used by applicant in the conduct of his/her business;

(8) Last cities, villages, towns, not to exceed three, where the applicant conducted similar business, if any; and, where employer conducted similar business;

(9) Place where applicant can be contacted for at least seven days after leaving the city;

(10) Statement as to whether the applicant has been convicted of any crime or ordinance violation related to applicant's transient merchant business; the nature of the offense and the place of conviction;

(11) Date of request for registration.

(b) Applicants shall present the following to the city clerk for examination:

(1) A driver's license or some other proof of identity as may be reasonably required.

(2) A state certificate of examination and approval from the state sealer of weights and measures where applicant's business requires use of weighing and measuring devices approved by state authorities.

(3) A state health officer's certificate where the applicant's business involves the handling of food or clothing and is required to be certified under state law; dated not more than 90 days prior to the date the application for license is made.

(4) A state seller's permit from the state department of revenue where the applicant's business involves making taxable retail sales from an in-state location and is required to obtain a seller's permit under state law.

(5) All permits, certificates, licenses, or other approvals required by the state related to the applicant's business activity.

(c) At the time the registration is returned for filing with the city clerk, the applicant shall pay to the clerk such fee as determined by resolution of the common council. Such fees may include late fees or fees for expedited process. The applicant shall sign a statement appointing the city clerk as his/her agent to accept service of process in any civil action brought against the applicant arising out of any sale or service performed by the applicant in connection with any activities. The city clerk shall immediately forward by first class mail any such court papers to the permanent address of the applicant as listed on the application for registration.

(d) Upon receipt of each application and display of receipt for payment of fee, the city clerk shall immediately refer it to the chief of police or designee for investigation of the statements made in the application, to be completed within ten business days of referral.

(1) The city clerk shall refuse to register the applicant if it is determined, pursuant to the investigation, any one of the following:

a. The application contains any material omission or materially inaccurate statement;

b. Valid or substantial complaints of material nature against the applicant received by authorities in the communities where the applicant conducted similar business;

c. The applicant had his/her registration revoked by the common council and six months since the date of revocation, or decision or appeal, have not elapsed;

d. The applicant was convicted of, or is subject to a pending charge of, a crime, statutory or regulatory violations, or ordinance violation for an offense which is substantially related to the circumstances of the particular job or licensed activity or the nature of which is directly related to the applicant's fitness to engage in direct selling or solicitation;

e. The applicant failed to comply with any applicable provision of subsection (b) or (c) of this section.

(2) Upon completion of such investigation, the city clerk shall, subject to the restrictions contained in subsection (d)(1) of this section, register the applicant as a direct seller or solicitor and shall issue to the applicant an identification card.

a. Solicitor registrations shall be valid for one month;

b. Direct seller registrations shall be valid for either one month or 12 months, at the election of the registrant.

(3) The identification card shall contain the applicant's name and representation, a current photograph of the applicant, the date of registration and the date of expiration, and a disclaimer that the city, despite registration requirements, does not endorse or condone the activities of the applicant. Said card shall be embossed in plastic and shall be issued to the applicant upon registration.

a. Such card shall be visibly displayed at all times the applicant is conducting direct sale or solicitations;

b. No applicant may engage in direct sales or solicitations prior to registration and issuance of such identification;

c. The city clerk shall require payment in such amount as determined by resolution of the common council to issue a replacement card.

(e) Any person denied registration may ~~appeal the denial. Wis. Stats. §§ 68.07 through 68.16 shall govern any appeal and the city attorney or designee is appointed as impartial decision maker for any hearing on administrative appeal.~~ request in writing within 30 days of the listed denial letter date a review of the determination to deny the registration. The appeal shall state the reasons the applicant believes the decision to deny the registration to be in error. Failure to do so shall result in an automatic affirmance of the denial without further action by the issuing city official or the hearing body. The hearing shall be held before the city's license committee. Wis. Stats. Ch. 68 shall not apply to the city's licensing decision.

(Code 2001, § 114-5; Ord. No. 05-38, § 1, 10-4-2005; Ord. No. 06-33, § 14, 11-8-2006; Ord. No. 09-29, § 2, 12-1-2009; Ord. No. 14-20, § 2, 12-16-2014; Ord. No. 21-18, § 1, 8-17-2021)

Sec. 114-8. Revocation of registration.

(a) Registration may be revoked by the common council after notice and a hearing for any of the following:

(1) Making any material omission or materially inaccurate statement in the application for registration;

(2) Making any fraudulent, false, deceptive or misleading statement or representation in the course of engaging in the direct sales of soliciting;

(3) Violating any provisions of the chapter;

(4) Being convicted of any crime or any statutory, regulatory or ordinance violation which is directly related to the registrants' fitness to engage in direct selling or soliciting;

(5) Conducting direct sale or solicitations in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public.

(b) Written notice of the hearing or revocation shall be given by the city clerk setting forth specifically the grounds of the complaint and the time and place of the hearing. Such notices shall be mailed postage prepaid to the registrant at his/her last-known address, as listed on the application, at least five days prior to the date set for hearing or shall be served in the same manner as a summons in a civil matter at least three days prior to the date set for hearing.

(c) Final determination under this section (c) shall be by the common council and shall be mailed via certified mail, return receipt requested, to the individual at the last-known address as listed on the application or as provided by the individual at the hearing.

~~The hearing, final determination and any judicial review shall be governed by Wis. Stats. §§ 68.11(2) and (3), 68.12 and 68.13.~~

~~(1) The city attorney shall act as prosecutor of any complaint;~~

~~(2) Final determination shall be by the common council and shall be mailed postage prepaid, by the city clerk to the individual at the last-known address as listed on the application or as provided by the individual at the hearing.~~

(Code 2001, § 114-8; Ord. No. 05-38, § 1, 10-4-2005)

City of De Pere, Wisconsin

4.D

Request for Finance/Personnel Committee Action

Meeting Date:	August 11, 2026
Department:	Development Services
From:	Daniel Lindstrom, Development Services Director
Subject:	Review and Discussion of the 2025 Annual Tax Increment District (TID) Summaries.
Recommendation:	Receive and place on file

Attachments:
2025 Annual TID Report (2026 Year)

2025

TID ANNUAL REPORT

Prepared By :

Development Services Department

Presented To :

City of De Pere &
Joint Review Board

DE PERE

TABLE OF CONTENTS

TID ANNUAL REPORT

01. INTRODUCTION

This report summarizes financial expenditures for Tax Increment Districts (TIDs) No. 7 through No. 18 within the City of De Pere ("the City"). The City has established a strong record of utilizing Tax Increment Financing (TIF) responsibly to support the redevelopment of underutilized and strategically important commercial areas.

TIF resources from these districts have enabled the City to implement critical public infrastructure improvements and provide targeted development incentives that help overcome the financial and logistical challenges commonly associated with redevelopment projects.

This report covers activities and expenditures occurring between January 1, 2025, and December 31, 2025.

02. TAX INCREMENT BASICS

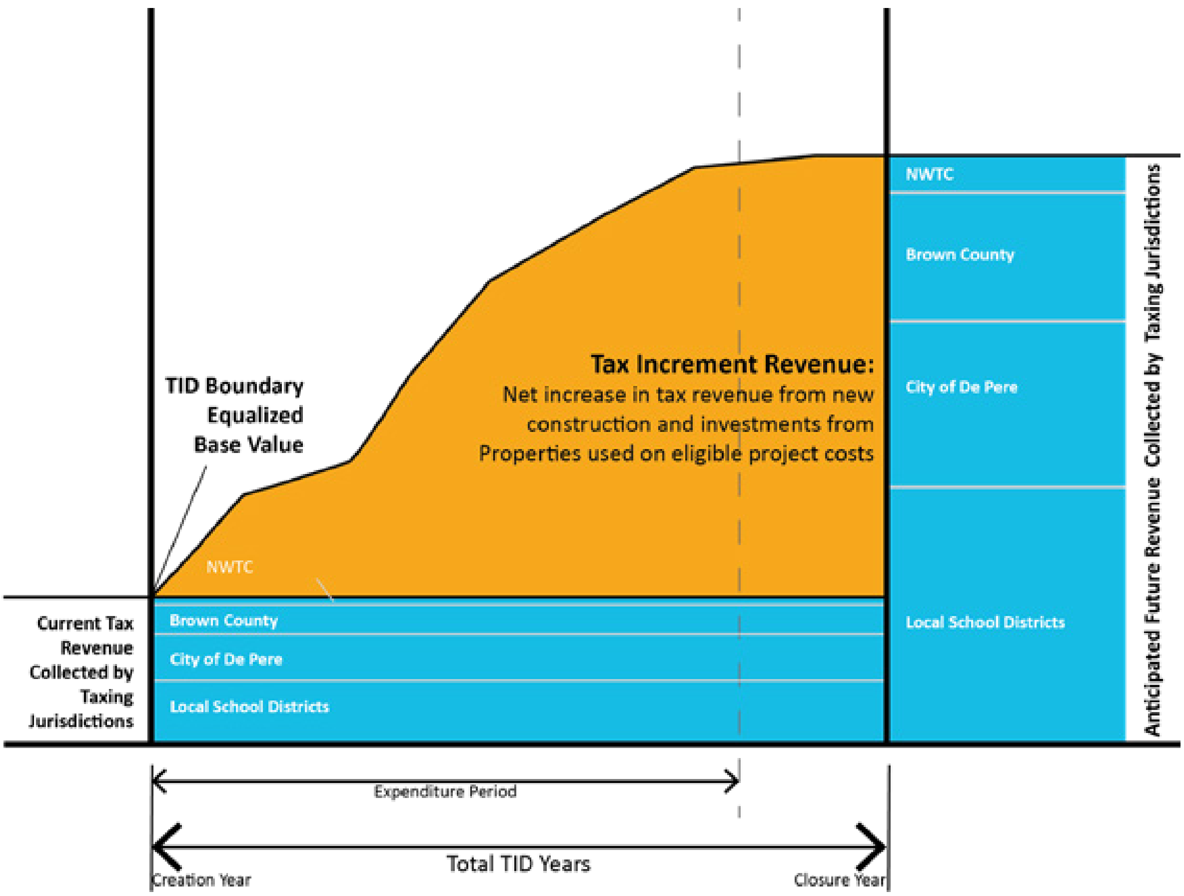
Tax Increment Financing (TIF) is a public financing tool used by municipalities across the United States to support redevelopment, infrastructure projects, and other community improvements. Wisconsin adopted its first TIF law in 1975, and since then, communities throughout the state have used TIF to help fund projects within designated Tax Increment Districts (TIDs).

TIF helps grow the local tax base by using property tax revenue from new development to pay for site improvements and other project-related costs. These improvements can support new industry, redevelopment of older areas, mixed-use projects, blight elimination, and environmental cleanup. While a TID is active, the tax base for all taxing jurisdictions is held at its pre-development level. Property owners continue paying taxes as usual, but any new value created within the district generates additional tax revenue—called the tax increment—which is placed into a special City fund to cover eligible project expenses.

In most cases, the City borrows money upfront to pay for infrastructure and other improvements, then uses the tax increment to repay that debt. The City works with developers and property owners to provide needed infrastructure and, when appropriate, development incentives. These public improvements and private-site enhancements are funded through a mix of TIF revenue and debt financing.

Wisconsin law allows several types of TIDs, including rehabilitation, blight elimination, industrial, mixed-use, environmental remediation, and as of 2026 affordable housing districts. A TID closes once all project costs have been repaid or when it reaches its statutory end date. After closure, the full value of the improvements returns to the tax rolls, and all taxing jurisdictions benefit from the increased tax base.

Figure 1: Example TID Lifespan



TID Eligible Project Costs

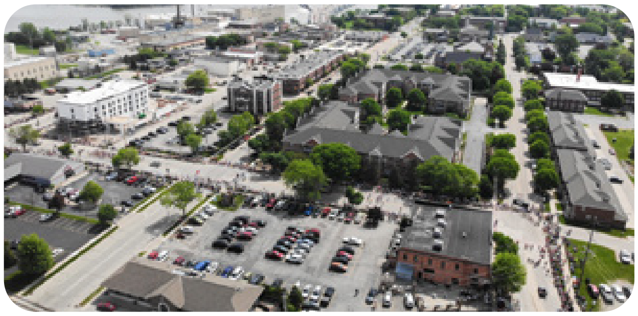
Wisconsin statutes outline the types of project costs that can be paid for through a Tax Increment District (TID). Eligible costs include public works and infrastructure improvements, utility extensions or upgrades, and expenses related to assembling real property. They also cover clearing and grading land, as well as constructing, repairing, remodeling, reconstructing, or demolishing buildings and other structures. Professional services, administrative and organizational costs, and relocation expenses are also allowed.

Other eligible costs include cash grants provided through a developer agreement, loans or financial contributions that support redevelopment activities, and environmental cleanup work. Financing costs and certain other payments may also be included if approved by the local governing body. These provisions are designed to give communities the flexibility they need to carry out redevelopment and improvement projects within designated TIDs.

City of De Pere TID Objectives

The City uses tax increment financing to help achieve several key goals:

- Attract and expand new and existing services, developments, and employers
- Grow the City's property tax base and maintain a diverse mix of land uses
- Strengthen the local economy by supporting the creation of living-wage jobs
- Clean up and prepare sites through environmental remediation to support redevelopment
- Remove blight and encourage reinvestment in older or underused areas
- Support neighborhoods by promoting residential growth and nearby retail services
- Advance downtown redevelopment efforts that enhance and preserve the area's character and amenities



Existing City of De Pere TID Borrowing Debt (as of Dec 31, 2025)

	TID6	TID7	TID8	TID9	TID10	TID11	TID12	TID13	TID14	TID15	TID16	TID17	TID18
2026	$ 114,400	$ 424,667	$ 328,761	$ 458,353	$ 527,425	$ 429,976	$ 1,485,570	$ 303,325	$ 155,258	$ 1,535,133	$ -	$ 355,283	$ 434,846
2027	$ -	$ 313,830	$ 317,320	$ 461,765	$ 465,963	$ 417,375	$ 1,393,170	$ 322,325	$ 262,958	$ 1,383,993	$ -	$ 378,978	$ 504,950
2028	$ -	$ 324,680	$ 210,931	$ 459,655	$ 469,483	$ 411,013	$ 1,337,838	$ 344,825	$ 267,775	$ 1,276,378	$ -	$ 624,778	$ 498,950
2029	$ -	$ 325,075	$ 152,100	$ 452,060	$ 467,453	$ 405,568	$ 1,343,183	$ 361,425	$ 267,090	$ 1,747,273	$ -	$ 625,263	$ 497,950
2030	$ -	$ 309,955	$ -	$ 419,220	$ 285,028	$ 314,888	$ 1,556,018	$ 377,275	$ 70,980	$ 1,743,920	$ -	$ 940,023	$ 7,481,700
2031	$ -	$ 284,818	$ -	$ 376,503	$ 247,658	$ 186,463	$ 1,552,870	$ 392,375	$ -	$ 1,938,185	$ -	$ 946,448	$ 220,750
2032	$ -	$ 284,045	$ -	$ 303,878	$ 165,200	$ 189,135	$ 1,512,100	$ 405,838	$ -	$ 1,940,595	$ -	$ 945,888	$ 218,750
2033	$ -	$ 277,420	$ -	$ 47,150	$ -	$ 166,783	$ 999,403	$ 428,488	$ -	$ 1,936,850	$ -	$ 483,638	$ 216,500
2034	$ -	$ -	$ -	$ -	$ -	$ 54,985	$ 358,730	$ -	$ -	$ 464,250	$ -	$ 482,978	$ 219,000
2035	$ -	$ -	$ -	$ -	$ -	$ 52,495	$ 367,490	$ -	$ -	$ 462,750	$ -	$ 486,318	$ 221,000
2036	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 465,500	$ -	$ 483,678	$ 218,900
2037	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 462,250	$ -	$ 484,978	$ 221,600
2038	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 463,250	$ -	$ 480,108	$ 218,850
2039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 463,250	$ -	$ 479,303	$ 215,900
2040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 467,250	$ -	$ 452,290	$ 47,750
2041	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,000
2042	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,000
2043	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,000
2044	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,750
2045	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,500

03. ASSUMPTIONS

Figure 3: De Pere Assessment Ratio History

Year	Ratio	Year	Ratio
2015	0.9787	2021	0.9768
2016	0.9925	2022	0.9582
2017	0.9545	2023	0.9749
2018	0.9819	2024	0.9904
2019	0.9907	2025	1.0067
2020	0.9672		

Figure 4: Technical College Mill Rate Analysis

Budget Year	Mill Rate	% Change
2007-2008	1.46350	
2008-2009	1.48041	1.16%
2009-2010	1.53813	3.90%
2010-2011	1.61329	4.89%
2011-2012	1.60764	-0.35%
2012-2013	1.65679	3.06%
2013-2014*	1.66523	0.51%
2014-2015	0.78509	-52.85%
2015-2016	0.77801	-0.90%
2016-2017	0.84051	8.03%
2017-2018	0.83810	-0.29%
2018-2019	0.82443	-1.63%
2019-2020	0.81091	-1.64%
2020-2021	0.79534	-1.92%
2021-2022	0.73839	-7.16%
2022-2023	0.66328	-9.44%
2023-2024	0.60059	-8.49%
2024-2025	0.56309	-5.65%
2025-2026	0.56029	-0.47%
Percent Impact of Act 145 (2025-26 vs 2013-14)		-66.35%
Total Mill Rate Reduction Impact Since 2013 to 14		0.0008801
Impact Per $10,000,000 Assessed Increment Growth		-$8,801

Source: NWTC Annual Budget Documents

Figure 5: 2023 Base Value Redetermination

	Prior Base Value	Personal Property Reduction Non Manufacturing	Personal Property Reduction Manufacturing	Recertified Base Value
TID No. 7	$ 12,056,000	$ 640,900	$ 5,600	$ 11,409,500
TID No. 8	$ 36,633,200	$ 4,431,900	$ -	$ 32,201,300
TID No. 9	$ 14,776,100	$ 610,000	$ 9,000	$ 14,157,100
TID No. 10	$ 24,811,900	$ 593,500	$ 2,429,000	$ 21,789,400
TID No. 11	$ 30,744,700	$ -	$ 1,152,400	$ 29,592,300
TID No. 12	$ 23,440,300	$ 200	$ 1,193,400	$ 22,246,700
TID No. 13	$ 49,749,600		$ 3,611,500	$ 46,138,100
TID No. 14				$ -
TID No. 15				$ -
TID No. 16				$ -
TID No. 17				$ -
TID No. 18				$ -
	$ 192,211,800	$ 6,276,500	$ 8,400,900	$ 177,534,400

Assessed Value Calculations

The City conducts annual property assessment updates to keep assessed values as close to 100% of market value as possible. When the assessment ratio moves away from 100%—either above or below—it can indicate that properties are being under-assessed (generally between 85% and 100%) or over-assessed (between 100% and 115%). Based on current ratios, De Pere properties are slightly under-assessed compared to actual market activity. This is common in strong, in-demand communities where sale prices tend to rise faster than assessment updates can keep up. Starting in 2027 The Ciy will switch to bi-annual assessments under a new assessor. See Figure 3 for a summary of recent assessment ratios in De Pere.

Technical College Mill Rate Implications

On March 24, 2014, the Wisconsin Legislature approved Act 145, which shifted part of the technical college funding burden from local property taxes to state aid. This change lowered the technical college tax rate by an average of $0.89 per $1,000 of value—$0.88014 per $1,000 in Brown County. Later, on March 3, 2016, the Legislature passed Act 254, which allows municipalities to amend their Project Plans and request a three-year extension to a TID's life if Act 145 reduced tax increments to the point that the community could not complete its planned projects. As shown in the table to the right, the increased state funding for technical colleges reduced the NWTC mill rate and affected the tax increment generated in TIDs 7, 8, 9, and 10. The annual impact of Act 145 on these districts is estimated at a total loss of about $639,000 in increment revenue over their remaining lifespans, assuming no additional growth. If increments grow by 5% annually, the projected impact increases to roughly $808,000. See Figure 4 for a detailed analysis of the NWTC mill rate changes resulting from Act 145.

Personal Property Reduction

In 2023, the State of Wisconsin removed or exempted most personal property from the taxable property class. Without an adjustment, this change would have unintentionally reduced TID increment because many districts originally included personal property in their base values at the time they were created. To prevent this, the State removed personal property from the certified base values and issued updated (recertified) base numbers for each affected district.

TIDs that had a large amount of personal property included when they were created saw a reduction in their available increment as a result of this change. Figure 5 shows the revised base values after personal property was removed.

General Mill Rate Reductions:

Large reduction in the combined overlaying jurisdictional tax rates continues to negatively impact all of the subject TIDs. Specifically, the east side properties saw a combined 30.73% reduction in mill rates since 2014 and is project to experience additional reductions over the next few years. The west side properties saw a combined 29.62% reduction since 2014 and is also projected to experience additional reductions over the next few years. See figure 6: for an annual comparison of the municipal mill rate. For the pourpsies of this analysist the Mill Rate and Value Assumptions are as follows.

i. Property values appreciate at 4.5% per year (Mixed Use with Commercial and Industrial);
ii. Property values appreciate at 6% per year (Commercia, Downtown, and Mixed Use with Commercial and Residential);
iii. Two Percent (2%) mill rate reductions per year; and
iv. Assumed mill rate reduction lowest value- $11 Per Thousand Dollars of Assessed Value

12% Value Limit and TID Growth:

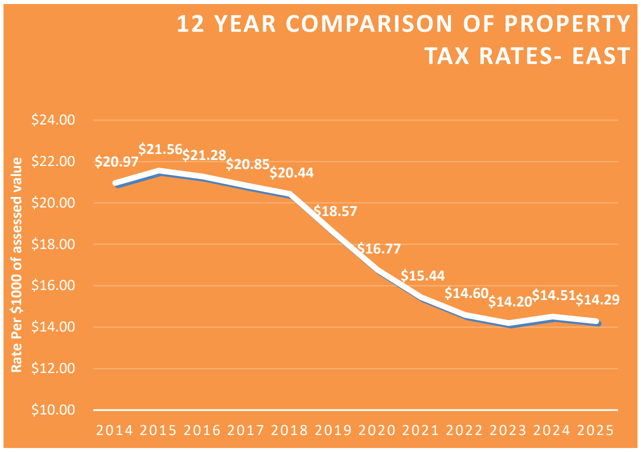
State law limits how much TIF a municipality can have active at one time based on its equalized value. The value of a new or amended TID—combined with the total increment from all existing districts—cannot exceed 12% of the City's total equalized value. This is known as the 12% value limit.

Each year, the Wisconsin Department of Revenue (DOR) publishes a TIF Value Limitation Report showing where every municipality stands relative to this limit. Before the City can create a new TID or amend an existing one, the Council must calculate the updated percentage using the proposed district's value along with the most recent equalized value and increment data reported by DOR.

Figures 7 through 9 show the increment growth for active TIDs 7 through 18. Based on current projections, staff expects the City to be at roughly around 11% when the 2024 DOR TID limitation reports are released in August.

Figure 6: De Pere Annual Mill Rate Comparison

	East						West				
Year	Rate Per $1000 of assessed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014	Year	Rate Per $1000 of assessed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014
2014	$ 20.97	-	-	-	-	2014	$ 21.83	-	-	-	-
2015	$ 21.56	$0.59	2.83%	$0.59	2.83%	2015	$ 21.63	-$0.19	-0.89%	-$0.19	-0.89%
2016	$ 21.28	-$0.28	-1.32%	$0.31	1.47%	2016	$ 21.16	-$0.48	-2.20%	-$0.67	-3.07%
2017	$ 20.85	-$0.43	-2.02%	-$0.12	-0.58%	2017	$ 20.98	-$0.18	-0.85%	-$0.85	-3.89%
2018	$ 20.44	-$0.41	-1.95%	-$0.53	-2.52%	2018	$ 20.53	-$0.45	-2.12%	-$1.29	-5.93%
2019	$ 18.57	-$1.87	-9.15%	-$2.40	-11.44%	2019	$ 19.92	-$0.61	-2.98%	-$1.90	-8.72%
2020	$ 16.77	-$1.80	-9.72%	-$4.20	-20.04%	2020	$ 19.99	$0.07	0.34%	-$1.84	-8.42%
2021	$ 15.44	-$1.32	-7.89%	-$5.53	-26.35%	2021	$ 18.81	-$1.19	-5.93%	-$3.02	-13.84%
2022	$ 14.60	-$0.85	-5.48%	-$6.37	-30.39%	2022	$ 17.16	-$1.65	-8.75%	-$4.67	-21.38%
2023	$ 14.20	-$0.40	-2.74%	-$6.77	-32.30%	2023	$ 15.35	-$1.81	-10.56%	-$6.48	-29.69%
2024	$ 14.51	-$0.09	-0.59%	-$6.46	-30.80%	2024	$ 14.76	-$0.59	-3.84%	-$7.07	-32.39%
2025	$ 14.29	$0.09	0.66%	-$6.68	-31.85%	2025	$ 14.48	-$0.28	-1.89%	-$7.35	-33.67%



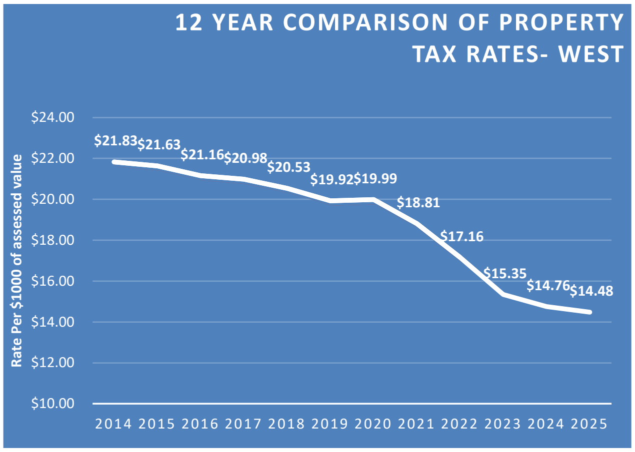


Figure 7: TID Growth

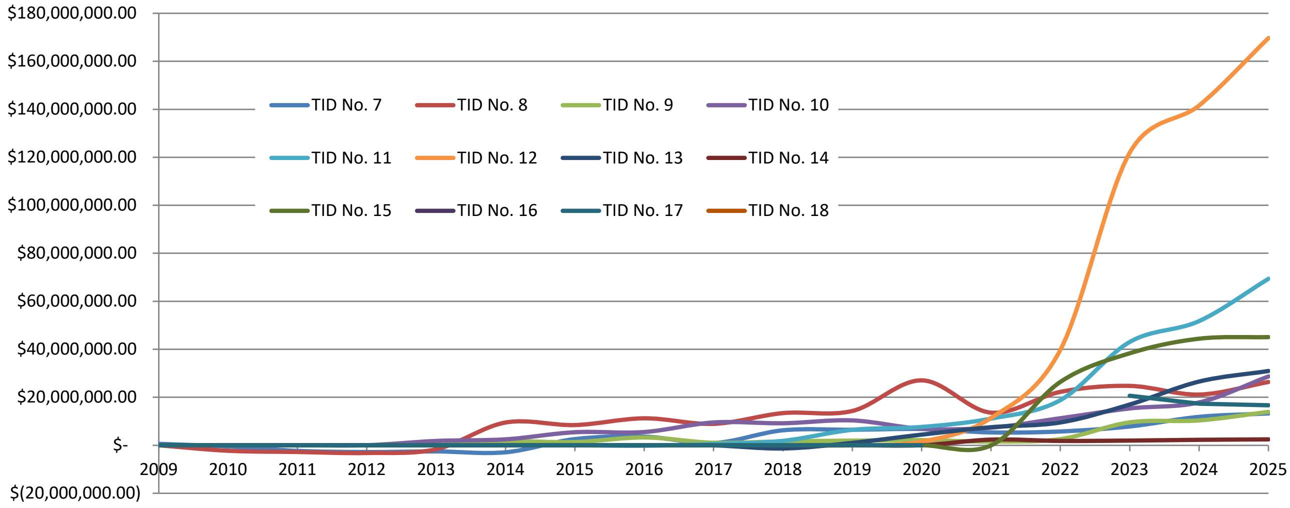


Figure 8: Cumulative TID Increment Growth

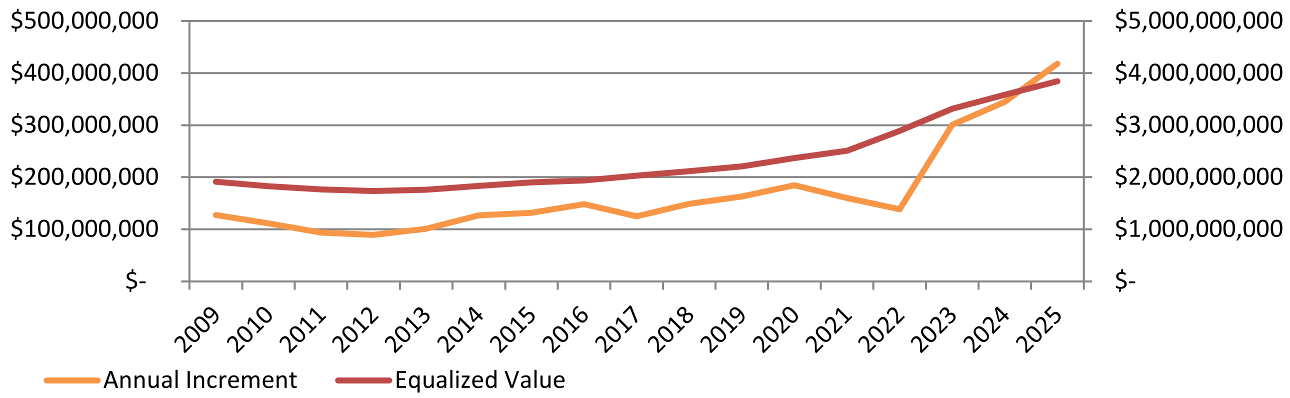
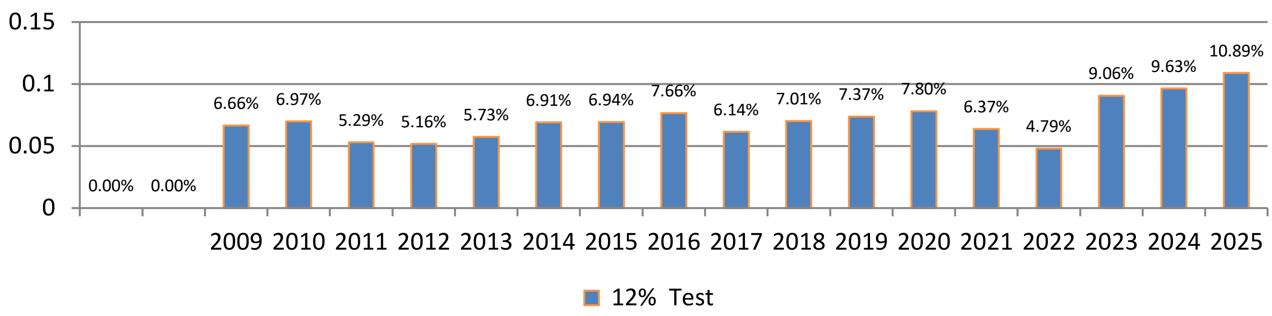
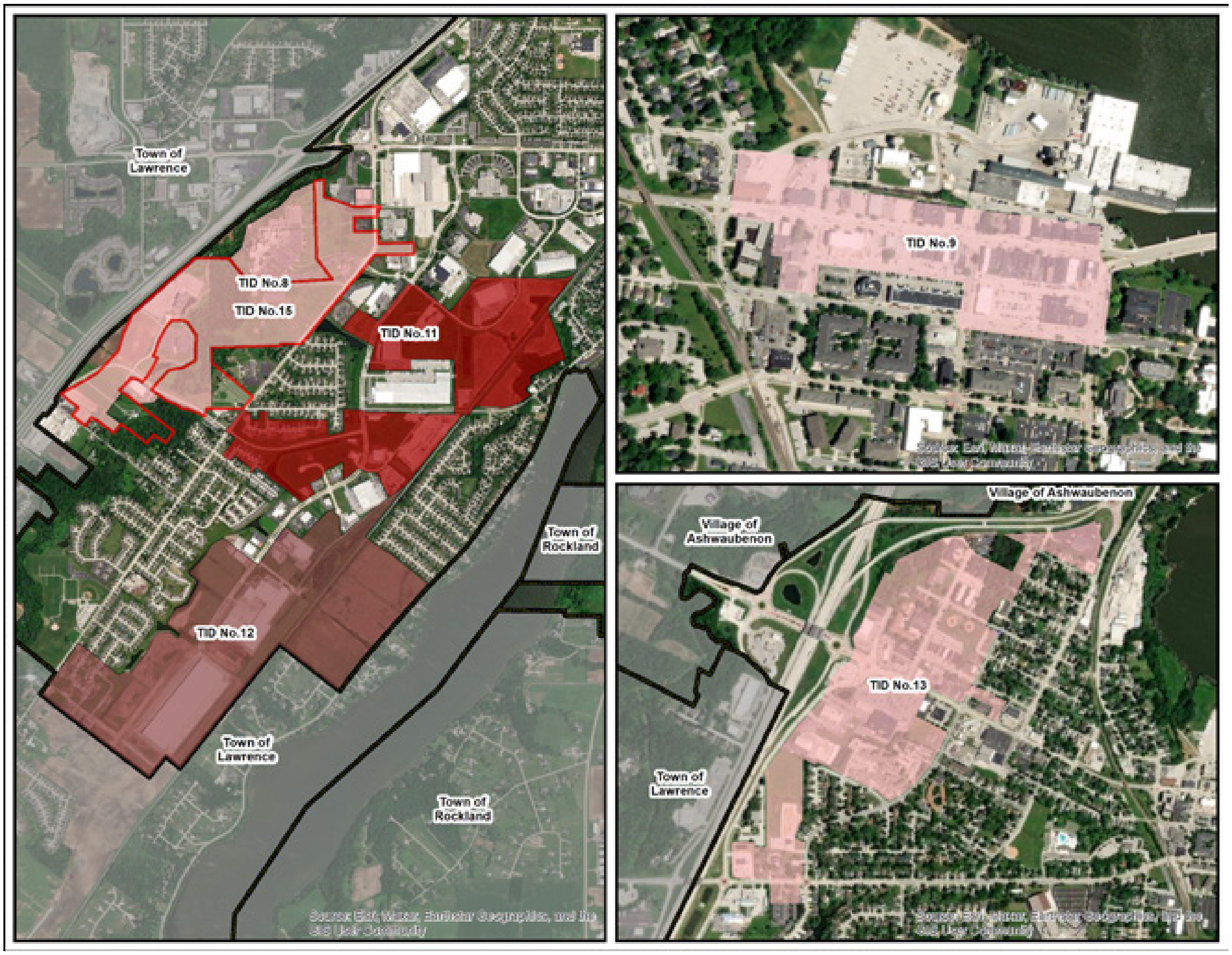


Figure 9: 12% Test



04. WEST TIF DISTRICTS - 2025 REPORT



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TAX INCREMENT DISTRICT NO. 8

Introduction

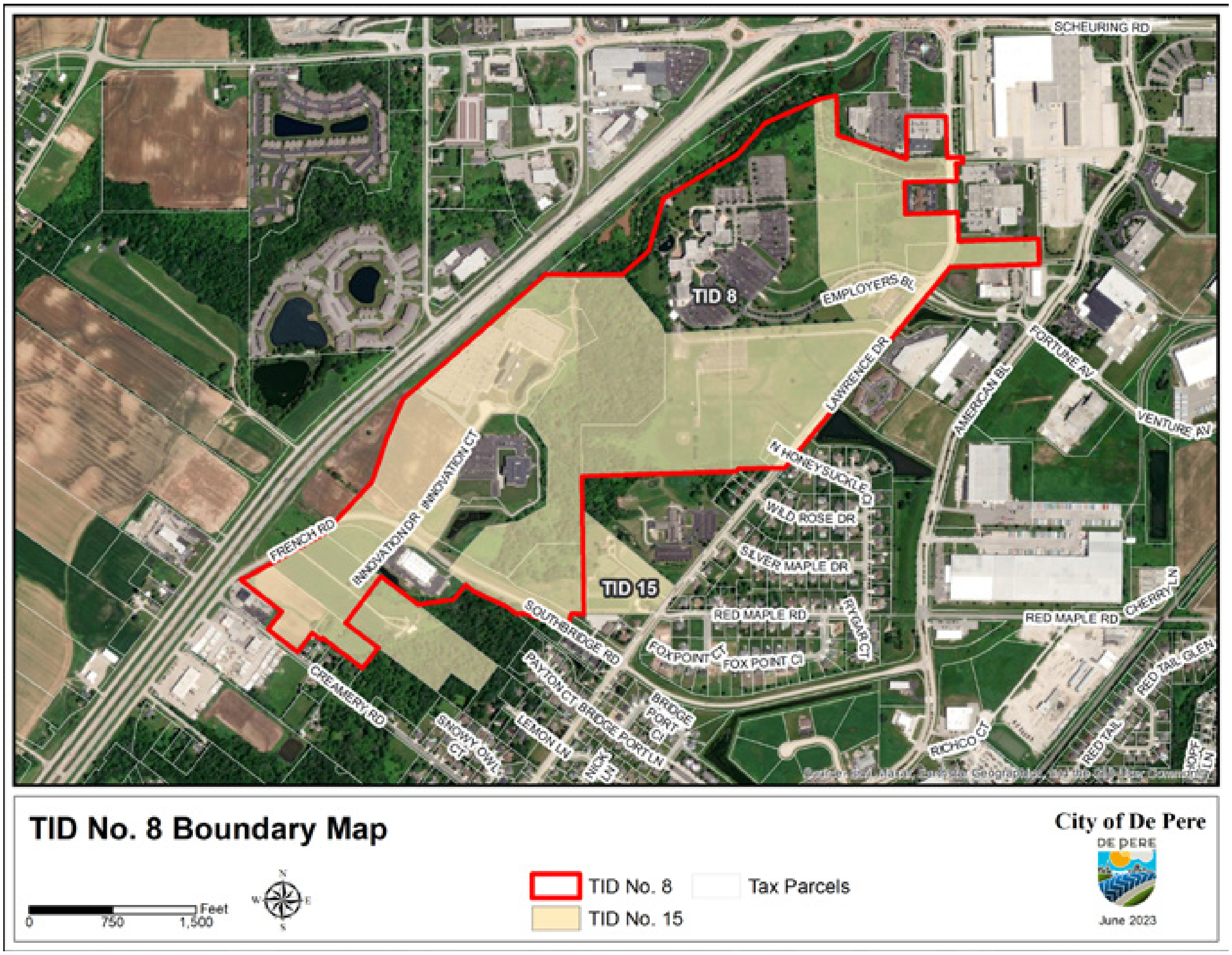
The City established Tax Increment District (TID) No. 8 to support and promote industrial development. TID No. 8 serves as the primary public financing mechanism for the Southbridge Business Park, facilitating infrastructure and site improvements to attract industrial investment.

The district was originally created with a boundary encompassing approximately 56 acres. Through Amendment No. 1, the boundary was expanded by an additional 145 acres, and the project plan was updated to include new eligible project costs aligned with the district's development objectives.

Statement of Change

2007 TID Base Value:	$36,633,200
2024 TID Total Value (previous):	$53,311,700
2025 TID Total Value (current):	$58,539,200
2024-2025 Increment Growth:	$5,227,500
Total TID Increment:	$26,337,900
Prior Year Corrections:	$446,100
State Reported Percent Increment Growth: 10%	
TID No.15 Frozen Overlap Value:	$1,943,500

TID Type:	Mixed-use
Creation Date:	8/21/2007
Maximum Expenditure Period:	8/21/2022
Termination Date:	8/21/2027
Extension Eligible (Yes/No):	Yes



TID No. 8 Remaining Development Opportunities

TID No. 8 was overlaid by TID No. 15 in 2020 and therefore does not have any remaining development opportunities. The City assumed nominal property appreciation for projecting future revenues to pay off the existing debt. Since no additional projects are expected to be constructed at the time of this report, the projected revenues for TID No. 8 should remain relatively stable over the next few years and would only change with property value depreciation or appreciation or changes in the mill rate. The TID is projected to end two years early with approximately $1,500,000 in surplus with the following assumptions:

i. Approximately $1,009,113 in remaining borrowing;
ii. Sale of Humana Campus as an arms-length transaction (2025 correction)
iii. Property values appreciate six percent per year;
iv. Two Percent mill rate reductions per year;
v. Additional annual state computer aid/grants; and
vi. Final year taxes collected in 2026.
vii. The City initiated the Housing Affordability Extension in 2025.

TID No. 8 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 8 closure would be approximately $394,000. Per state statutes, the City levy can only increase 50% of the annual tax collections after the TID closes. Therefore, for this analysis, since the City currently has a 34.09% share the City could allocate 17% towards a level limit increase. That would add $68,000 to the annual tax collections for the City. A detailed summary of TID No. 8 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

None. The City conducted the final audit in 2026 and transfer funds to the overlapping jurisdiction.

Analysis of Impact on Overlying Jurisdictions

TID No. 8

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Calculated Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$82,193	$149,419	$67,226	
Local	$0.005499639	34.90%	$168,020	$236,733		$68,713
School District	$0.007040045	44.67%	$215,081	$390,999	$175,918	
Tech. College	$0.000530506	3.37%	$16,208	$29,464	$13,256	
Total	$0.015760520	**100.0%**	**$481,501**	**$806,615**	**$256,401**	**$68,713**

TID No. 8 Tax Increment ProForma

City of De Pere
TID No. 8

6/27/2026

		Assumptions	
TID Creation Date	8/21/07	Equalized Base Value	$ 36,633,200
Valuation Date	1/1/07	Personal Property Removal - Local	$ (4,431,900)
Last Expenditure Year	2022	Personal Property Removal - State	$ -
Termination Year	2027	Projected Tax Rate	0.01446
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	7.00%
		Construction Inflation Rate	4.50%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2007	2008	2009							Per City		2009
2008	2009	2010							Per City		2010
2009	2010	2011							Per City		2011
2010	2011	2012							Per City		2012
2011	2012	2013							Per City		2013
2012	2013	2014							Per City	$0	2014
2013	2014	2015							Per City	$221,328	2015
2014	2015	2016							Per City	$191,787	2016
2015	2016	2017							Per City	$253,857	2017
2016	2017	2018							Per City	$194,387	2018
2017	2018	2019							Per City	$293,367	2019
2018	2019	2020							Per City	$305,352	2020
2019	2020	2021							Per City	$563,635	2021
2020	2021	2022							Per City	$267,442	2022
2021	2022	2023	0	0	0	0	58,857,800	22,224,600	Per City	$390,355	2023
2022	2023	2024	58,857,800		2,487,500	0	61,345,300	24,712,100	Per City	$400,007	2024
2023	2024	2025	61,345,300	4,294,171	(8,033,600)	0	53,311,700	21,110,400	Per City	$333,752	2025
2024	2025	2026	53,311,700	5,227,500	0	0	58,539,200	26,337,900	0.015569	$410,065	2026
2025	2026	2027	~~58,539,200~~	~~4,097,744~~	~~0~~	~~0~~	~~62,636,944~~	~~30,435,644~~	~~0.015258~~	~~$464,387~~	~~2027~~
2026	2027	2028	~~62,636,944~~	~~4,384,586~~	~~0~~	~~0~~	~~67,021,530~~	~~34,820,230~~	~~0.014953~~	~~$520,661~~	~~2028~~
Total Remaining (with extensions)				**$18,004,001**	**($8,033,600)**	**$0**				**$2,128,872**	

Notes: Negative increments treated as zero TID revenue

Reported Value

2024 Reported Tax Increment Worksheet

~~Early Termination~~

Termination Year

TID No. 8 Tax Increment Cash Flow

City of De Pere

TID No. 8

6/27/2026

		Revenues							Expenses										Annual	
Year	Beginning Balance	Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/Personal Property AID	MISC/Pilot	Bond Premium and Proceeds	Interest	General Fund Advance	Existing Debt Service Payments	Capital Outlay	Developer Incentive Payments	Debt Issuance/ Debt Service	SBC Design	SBC Acq	SBC Constr	Affordable Housing Fund	Refund to Overlapping Juridictions	Professional Services, Grants, Annual Admin	Surplus (Deficit)	Balance After Surplus to Principal
2007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,095	(6,095)	(6,095)
2008	(6,095)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,366	(7,366)	(13,461)
2009	(13,461)	0	0	0	0	334,300	0	0	6,117	0	0	0	0	0	0	0	0	12,356	315,827	302,366
2010	302,366	0	0	0	0	150,000	0	0	25,641	0	0	0	0	0	0	0	0	500	123,859	426,225
2011	426,225	0	0	153,967	0	0	0	0	38,363	0	0	0	0	0	0	0	0	700	114,904	541,129
2012	541,129	0	0	273,744	0	2,895,000	0	0	38,283	300,810	775,000	27,161	0	0	0	0	0	6,068	2,021,422	2,562,551
2013	2,562,551	0	0	212,580	0	415,000	0	0	281,359	934,227	775,000	4,830	0	0	0	0	0	-	(1,367,836)	1,194,715
2014	1,194,715	0	0	166,010	0	0	0	0	269,509	0	0	0	0	0	0	0	0	65,901	(169,400)	1,025,315
2015	1,025,315	0	221,328	272,478	0	0	0	0	329,731	0	0	0	0	0	0	0	0	72,819	91,256	1,116,571
2016	1,116,571	0	191,787	228,060	672	40,000	0	0	286,503	0	1,120,000	269	0	0	0	0	0	74,563	(1,020,816)	95,755
2017	95,755	0	430,897	220,659	0	0	0	0	289,011	0	105,000	479	0	0	0	0	0	75,047	182,019	277,774
2018	277,774	0	194,387	223,903	2,361	0	0	0	293,368	0	0	0	0	0	0	0	0	97,879	29,404	307,178
2019	307,178	0	293,367	231,873	0	205,000	0	0	509,242	0	0	0	0	0	0	0	0	96,372	124,626	431,804
2020	431,804	0	305,352	230,172	0	1,100,000	0	0	1,356,294	0	0	0	0	0	0	0	0	153,026	126,204	558,008
2021	558,008	0	563,635	228,471	0	0	0	0	284,389	0	0	0	0	0	0	0	0	32,794	474,923	1,032,931
2022	1,032,931	0	271,469	230,172	13,995	195,000	0	0	274,754	0	0	2,679	0	0	0	0	0	59,256	373,947	1,406,878
2023	1,406,878	0	390,355	230,172	0	0	0	0	319,964	0	0	0	0	0	0	0	0	6,384	294,179	1,701,057
2024	1,701,057	0	400,995	230,172	0	0	0	0	309,906	26,622	0	0	0	0	0	0	0	44,911	249,728	1,950,785
2025	1,950,785	0	333,752	182,239	0	0	0	0	14,640	163,101	0	0	0	0	0	0	0	43,720	294,530	2,245,315
2026	2,245,315	0	415,099	229,321	0	0	0	0	1,309,021	0	0	0	0	0	0	415,099	1,158,115	7,500	(2,245,315)	(0)
2027	(0)																		0	(0)
2028	(0)																		0	(0)
Remaining Totals		0	748,851	411,560	0	0	0	0	1,323,661	163,101	0	0	0					51,220		

Other

2007-2023: CLA

Early Termination

$ 410,065 Affordable Housing Extension

TAX INCREMENT DISTRICT NO. 9

Introduction

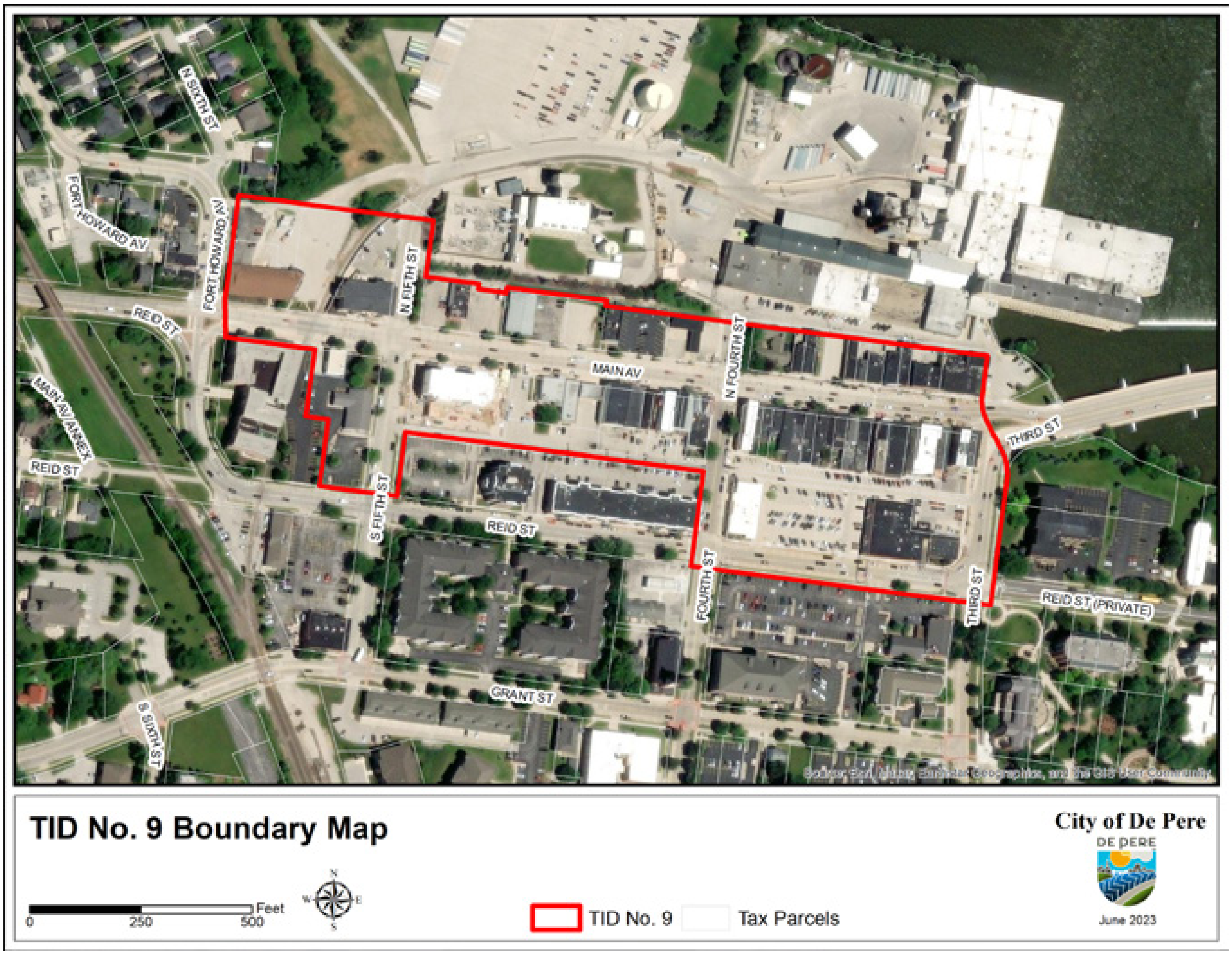
The City created Tax Increment District (TID) No. 9 as the primary public financing tool to support redevelopment in the west downtown area. The district covers about 18 acres and includes buildings that are good candidates for redevelopment or rehabilitation, along with sites suitable for new development and public infrastructure upgrades. TID No. 9 also plays a key role in carrying out the Downtown Master Plan. Tax increment generated within the district helps fund improvements such as street and alley upgrades, façade enhancement grants, sidewalk and utility work, and direct cash grants to developers for revitalizing downtown properties.

TID Type:	Rehab/Con
Creation Date:	8/7/2012
Maximum Expenditure Period:	8/7/2034
Termination Date:	8/7/2039
Extension (Yes/No):	Not at this time

Statement of Change

2007 TID Base Value:	$14,157,100
2024 TID Total Value (previous):	$24,339,400
2025 TID Total Value (current):	$28,104,300
2024-2025 Increment Growth:	$3,571,60
Total TID Increment:	$13,947,200
Prior Year Corrections:	$231,900

State Reported Percent Increment Growth: 15%



TID No. 9 Remaining Development Opportunities

There are several redevelopment opportunities in TID No. 9. The opportunities are as follows:

- 360 Main Ave (2027 RFP)
- North side of 400 Block of Main Ave (2029+)
- North side of 300 Block of Reid St (2031+)

These projects could generate an additional $35-40 million in increment value over the remaining life of the TID. The TID is projected to end with approximately $1,170,000 surplus by 2040 with the following assumptions:

i. Approximately $6,115,000 in remaining and planned borrowing and PAYGO coss,
ii. Property values appreciate at six percent per year;
iii. Two Percent mill rate reductions per year;
iv. Additional annual state computer aid/grants;
v. Final year taxes collected in 2040;
vi. Projections are based on large growth in 2 blocks (400 Main Ave and 300 Reid St); and
vii. Assumed mill rate reduction lowest value- $11 Per Thousand Dollars of Assessed Value.

TID No. 9 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 9 closure would be approximately $1,680,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes, therefore that would add nearly $293,000 to the annual tax collections for the City. A detailed summary of TID No. 9 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Conduct the required periodic audit and use the results to utilize the standard and the three–year technical college extensions.
ii. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
iii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iv. Replace or supplement façade grant funding with annually matched dollars from business park donor TIDs or the General Fund.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Limit annual administration costs to those essential to managing the TID.
vii. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
viii. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.
ix. If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must pay off the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 9

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$38,087	$324,772	$286,685	
Local	$0.005499639	34.90%	$77,859	$370,883		$293,024
School District	$0.007040045	44.67%	$99,667	$849,863	$750,197	
Tech. College	$0.000530506	3.37%	$7,510	$64,042	$56,531	
Total	$0.015760520	**100.0%**	**$223,123**	**$1,609,561**	**$1,093,413**	**$293,024**

TID No. 9 Tax Increment ProForma

City of De Pere
TID No. 9
6/27/2026

Assumptions			
TID Creation Date	**8/7/12**	Equalized Base Value	$ 14,776,100
		Personal Property Removal - Local	$ (610,000)
		Personal Property Removal - State	$ (9,000)
Valuation Date	**1/1/12**	Projected Tax Rate	
Last Expenditure Year	**1/1/2035**	Annual Change in Tax Rate	-2.00%
Termination Year	**8/7/2039**	Property Appreciation Rate (MixUse/Dtown)	6.00%
TID Category	Rehab/Cons	Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment: Construction	TIF Increment: Prior Year Correction	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2012	2013	2014							Per Report	$1,495	2014
2013	2014	2015							Per Report	$38,732	2015
2014	2015	2016							Per Report	$29,584	2016
2015	2016	2017							Per Report	$73,316	2017
2016	2017	2018							Per Report	$22,118	2018
2017	2018	2019							Per Report	$35,056	2019
2018	2019	2020							Per Report	$40,812	2020
2019	2020	2021							Per Report	$44,384	2021
2020	2021	2022							Per Report	$33,244	2022
2021	2022	2023	0	0	0	0	17,332,100	2,556,000	Per Report	$49,292	2023
2022	2023	2024	17,332,100		7,007,300	0	24,339,400	9,563,300	Per Report	$183,669	2024
2023	2024	2025	24,339,400		193,300	0	24,532,700	10,375,600	Per Report	$164,036	2025
2024	2025	2026	24,532,700	0	3,571,600	0	28,104,300	13,947,200	0.015761	$219,815	2026
2025	2026	2027	28,104,300	1,686,258	0	0	29,790,558	15,633,458	0.015445	$241,464	2027
2026	2027	2028	29,790,558	1,787,433	0	0	31,577,991	17,420,891	0.015136	$263,690	2028
2027	2028	2029	31,577,991	1,894,679	3,000,000	0	36,472,671	22,315,571	0.014834	$331,022	2029
2028	2029	2030	36,472,671	2,188,360	0	0	38,661,031	24,503,931	0.014537	$356,214	2030
2029	2030	2031	38,661,031	2,319,662	5,000,000	0	45,980,693	31,823,593	0.014246	$453,367	2031
2030	2031	2032	45,980,693	2,758,842	5,000,000	0	53,739,535	39,582,435	0.013961	$552,624	2032
2031	2032	2033	53,739,535	3,224,372	12,000,000	0	68,963,907	54,806,807	0.013682	$749,873	2033
2032	2033	2034	68,963,907	4,137,834	12,000,000	0	85,101,741	70,944,641	0.013408	$951,259	2034
2033	2034	2035	85,101,741	5,106,104	0	0	90,207,846	76,050,746	0.013140	$999,329	2035
2034	2035	2036	90,207,846	5,412,471	0	0	95,620,316	81,463,216	0.012877	$1,049,042	2036
2035	2036	2037	95,620,316	5,737,219	0	0	101,357,535	87,200,435	0.012620	$1,100,464	2037
2036	2037	2038	101,357,535	6,081,452	0	0	107,438,987	93,281,887	0.012368	$1,153,668	2038
2037	2038	2039	107,438,987	6,446,339	0	0	113,885,327	99,728,227	0.012120	$1,208,725	2039
2038	2039	2040	113,885,327	6,833,120	0	0	120,718,446	106,561,346	0.011878	$1,265,713	2040
Total Remaining (with extensions)				**$106,137,123**	**$40,764,900**	**$0**				**$10,896,269**	

Notes:
- Reported Value
- 360 Main Ave
- North 400 Main Ave: 3 separate $5,000,000 projects
- North 300 Reid St - $24,000,000 total block redevelopment
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value

Standard Three Year Extension
Tech-College Three Year Extension
Termination Year

TID No. 9 Tax Increment Cash Flow

City of De Pere

TID No. 9 Tax Increment Cash Flow

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/State	Revenues: Land Sales/Rent	Revenues: Misc Revenue+PILOT	Revenues: Proceeds from Long-term Debt	Revenues: Total Revenue	Expenses: Existing Debt Service Payments	Expenses: Debt Issuance/ Debt Service	Expenses: Capital (Outlay) Expenses	Expenses: Development Grant/Façade Grants	Expenses: Land Purchase Taxes and Utilities	Expenses: Future Debt Service - Infrastructure Main/Reid CSD	Expenses: Future Debt Service - 300 Main Ave Alley	Expenses: Transfer to General Fund	Expenses: Current Year and Future Professional Services	Expenses: Administration & Past Professional Services	Expenses: Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2012	0	$0	$0	$0	$0	$0	$665,000	$665,000	$0	$0	$30	$0	$0	$0	$0	$0	$0	$15,286	$15,316	$649,684	$649,684
2013	649,684	0	0	0	0	0	130,000	130,000	21,191	1,764	0	573,000	0	0	0	0	0	210	596,165	466,165	183,519
2014	183,519	0	1,495	2,308	0	0	0	3,803	22,673	0	21,981	135,000	0	0	0	0	0	98,450	278,104	274,301	90,782
2015	(90,782)	0	38,732	16,260	0	0	0	54,992	66,525	0	0	0	0	0	0	0	0	68,467	134,992	80,000	170,782
2016	(170,782)	0	29,584	2,674	0	0	0	32,258	65,978	0	0	0	0	0	0	0	0	73,467	139,445	107,187	277,969
2017	(277,969)	0	73,316	3,123	0	0	0	76,439	65,360	118	4,658	0	0	0	0	0	0	75,051	145,187	68,748	346,717
2018	(346,717)	0	22,118	3,169	0	6,740	80,000	112,027	69,655	751	10,989	0	0	0	0	0	0	98,519	179,914	67,887	414,604
2019	(414,604)	0	35,056	3,536	0	13,418	185,000	237,010	92,451	2,564	131,889	0	0	0	0	0	0	102,386	329,290	92,280	506,884
2020	(506,884)	0	40,812	8,005	0	1,153	475,000	524,970	530,835	406	243,257	0	0	0	0	0	0	97,926	872,424	347,454	854,338
2021	(854,338)	0	44,384	12,474	0	40,751	735,000	832,609	109,362	10,420	87,510	0	0	0	0	0	0	42,293	249,585	583,024	271,314
2022	(271,314)	0	33,244	8,005	0	60,257	1,725,000	1,826,506	200,028	30,130	717,887	0	0	0	0	0	0	47,313	995,358	831,148	559,834
2023	559,834	0	49,292	258,005	0	3,749	370,000	681,046	268,294	4,993	179,729	1,050,000	0	0	0	0	0	17,673	1,520,689	839,643	279,809
2024	(279,809)	0	183,669	8,005	0	0	0	191,674	278,680	0	20,000	50,000	0	0	0	0	0	24,321	373,001	181,327	461,136
2025	(461,136)	0	164,036	55,598	0	13,275	0	232,909	439,728	0	0	0	0	0	0	11,400	0	13,375	464,503	231,593	692,729
2026	(692,729)	0	219,815	5,000	0	0	0	224,815	458,353	0	0	0	0	0	0	0	0	5,000	463,353	238,537	931,267
2027	(931,267)	45,000	241,464	5,000	0	0	0	291,464	461,765	0	0	0	0	61,200	0	0	0	5,000	527,965	236,501	1,167,768
2028	(1,167,768)	0	263,690	5,000	0	0	0	268,690	459,655	0	0	0	0	153,220	0	0	0	5,000	617,875	349,185	1,516,953
2029	(1,516,953)	0	331,022	5,000	0	0	0	336,022	452,060	0	0	0	0	153,220	0	0	0	5,000	610,280	274,258	1,791,211
2030	(1,791,211)	0	356,214	5,000	0	0	0	361,214	419,220	0	0	0	0	153,220	0	0	0	5,000	577,440	216,226	2,007,437
2031	(2,007,437)	0	453,367	5,000	0	0	0	458,367	376,503	0	0	56,985	0	153,220	0	0	0	5,000	591,707	133,340	2,140,778
2032	(2,140,778)	0	552,624	5,000	0	0	0	557,624	303,878	0	0	111,691	0	153,220	61,200	0	0	5,000	634,988	77,364	2,218,142
2033	(2,218,142)	0	749,873	5,000	0	0	0	754,873	47,150	0	0	240,805	0	153,220	148,189	0	0	5,000	594,364	160,508	2,057,634
2034	(2,057,634)	0	951,259	5,000	0	0	0	956,259	0	0	0	364,710	0	153,220	148,189	0	0	5,000	671,119	285,139	1,772,494
2035	(1,772,494)	0	999,329	5,000	0	0	0	1,004,329	0	0	0	357,416	0	153,220	148,189	0	0	5,000	663,825	340,504	1,431,990
2036	(1,431,990)	0	1,049,042	5,000	0	0	0	1,054,042	0	0	0	350,268	0	153,220	148,189	0	0	0	651,677	402,365	1,029,625
2037	(1,029,625)	0	1,100,464	5,000	0	0	0	1,105,464	0	0	0	343,262	0	153,220	148,189	0	0	0	644,672	460,793	568,832
2038	(568,832)	0	1,153,668	5,000	0	0	0	1,158,668	0	0	0	336,397	0	153,220	148,189	0	0	0	637,806	520,861	47,971
2039	(47,971)	0	1,208,725	5,000	0	0	0	1,213,725	0	0	0	329,669	0	153,220	148,189	0	0	0	631,078	582,647	534,676
2040	534,676	0	1,265,713	5,000	0	0	0	1,270,713	0	0	0	323,076	0	153,220	148,189	0	0	10,000	634,485	636,228	1,170,904
Total	Total Remaining	45,000	10,896,269	75,000	0	0	0	11,016,269	2,978,583	0	0	2,814,280	0	2,053,059	1,246,714	0	728,461	60,000	9,152,635		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

Closure Year

Assumes 80% of new increment generated for N Block of 400 Main St and N Block of 300 Reid St

Standard Three Year Extension

Tech-College Three Year Extension

Termination Year

Final Revenue Year

TAX INCREMENT DISTRICT NO. 11

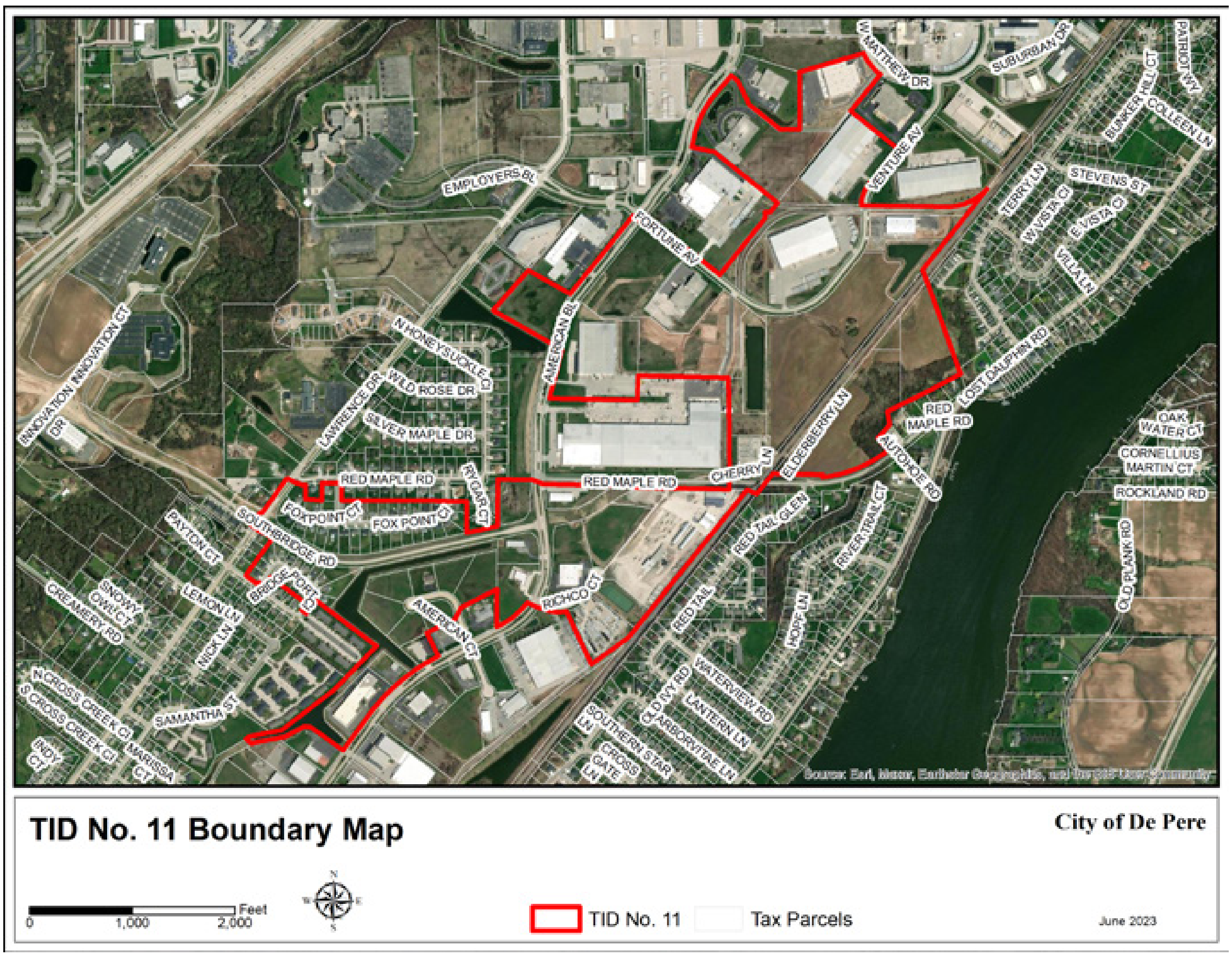
Introduction

The City created Tax Increment District (TID) No. 11 to support continued development of the West Business Park. Covering approximately 265 acres, the district includes land for single-family and multi-family housing, office complexes, and manufacturing sites. Project costs include future cash grants for developments and public improvements such as Southbridge Lawrence-American, Southbridge American–Lost Dauphin, rail maintenance, and road upgrades within a half-mile of the district. TID No. 11 was amended in 2021 to assist Robinson with expansion, and again in 2024 to support Wolter's new regional facility.

TID Type:	Mixed-Use
Creation Date:	9/1/2015
Maximum Expenditure Period:	9/1/2030
Termination Date:	9/1/2035
Extension (Yes/No):	No

Statement of Change

2015 TID Base Value:	$29,592,300
2024 TID Total Value (previous):	$81,337,900
2025 TID Total Value (current):	$98,953,000
2024 to 2025 Increment Growth:	$17,615,100
Total TID Increment:	$69,360,700
Prior Year Corrections:	$418,900
State Reported Percent Increment Growth:	22%



TID No. 11 Remaining Development Opportunities

Several redevelopment opportunities are remaining in TID No. 11. The opportunities are as follows:

- Robinson Expansion (2026+)
- Fortune Ave site (26 acres)
- WD-D0075-2 multifamily (2026+)
- American Court and other small projects (2028+)

The project could generate an additional $32,500,000 in increment value over the remaining life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with approximately $6,420,000 in surplus with the following assumptions:

i. Approximately $8,600,000 in remaining and future planned borrowing;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Revised South Bridge Connector project agreements with Brown County; and
v. Annual rail maintenance and administration costs.

TID No. 11 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 11 closure would be approximately $2,781,00. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes, therefore that would add nearly $485,500 to the annual tax collections for the City. A detailed summary of TID No. 11 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary and continue to work with Brown County to revise agreement to structure cost most appropriate to the City and the respective TIDS.
iv. Limit annual administration costs to those essential to managing the TID.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements or encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vii. Utilize the affordable house extension to seed fund the affordable housing programs.
viii. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 11

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.53%	$35,012	$509,737	$474,725	
Local	$0.005499639	35.83%	$71,572	$556,794		$485,222
School District	$0.007040045	45.87%	$91,619	$1,333,877	$1,242,258	
Tech. College	$0.000530506	3.46%	$6,904	$100,515	$93,611	
Total	$0.015348387	**102.7%**	**$205,107**	**$2,500,923**	**$1,810,593**	**$485,222**

TID No. 11 Tax Increment ProForma

City of De Pere
TID No. 11
6/27/2026

Assumptions						
TID Creation Date	9/1/15	Equalized Base Value	$ 13,014,000	Amendment 1	Previous Base Value	$6,079,500
Valuation Date	1/1/15	Personal Property Removal - Local	$ -	Amendment 2	2023 Base Value Total	$30,744,700
Last Expenditure Year	2030	Personal Property Removal - State	$ (1,152,400)			
Termination Year	2035	Projected Tax Rate	0.01476			
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%			
		Property Appreciation Rate -Mixed/Industrial	4.50%			
		Construction Inflation Rate	0.00%			

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Amendment	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2015	2016	2017							As Reported	$0	2017
2016	2017	2018							As Reported	$11,831	2018
2017	2018	2019							As Reported	$40,846	2019
2018	2019	2020							As Reported	$137,802	2020
2019	2020	2021							As Reported	$159,337	2021
2020	2021	2022	0			0	17,189,000	11,109,500	As Reported	$219,316	2022
2021	2022	2023	17,189,000		14,646,300	0	31,835,300	18,821,300	As Reported	$333,126	2023
2022	2023	2024	31,835,300		24,230,100	0	56,065,400	43,051,400	As Reported	$700,053	2024
2023	2024	2025	56,065,400	0	25,272,500		81,337,900	51,745,600	As Reported	$818,088	2025
2024	2025	2026	81,337,900		17,615,100	0	98,953,000	69,360,700	0.015761	$818,088	2026
2025	2026	2027	98,953,000	4,452,885	8,765,000	0	112,170,885	82,578,585	0.015445	$1,275,452	2027
2026	2027	2028	112,170,885	5,047,690	8,000,000	0	125,218,575	95,626,275	0.015136	$1,447,438	2028
2027	2028	2029	125,218,575	5,634,836	7,000,000	0	137,853,411	108,261,111	0.014834	$1,605,910	2029
2028	2029	2030	137,853,411	6,203,403	500,000	0	144,556,814	114,964,514	0.014537	$1,671,239	2030
2029	2030	2031	144,556,814	6,505,057	500,000	0	151,561,871	121,969,571	0.014246	$1,737,610	2031
2030	2031	2032	151,561,871	6,820,284	500,000	0	158,882,155	129,289,855	0.013961	$1,805,059	2032
2031	2032	2033	158,882,155	7,149,697	0	0	166,031,852	136,439,552	0.013682	$1,866,781	2033
2032	2033	2034	166,031,852	7,471,433	0	0	173,503,285	143,910,985	0.013408	$1,929,626	2034
2033	2034	2035	173,503,285	7,807,648	0	0	181,310,933	151,718,633	0.013140	$1,993,628	2035
2034	2035	2036	181,310,933	8,158,992	0	0	189,469,925	159,877,625	0.012877	$2,058,823	2036
Total Remaining (with extensions)				$65,251,925	$42,880,100					$18,209,655	

Notes: Negative increments treated as zero TID revenue

Termination Year

Reported Value

Includes $9,594,100 of prior year corrections - will be reduced in 2024

Smet EDL ($3,060,000),Wolter (5,016,000)

Fortune Ave Project ($12,000,000 split 2024 & 2025) Robinson Metal Expansion (4,000,000 split 2024-2025)

WD-D0075-2 Multifamily

American Court and other Small Projects

Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 11 Tax Increment Cash Flow

City of De Pere

TID No. 11

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/State/ Propeerty Tax Aid	Revenues: Sale Proceeds	Revenues: Proceeds from Long-term Debt & Premium	Revenues: Misc Revenue+ & PILOT	Revenues: Total Revenue	Existing Debt	Debt Issuance/ Debt Service	Capital Outlay (including rail)	Existing Development Grants (PAYGO etc)	GV-15 (2026) $550,000	GV-15 (2027) $437,204
2015		$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,131,404	$0		25% of Segmen
2016	1,138,287	0	0	0	0	0	0	$0	0	0	0	0	0	0
2017	1,146,754	0	0	0	0	0	0	$0	0	0	13,192	0	0	0
2018	1,169,997	0	11,831	0	713,800	300,000	18,799	$1,044,430	0	2,885	1,724	138,315	0	0
2019	300,706	0	40,846	0	0	900,000	65,278	$1,006,124	36,450	12,472	553,393	0	0	0
2020	69,065	0	137,802	0	57,500	1,175,000	38,775	$1,409,077	156,283	18,441	472,048	30,000	0	0
2021	767,479	0	159,337	0	0	0	0	$159,337	292,845	0	19,774	78,505	0	0
2022	502,109	0	219,316	0	0	170,000	12,182	$401,498	259,075	2,332	10,736	0	0	0
2023	591,889	0	333,126	0	1,971	725,000	27,600	$1,087,697	275,467	9,689	369,344	32,495	0	0
2024	890,643	0	700,053	0	0	0	0	$700,053	374,371	0	146,012	31,347	0	0
2025	944,969	0	818,088	11,803	0	457,595	0	$1,287,487	364,513	10,783	88,935	41,721	0	0
2026	1,593,705	0	1,003,172	0	0	0	0	1,003,172	429,976	0	0	0	565,000	0
2027	1,369,634	0	1,275,452	0	0	0	0	1,275,452	417,375	0	0	120,000	0	450,000
2028	139,901	0	1,447,438	0	0	0	0	1,447,438	411,013	0	0	0	0	0
2029	287,564	0	1,605,910	0	0	0	0	1,605,910	405,568	0	0	0	0	0
2030	598,169	0	1,671,239	0	0	0	0	1,671,239	314,888	0	0	0	0	0
2031	1,163,785	0	1,737,610	0	0	0	0	1,737,610	186,463	0	0	0	0	0
2032	2,555,423	0	1,805,059	0	0	0	0	1,805,059	189,135	0	0	0	0	0
2033	4,075,791	0	1,866,781	0	0	0	0	1,866,781	166,783	0	0	0	0	0
2034	5,679,160	0	1,929,626	0	0	0	0	1,929,626	54,985	0	0	0	0	0
2035	7,418,571	0	1,993,628	0	0	0	0	1,993,628	52,495	0	0	0	0	0
2036	9,333,655	0	2,058,823	0	0	0	0	2,058,823	0	0	0	0	0	0
	Remaining Totals	0	18,394,739	0	0	0	0	18,394,739	2,628,679	0	0	120,000	565,000	450,000

Other

Outside Services, General Admin, Street Eng General Admin

Rail Mentance

Future Southern Bridge Improvements (Design and Aqusition payable with available revenue)

Year	GV-15 (2028) $ 12,500	GV-15 (2029) $12,500	GV-16 (2026) $2,250,000	GV-16 (2027) $711,614	GV-16 (2028) $ 37,500	GV-16 (2029) $37,500	Washworld PAYGO Incentive	EDL Packaging PAYGO Incentive	WD-D0077 Development Incentive Debt Service (Bliffert)	Land Purchase	Current Year and Future Professional Services	General Admin + Past Professional Services	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2015	gment 3 Funding			75% of Segment 3 Funding			$0	$0	$0	$0	$0	$6,883	$1,138,287	$1,138,287	$1,138,287
2016	0	0	0	0	0	0	0	0	0	0	0	8,467	8,467	8,467	1,146,754
2017	0	0	0	0	0	0	0	0	0	0	0	10,051	23,243	23,243	1,169,997
2018	0	0	0	0	0	0	0	0	0	0	0	32,215	175,139	869,291	300,706
2019	0	0	0	0	0	0	0	0	0	0	0	34,038	636,353	369,771	69,065
2020	0	0	0	0	0	0	0	0	0	0	0	33,891	710,663	698,414	767,479
2021	0	0	0	0	0	0	0	0	0	0	0	33,583	424,707	265,370	502,109
2022	0	0	0	0	0	0	0	0	0	0	0	39,575	311,718	89,780	591,889
2023	0	0	0	0	0	0	0	0	0	0	0	101,948	788,943	298,754	890,643
2024	0	0	0	0	0	0	0	0	0	0	0	93,997	645,727	54,326	944,969
2025	0	0	0	0	0	0	0	0	0	356	28,740	103,704	638,751	648,736	1,593,705
2026	0	0	91,800	0	0	0	25,000	38,582	6,885	0	30,000	40,000	1,227,243	224,071	1,369,634
2027	0	0	632,250	730,000	0	0	25,000	39,512	21,049	0	30,000	40,000	2,505,185	1,229,733	139,901
2028	25,000	0	632,250	0	75,000	0	25,000	40,464	21,049	0	30,000	40,000	1,299,775	147,663	287,564
2029	0	25,000	632,250	0	0	75,000	25,000	41,439	21,049	0	30,000	40,000	1,295,305	310,605	598,169
2030	0	0	632,250	0	0	0	25,000	42,438	21,049	0	30,000	40,000	1,105,624	565,616	1,163,785
2031	0	0	0	0	0	0	25,000	43,460	21,049	0	30,000	40,000	345,972	1,391,639	2,555,423
2032	0	0	0	0	0	0	25,000	44,508	21,049	0	0	5,000	284,692	1,520,367	4,075,791
2033	0	0	0	0	0	0	25,000	45,580	21,049	0	0	5,000	263,412	1,603,369	5,679,160
2034	0	0	0	0	0	0	70,163	39,018	21,049	0	0	5,000	190,214	1,739,411	7,418,571
2035	0	0	0	0	0	0	0	0	21,049	0	0	5,000	78,544	1,915,084	9,333,655
2036	0	0	0	0	0	0	0	0	0	0	0	5,000	5,000	2,053,823	11,387,478
	25,000	25,000	2,620,799	730,000	75,000	75,000	270,163	375,000	196,325	0	180,000	265,000	8,600,965		

Assumes balance paid on call date

TAX INCREMENT DISTRICT NO. 12

Introduction

The City created Tax Increment District (TID) No. 12 as the primary public financing tool for continued development of the West Business Park. The district originally encompassed approximately 357 acres and includes land available for single-family, multi-family, and manufacturing uses. The City amended the TID boundary in 2020 and 2021 to support the expansion of Infinity Machine, Bayside Machine, Green Bay Packaging, and the development of Garrity's Glen South Subdivision Proposed project costs within the district include future cash grants for individual developments. Public improvements may also include upgrades to Southbridge Lawrence–American, Southbridge American–Lost Dauphin, rail maintenance, and other road improvements or maintenance within one-half mile of the district.

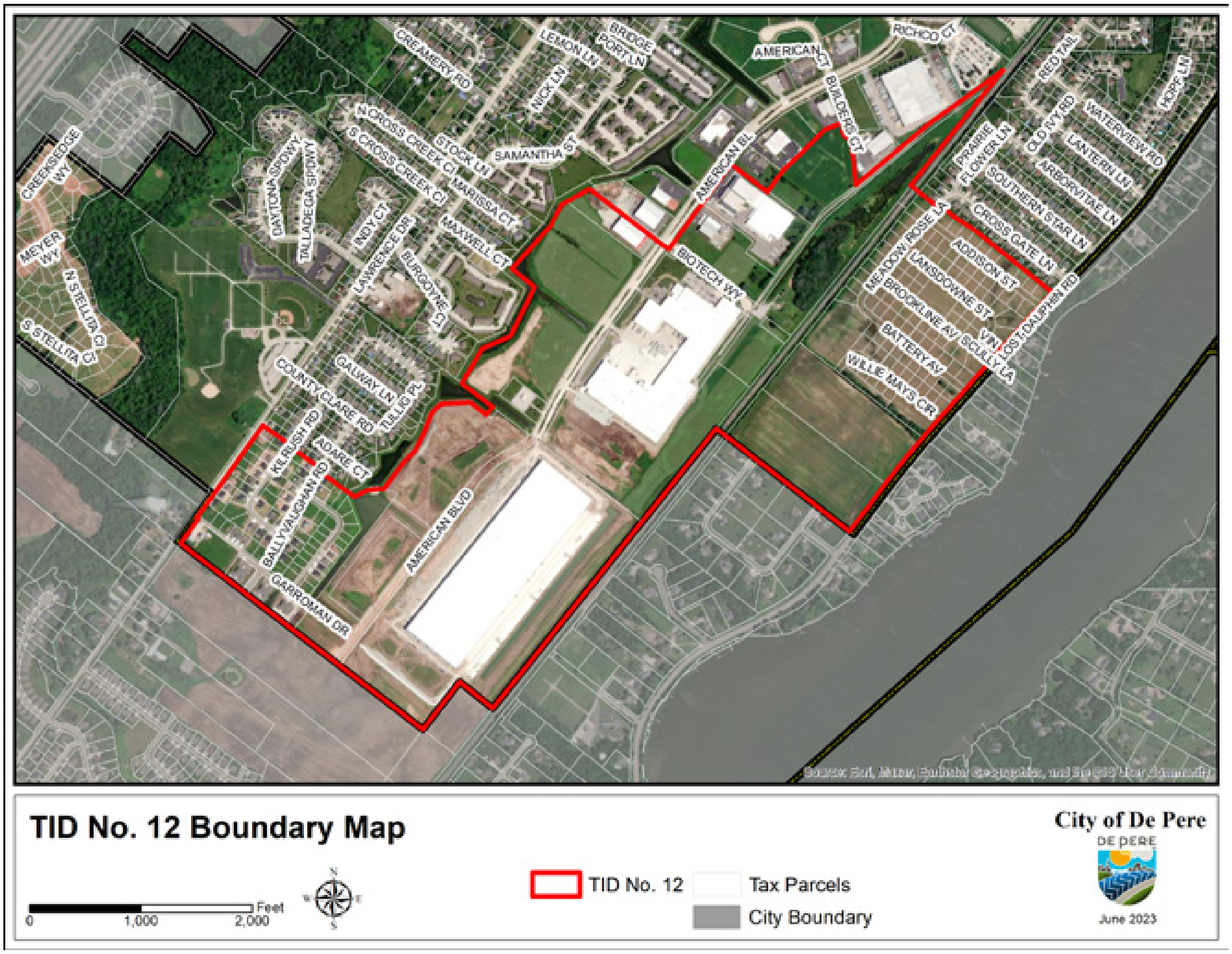
TID Type:	Mixed-Use
Creation Date:	9/1/2015
Maximum Expenditure Period:	9/1/2030
Termination Date:	9/1/2035
Extension (Yes/No):	No

Statement of Change

TID Base Value (amended 2021):	$22,246,700
2024 TID Total Value (previous):	$163,804,400
2025 TID Total Value (current):	$191,932,200
2024 to 2025 Increment Growth:	$28,127,800
Total TID Increment:	$169,685,500
Prior Year Corrections:	$950,700

State Reported Percent Increment Growth: 17%

Reasons for Growth: Residential and Business Park Growth



TID No. 12 Remaining Development Opportunities

- Garrity Glen South Subdivision (2021-2026)
- Best Built Subdivision (2023-2027)
- WD-D0075-2 multifamily (2025+)
- American Court and other small projects (2022+)
- SW Area Planning (2027+)

The project could generate an additional $47,000,000 million in increment value over the remaining life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with approximately $20,300,000 in surplus with the following assumptions:

i. Approximately $28,316,000 in remaining and planned borrowing for infrastructure (Southern Bridge), business park expansion, and development incentives. Approximately $7,132,241 in Southern Bridge funding directly from increment revenue;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Revised South Bridge Connector project agreements with Brown County; and
v. Annual rail maintenance and administration costs.

TID No. 12 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 12 closure would be approximately $3,660,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $774,000 to the annual tax collections for the City. A detailed summary of TID No. 12 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary and continue to work with Brown County to revise agreement to structure cost most appropriate to the City and the respective TIDS.
iv. Limit annual administration costs to those essential to managing the TID.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements or encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vii. Utilize the affordable house extension to seed fund the affordable housing programs.
viii. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 12

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.53%	$51,852	$808,924	$757,072	
Local	$0.005499639	35.83%	$105,997	$879,809		$773,812
School District	$0.007040045	45.87%	$135,685	$2,116,788	$1,981,103	
Tech. College	$0.000530506	3.46%	$10,225	$159,512	$149,287	
Total	$0.015348387	**102.7%**	**$303,758**	**$3,965,032**	**$2,887,461**	**$773,812**

TID No. 12 Tax Increment ProForma

City of De Pere
TID No. 12
6/27/2026

TID Creation Date	9/1/15	Equalized Base Value	$ 6,703,300	Amendment 2021	$ 16,737,000
Valuation Date	1/1/15	Personal Property Removal - Local	$ (200)		
Last Expenditure Year	2030	Personal Property Removal - State	$ (1,193,400)		
Termination Year	2035	Projected Tax Rate	0.014758		
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%		
		Property Appreciation Rate (Mixed/Industrial)	4.50%		
		Construction Inflation Rate	0.00%		

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Amendment	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2015	2016	2017								$0	2017
2016	2017	2018								$408	2018
2017	2018	2019								$0	2019
2018	2019	2020							As reported	$0	2020
2019	2020	2021					1,663,900	(5,039,400)	As reported	$32,005	2021
2020	2021	2022					18,103,300	11,400,000	As reported	$224,990	2022
2021	2022	2023	18,103,300		45,153,800		63,257,100	39,816,800	As reported	$699,346	2023
2022	2023	2024	63,257,100		82,140,900		145,398,000	121,957,700	As reported	$1,974,090	2024
2023	2024	2025	145,398,000	6,542,910	18,406,400	0	163,804,400	141,557,700	0.015761	$2,238,001	2025
2024	2025	2026	163,804,400		28,127,800	0	191,932,200	169,685,500	0.015445	$2,620,845	2026
2025	2026	2027	191,932,200	8,636,949	15,250,000	0	215,819,149	193,572,449	0.015136	$2,929,991	2027
2026	2027	2028	215,819,149	9,711,862	22,250,000	0	247,781,011	225,534,311	0.014834	$3,345,503	2028
2027	2028	2029	247,781,011	11,150,145	5,000,000	0	263,931,156	241,684,456	0.014537	$3,513,367	2029
2028	2029	2030	263,931,156	11,876,902	5,000,000	0	280,808,058	258,561,358	0.014246	$3,683,533	2030
2029	2030	2031	280,808,058	12,636,363	0	0	293,444,421	271,197,721	0.013961	$3,786,283	2031
2030	2031	2032	293,444,421	13,204,999	0	0	306,649,420	284,402,720	0.013682	$3,891,229	2032
2031	2032	2033	306,649,420	13,799,224	0	0	320,448,644	298,201,944	0.013408	$3,998,431	2033
2032	2033	2034	320,448,644	14,420,189	0	0	334,868,833	312,622,133	0.013140	$4,107,948	2034
2033	2034	2035	334,868,833	15,069,097	0	0	349,937,930	327,691,230	0.012877	$4,219,841	2035
2034	2035	2036	349,937,930	15,747,207	0	0	365,685,137	343,438,437	0.012620	$4,334,173	2036
		Total Remaining		**$132,795,847**	**$75,627,800**	**$0**			**Total Remaining**	**$40,431,144**	

Termination Year

Notes: Negative increments treated as zero TID revenue

Garrity Glen South ($6,250,000) & Best Built ($5,000,000)

Best Built Subdivision ($5,250,000 per year 2024, 2025, 2026) Green Bay Packaging Expansion (2025/2026)

WD-L492-B Development

WD-L492-B-5 Development

Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 12 Tax Increment Cash Flow

City of De Pere

TID No. 12

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergovernmental/Personal Prop Aid	Bond Premium and Proceeds	Special Assessment	Property Sale/Rent	Misc	Total Expenses	Existing Debt	Debt Issuance/ Debt Service	Capital Outlay (including rail)	Existing Development Grants (PAYGO etc)	Land Purchase, Street Construction
2015		0	0	0	0	0	0	0	0	0	0	0	0	0
2016	(7,040)	0	0	0	0	0	658,210	0	658,210	0	0	0	0	0
2017	642,703	0	0	0	0	0	0	0	0	0	0	0	0	0
2018	632,626	0	408	0	200,000	0	0	12,392	212,800	0	1,995	8,088	0	0
2019	803,014	0	0	5	250,000	0	0	18,133	268,138	22,590	3,463	182,593	0	0
2020	830,904	0	0	0	0	634,945	0	613	635,558	59,367	0	244,803	242,000	0
2021	881,615	0	32,005	0	375,000	0	447,925	20,392	875,322	53,863	5,319	37,880	0	0
2022	1,627,935	0	224,990	0	2,860,000	0	21,030	205,353	3,311,373	89,046	39,311	2,882,457	0	0
2023	1,893,168	0	699,346	0	4,050,000	0	0	4,162	4,753,508	470,556	54,873	0	0	4,242,239
2024	1,787,515	0	1,974,090	0	0	0	0	0	1,974,090	605,173	0	122,887	35,140	0
2025	2,888,392	0	2,238,001	110,012	3,256,352	0	140,575	0	5,744,940	552,485	78,831	69,482	0	0
2026	7,732,097	0	2,620,845	0	0	0	500,000	0	3,120,845	1,485,570	0	0	0	0
2027	6,738,447	0	2,929,991	0	0	0	0	0	2,929,991	1,393,170	0	0	0	0
2028	5,006,498	0	3,345,503	0	0	0	0	0	3,345,503	1,337,838	0	0	0	0
2029	4,991,737	0	3,513,367	0	0	0	0	0	3,513,367	1,343,183	0	0	0	0
2030	4,580,747	0	3,683,533	0	0	0	0	0	3,683,533	1,556,018	0	0	0	0
2031	5,762,336	0	3,786,283	0	0	0	0	0	3,786,283	1,552,870	0	0	0	0
2032	7,064,823	0	3,891,229	0	0	0	0	0	3,891,229	1,512,100	0	0	0	0
2033	8,618,953	0	3,998,431	0	0	0	0	0	3,998,431	999,403	0	0	0	0
2034	10,807,981	0	4,107,948	0	0	0	0	0	4,107,948	358,730	0	0	0	0
2035	13,747,199	0	4,219,841	0	0	0	0	0	4,219,841	367,490	0	0	0	0
2036	16,789,551	0	4,334,173	0	0	0	0	0	4,334,173	0	0	0	0	0
	Remaining Totals	0	40,431,144	0	0	0	500,000	0		11,906,370	0	0	0	0

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

2023 Includes land purchase

NEW Water Reimbursement

Outside Services, General Admin, Street Eng General Admin

Future Southern Bridge Improvements

Including annual Rail Maint

Future Business Park Growth

0.00% Interest

Year	Expenses: GV-15 (2026) $1,650,000	GV-15 (2027) $ 1,311,612	GV-16 (2028) $75,000	GV-16 (2029) $637,500	Future Business Park Infrastructure Development	Future Development Grants PAYGO (multiple projects)	Professional Services	Future Allocation to TID No. 9	Professional Services, Grants, Annual Admin	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2015					0	0	0	0	7,040	7,040	(7,040)	(7,040)
2016	0	0	0	0	0	0	0	0	8,467	8,467	649,743	642,703
2017	0	0	0	0	0	0	0	0	10,077	10,077	(10,077)	632,626
2018	0	0	0	0	0	0	0	0	32,329	42,412	170,388	803,014
2019	0	0	0	0	0	0	0	0	31,602	240,248	27,890	830,904
2020	0	0	0	0	0	0	0	0	38,677	584,847	50,711	881,615
2021	0	0	0	0	0	0	0	0	31,940	129,002	746,320	1,627,935
2022	0	0	0	0	0	0	0	0	35,326	3,046,140	265,233	1,893,168
2023	0	0	0	0	0	0	0	0	91,493	4,859,161	(105,653)	1,787,515
2024	0	0	0	0	0	0	0	0	110,013	873,213	1,100,877	2,888,392
2025	0	0	0	0	0	0	69,512	0	130,926	901,235	4,843,705	7,732,097
2026	1,683,000	0	0	0	0	300,000	15,000	500,000	130,926	4,114,495	(993,650)	6,738,447
2027	0	1,337,844	0	0	1,000,000	300,000	0	500,000	130,926	4,661,940	(1,731,949)	5,006,498
2028	0	0	76,500	0	1,000,000	300,000	15,000	500,000	130,926	3,360,263	(14,760)	4,991,737
2029	0	0	0	650,250	1,000,000	300,000	0	500,000	130,926	3,924,358	(410,991)	4,580,747
2030	0	0	0	0	0	300,000	15,000	500,000	130,926	2,501,943	1,181,590	5,762,336
2031	0	0	0	0	0	300,000	0	500,000	130,926	2,483,796	1,302,487	7,064,823
2032	0	0	0	0	0	300,000	15,000	500,000	10,000	2,337,100	1,554,129	8,618,953
2033	0	0	0	0	0	300,000	0	500,000	10,000	1,809,403	2,189,029	10,807,981
2034	0	0	0	0	0	300,000	0	500,000	10,000	1,168,730	2,939,218	13,747,199
2035	0	0	0	0	0	300,000	0	500,000	10,000	1,177,490	3,042,351	16,789,551
2036	0	0	0	0	0	300,000	0	500,000	10,000	810,000	3,524,173	20,313,724
Remaining Totals	1,683,000	1,337,844	76,500	650,250	3,000,000	3,300,000	60,000	5,500,000	835,554			

Assumes balance paid on call date

TAX INCREMENT DISTRICT NO. 13

Introduction

The City established Tax Increment District (TID) No. 13 as the primary public financing tool to support infrastructure improvements and facilitate redevelopment of the intersection at Main Avenue and Lawrence Drive. The project aimed to address safety and traffic flow concerns, including poor levels of service at the McDonald's driveway caused by the existing intersection configuration. Improvements in the Main and Lawrence redevelopment area have enhanced traffic operations and generated interest in surrounding development and redevelopment, helping to justify and support the roundabout project. These enhancements may also encourage future investment in the area. TID No. 13 encompasses approximately 116 acres.

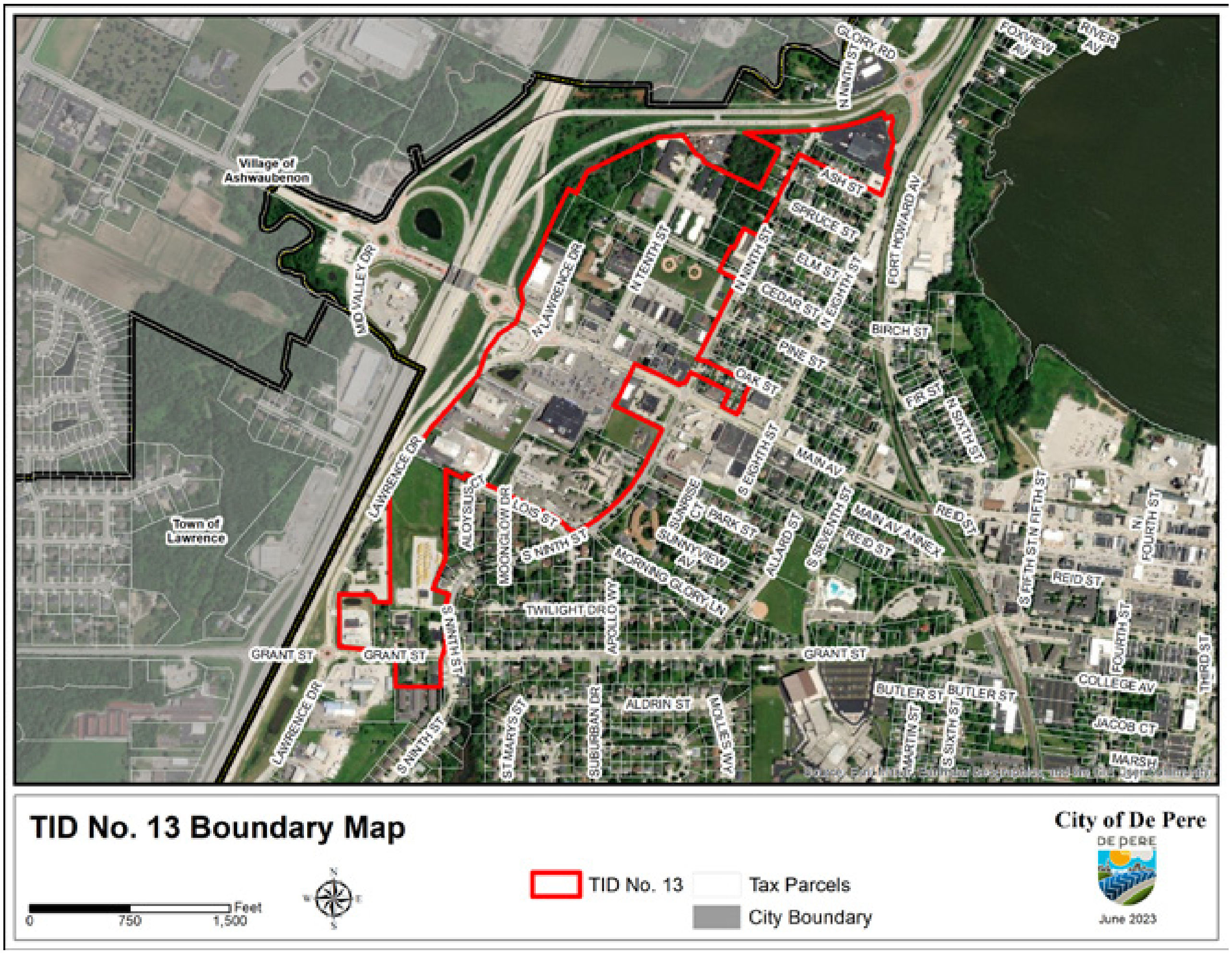
TID Type:	Mixed-Use
Creation Date:	7/18/2017
Maximum Expenditure Period:	7/18/2032
Termination Date:	7/18/2037
Extension (Yes/No):	No

Statement of Change

TID Base Value:	$49,749,600
2024 TID Total Value (previous):	$76,293,200
2025 TID Total Value (current):	$80,686,700
2024 to 2025 Increment Growth:	$4,393,500
Total TID Increment:	$30,937,100
Prior Year Corrections:	$722,600

State Reported Percent Increment Growth: 6%

Reasons for Growth:Property value appreciation



TID No. 13 Remaining Development Opportunities

- Two multi-family projects on Lawrence and N. 10th Street
- Ninth Street Redevelopment

The project could generate an additional $9,900,000 million in increment value over the remaining life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with an approximately $7,820,000 surplus with the following assumptions:

i. Approximately $3,900,000 in outstanding borrowing for infrastructure and development incentives;
ii. Property values appreciate at 6% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Final year taxes collected in 2038.

TID No. 13 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 13 closure would be approximately $1,195,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $253,000 to the annual tax collections for the City. A detailed summary of TID No. 13 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Utilize more PAYGO development incentives to reduce City risk and borrowing.
iv. Require guaranteed revenue vs guaranteed values in cash grant agreements. Encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
v. Limit annual administration costs to those essential to managing the TID.
vi. Conduct an audit when 30 percent of the project costs are spent.
vii. If necessary, utilize the standard three-year extension.
viii. Utilize the affordable house extension to seed fund the affordable housing programs.
ix. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 13

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$112,653	$360,006	$247,353	
Local	$0.005499639	34.90%	$230,288	$230,288		$252,823
School District	$0.007040045	44.67%	$294,790	$942,063	$647,272	
Tech. College	$0.000530506	3.37%	$22,214	$70,990	$48,776	
Total	$0.015760520	**100.0%**	**$659,946**	**$1,603,347**	**$943,401**	**$252,823**

TID No. 13 Tax Increment ProForma

City of De Pere

TID No. 13

6/27/2026

TID Creation Date	7/18/17	Equalized Base Value	$ 53,361,100
Valuation Date	1/1/17	Personal Property Removal - Local	$ (3,611,500)
Last Expenditure Year	2032	Personal Property Removal - State	$ -
Termination Year	2037	Projected Tax Rate	0.014758
TID Category	Rehab/Cons	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	6.00%
		Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2017	2018	2019							As Reported	$0	2019
2018	2019	2020							As Reported	$22,364	2020
2019	2020	2021	53,361,100				57,832,700	4,471,600	As Reported	$93,260	2021
2020	2021	2022	57,832,700				60,915,300	7,554,200	As Reported	$149,089	2022
2021	2022	2023	60,915,300				62,898,500	9,537,400	As Reported	$287,658	2023
2022	2023	2024	62,898,500				70,357,600	16,996,500	As Reported	$275,117	2024
2023	2024	2025	70,357,600				76,293,200	26,543,600	As Reported	$419,649	2025
2024	2025	2026	76,293,200		4,393,500	0	80,686,700	30,937,100	0.015761	$487,585	2026
2025	2026	2027	80,686,700	4,841,202	1,023,800	0	86,551,702	36,802,102	0.015445	$568,420	2027
2026	2027	2028	86,551,702	5,193,102	3,476,200	0	95,221,004	45,471,404	0.015136	$688,274	2028
2027	2028	2029	95,221,004	5,713,260		0	100,934,264	51,184,664	0.014834	$759,257	2029
2028	2029	2030	100,934,264	6,056,056		0	106,990,320	57,240,720	0.014537	$832,108	2030
2029	2030	2031	106,990,320	6,419,419		0	113,409,739	63,660,139	0.014246	$906,919	2031
2030	2031	2032	113,409,739	6,804,584		0	120,214,324	70,464,724	0.013961	$983,782	2032
2031	2032	2033	120,214,324	7,212,859		0	127,427,183	77,677,583	0.013682	$1,062,793	2033
2032	2033	2034	127,427,183	7,645,631		0	135,072,814	85,323,214	0.013408	$1,144,054	2034
2033	2034	2035	135,072,814	8,104,369		0	143,177,183	93,427,583	0.013140	$1,227,666	2035
2034	2035	2036	143,177,183	8,590,631		0	151,767,814	102,018,214	0.012877	$1,313,739	2036
2035	2036	2037	151,767,814	9,106,069		0	160,873,883	111,124,283	0.012620	$1,402,382	2037
2036	2037	2038	160,873,883	9,652,433		0	170,526,316	120,776,716	0.012368	$1,493,711	2038
Total Remaining (with extensions)				**$85,339,616**	**$8,893,500**	**$0**				**$13,565,456**	

Termination Year

Notes: Negative increments treated as zero TID revenue

Per Report

9th Street Redevelopment

Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 13 Tax Increment Cash Flow

City of De Pere

TID No. 13

6/27/2026

		Revenues					Expenses										
Year	Beginning Balance	Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/ Propeerty Tax Aid	Bond Preium and Proceeds	Total Revenue	Exisitng Debt	Debt Issuance/ Debt Service	Professional Services	CDBG Grant	Future PAYGO Agreements	Land Purchase, Street Construction	Professional Services	Annual Admin	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2017																	
2018																	
2019																	
2020																	
2021																	
2022																	
2023																	
2024	236,730		275,117	0	0	275,117	255,325	0	0	0	0	0	5,850	64,732	325,907	(50,790)	185,940
2025	185,940	0	419,649	34,962	0	454,611	277,575	0	0	0	0	0	2,630	74,764	354,969	99,643	285,582
2026	285,582	0	487,585	35,000	0	522,585	303,325	350,000	0	0	0	0	0	75,000	728,325	(205,740)	79,842
2027	79,842	0	568,420	35,000	0	603,420	322,325	0	0	0	0	0	0	75,000	397,325	206,095	285,937
2028	285,937	0	688,274	35,000	0	723,274	344,825	0	0	0	0	0	0	75,000	419,825	303,449	589,385
2029	589,385	0	759,257	35,000	0	794,257	361,425	0	0	0	0	0	0	75,000	436,425	357,832	947,217
2030	947,217	0	832,108	35,000	0	867,108	377,275	0	0	0	0	0	0	75,000	452,275	414,833	1,362,051
2031	1,362,051	0	906,919	35,000	0	941,919	392,375	0	0	0	0	0	0	75,000	467,375	474,544	1,836,595
2032	1,836,595	0	983,782	35,000	0	1,018,782	405,838	0	0	0	0	0	0	75,000	480,838	537,944	2,374,539
2033	2,374,539	0	1,062,793	35,000	0	1,097,793	428,488	0	0	0	0	0	0	75,000	503,488	594,306	2,968,845
2034	2,968,845	0	1,144,054	35,000	0	1,179,054	0	0	0	0	0	0	0	5,000	5,000	1,174,054	4,142,898
2035	4,142,898	0	1,227,666	35,000	0	1,262,666	0	0	0	0	0	0	0	5,000	5,000	1,257,666	5,400,564
2036	5,400,564	0	1,313,739	35,000	0	1,348,739	0	0	0	0	0	0	0	5,000	5,000	1,343,739	6,744,303
2037	6,744,303	0	1,402,382	35,000	0	1,437,382	0	0	0	0	0	0	0	5,000	5,000	1,432,382	8,176,685
2038	8,176,685	0	1,493,711	35,000	0	1,528,711	0	0	0	0	0	0	0	5,000	5,000	1,523,711	9,700,397
	Remaining Totals	0	12,870,689	455,000	0	13,325,689	2,935,875	350,000	0	0	0	0	0	625,000	3,910,875		

Other

0.00%

TAX INCREMENT DISTRICT NO. 15

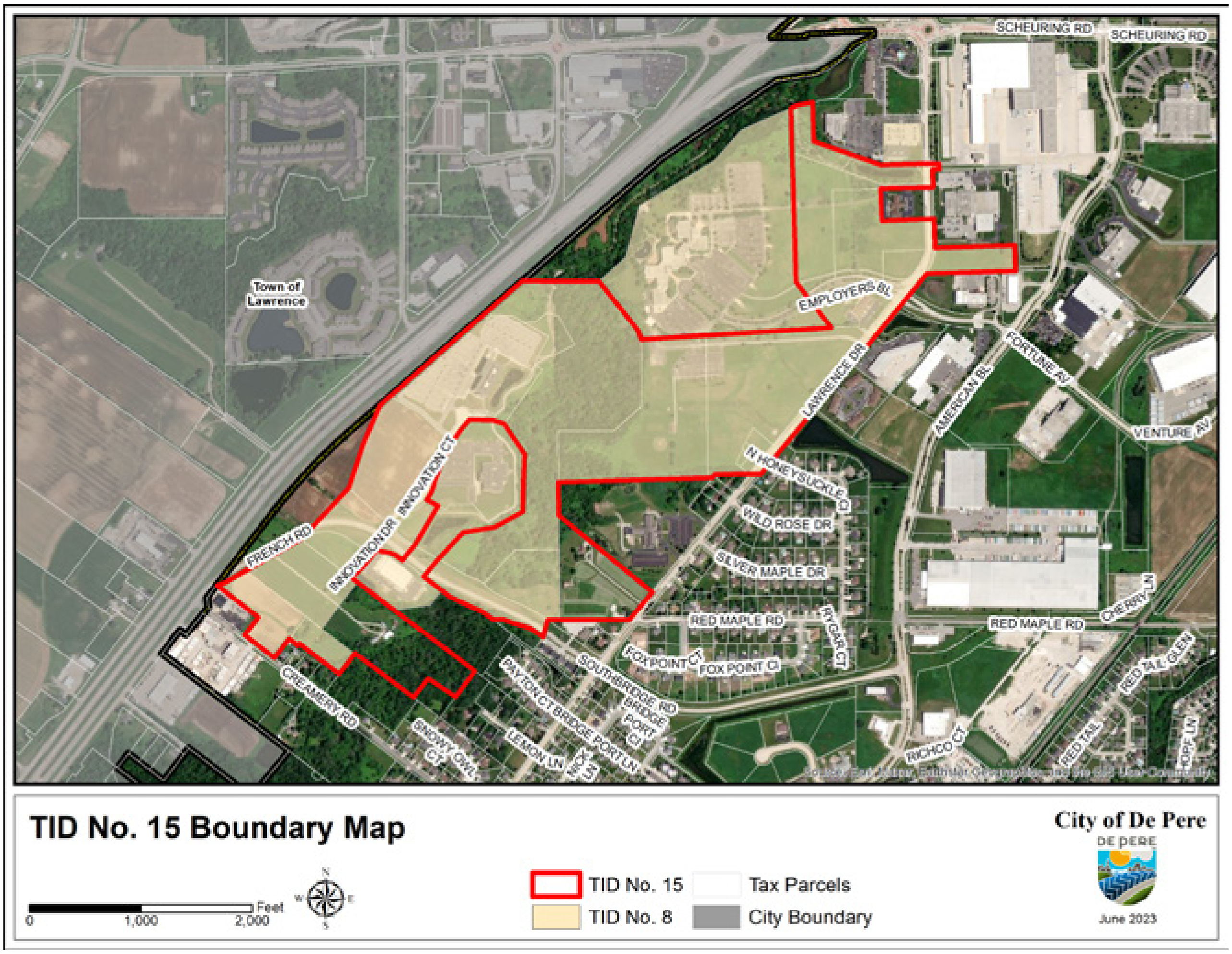
Introduction

The City established Tax Increment District (TID) No. 15 as the primary public financing tool to encourage mixed-use development. The district was created in response to a major proposed project—the United Health Group office complex—planned for land within TID No. 8. However, TID No. 8 lacked sufficient remaining years to support the required TIF incentives. As a result, the City created TID No. 15 as a 243.36-acre Mixed-Use District. Its initial focus was to facilitate the development of a 174,000-square-foot, four-story corporate office on parcels WD-0036 and WD-D0035-1-1, with a projected cost of nearly $40 million. The project is expected to stimulate additional development of nearby vacant parcels over the life of the district.

TID Type:	Mixed-Use
Creation Date:	02/19/2021
Maximum Expenditure Period:	02/19/2035
Termination Date:	02/19/2041
Extension (Yes/No):	No

Statement of Change

TID Base Value:	$2,616,000
2024 TID Total Value (previous):	$47,037,800
2025 TID Total Value (current):	$47,701,300
2024 to 2025 Increment Growth:	$663,500
Total TID Increment:	$45,085,300
Prior Year Corrections:	$446,000
State Reported Percent Increment Growth:	1%



TID No. 15 Remaining Development Opportunities

- There are several redevelopment opportunities remaining in TID No. 15. The opportunities are as follows:
- Humana Campus South, Innovation Court, Humana Campus North, WD-D0036, Smaller Projects- $115,000,000

Based on projected revenues and additional borrowings the TID is projected to end with approximately $5,300,000 million in surplus with the following assumptions:

i. Approximately $37,100,000 in existing and planned expenses for infrastructure (Southern Bridge), development incentives, and administration;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Annual administration costs; and
v. Final year taxes collected in 2041

TID No. 15 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 15 closure would be approximately $2,710,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $572,000 to the annual tax collections for the City. A detailed summary of TID No. 15 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary and continue to work with Brown County to revise agreement to structure cost most appropriate to the City and the respective TIDS.
iv. Utilize more PAYGO development incentives to reduce City risk and borrowing.
v. Require guaranteed revenue vs guaranteed values in cash grant agreements or encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vi. Limit annual administration costs to those essential to managing the TID.
vii. Conduct an audit when 30 percent of the project costs are spent.
viii. Utilize the affordable house extension to seed fund the affordable housing programs.
ix. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 15

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$5,110	$565,134	$560,025	
Local	$0.005499639	34.90%	$10,446	$582,854		$572,408
School District	$0.007040045	44.67%	$13,372	$1,478,842	$1,465,470	
Tech. College	$0.000530506	3.37%	$1,008	$111,439	$110,431	
Total	$0.015760520	**100.0%**	**$29,935**	**$2,738,269**	**$2,135,926**	**$572,408**

TID No. 15 Tax Increment ProForma

City of De Pere

TID No. 15 Tax Increment ProForma

6/27/2026

Assumptions

TID Creation Date	2/19/20	Equalized Base Value	$ 2,616,000
Valuation Date	1/1/20	Personal Property Removal - Local	$ -
Last Expenditure Year	2035	Personal Property Removal - State	$ -
Termination Year	2040	Projected Tax Rate	
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	4.50%
		Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2020	2021	2022	2,616,000	0	(62,700)	0	2,553,300	(62,700)	As Reported	$0	2022
2021	2022	2023	2,553,300	0	26,418,000	0	29,034,000	26,418,000	As Reported	$464,007	2023
2022	2023	2024	29,034,000	0	11,929,200	0	40,963,200	38,347,200	As Reported	$620,714	2024
2023	2024	2025	40,963,200	0	6,074,600	0	47,037,800	44,421,800	0.015810	$702,301	2025
2024	2025	2026	47,037,800	2,116,701	663,500	0	49,818,001	47,202,001	0.015494	$731,330	2026
2025	2026	2027	49,818,001	2,241,810	21,249,999	0	73,309,810	70,693,810	0.015184	$1,073,397	2027
2026	2027	2028	73,309,810	3,298,941	32,449,999	0	109,058,750	106,442,750	0.014880	$1,583,876	2028
2027	2028	2029	109,058,750	4,907,644	27,149,999	0	141,116,393	138,500,393	0.014582	$2,019,679	2029
2028	2029	2030	141,116,393	6,350,238	0	0	147,466,631	144,850,631	0.014291	$2,070,035	2030
2029	2030	2031	147,466,631	6,635,998	10,500,000	0	164,602,629	161,986,629	0.014005	$2,268,624	2031
2030	2031	2032	164,602,629	7,407,118	10,500,000	0	182,509,748	179,893,748	0.013725	$2,469,025	2032
2031	2032	2033	182,509,748	8,212,939	6,500,000	0	197,222,686	194,606,686	0.013450	$2,617,540	2033
2032	2033	2034	197,222,686	8,875,021	6,500,000	0	212,597,707	209,981,707	0.013181	$2,767,853	2034
2033	2034	2035	212,597,707	9,566,897	0	0	222,164,604	219,548,604	0.012918	$2,836,079	2035
2034	2035	2036	222,164,604	9,997,407	0	0	232,162,011	229,546,011	0.012659	$2,905,919	2036
2035	2036	2037	232,162,011	10,447,291	0	0	242,609,302	239,993,302	0.012406	$2,977,412	2037
2036	2037	2038	242,609,302	10,917,419	0	0	253,526,720	250,910,720	0.012158	$3,050,599	2038
2037	2038	2039	253,526,720	11,408,702	0	0	264,935,423	262,319,423	0.011915	$3,125,521	2039
2038	2039	2040	264,935,423	11,922,094	0	0	276,857,517	274,241,517	0.011677	$3,202,221	2040
2039	2040	2041	276,857,517	12,458,588	0	0	289,316,105	286,700,105	0.011443	$3,280,742	2041
		Total Remaining		**$126,764,808**	**$114,849,997**	**$0**				**$40,766,875**	

Notes: As Reported | Termination Year

2024	Prior Year Corrections (1,022,100)
2025	Humana Campus (South)
2026	Humana Campus (South), Humana Campus (North)
2027	Humana Campus (South), Humana Campus (North), & WD-D0037 (South Bridge) - $2,000,000, WD-D0036 $8,000,000
2028	Humana Campus (South),Humana Campus (North), WD-D0036 $8,000,000
2029-2030	Humana Campus (North)
2030 &2031	WD-L437-11 - $4,000,000 each year
	Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

Tax Increment Cash Flow

City of De Pere

TID No. 15

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/ Property Tax Aid	Misc Revenues	Proceeds from Long-Term Debt	Debt Premium	Street Special Assessment Payoff	Interest	Total Revenue	Existing Debt	Debt Issuance Costs	Capital Outlay	Existing Developer Incentive Payment	Expenses: Future Debt (Phase 2 Preserve Infrastructure	Development Incentives Annual Milestone Cash Grant (Humana Campus South)	Humana Campus North Infrastructure	Development Incentives PAYGO (Humana Campus North Building 5-8)	Development Incentives Cash Grant (Humana Campus North Building 1-4)	Bungalows Development Payments	Development Incentives Payments	Future Professional Services	Annual Admin + Professional Services	Total Expenses	Annual Surplus (Deficit)	Balance
2020		0	0	0	0	0	0	0	0	0	0	0	280,992	0	0	0	0	0	0	0	0	0	8,751	289,743	(289,743)	(289,743)
2021	(289,743)	0	0	0	28,337	4,165,000	0	0	0	4,193,337	0	60,909	0	3,536,016	0	0	0	0	0	0	0	0	1,448	3,598,373	594,964	305,221
2022	305,221	0	0	0	13,995	195,000	0	0	0	208,995	55,008	2,679	22,657	0	0	0	0	0	0	0	0	0	52,470	132,814	76,181	381,402
2023	381,402	0	464,007	0	136,176	4,315,000	0	0	0	4,915,183	95,338	57,673	1,542,326	0	0	0	0	0	0	0	0	0	108,456	1,803,793	3,111,390	3,492,792
2024	3,492,792	0	684,369	0	1,713	0	0	86,577	0	772,659	613,649	0	42,156	0	0	0	0	0	0	0	0	0	152,983	808,788	(36,129)	3,456,663
2025	3,456,663	0	702,301	0	0	5,160,000	442,668	534,563	27,469	6,867,000	608,320	82,541	1,935,120	0	0	0	0	0	0	0	0	10,672	164,655	2,801,308	4,065,692	7,522,355
2026	7,522,355	0	731,330	0	0	0	0	750,000	0	1,481,330	1,535,133	0	1,300,000	0	68,850	44,888	21,563	0	31,590	925,000	0	0	65,000	3,992,023	(2,510,693)	5,011,663
2027	5,011,663	0	1,076,733	0	0	0	0	750,000	0	1,826,733	1,383,993	0	0	0	426,478	138,835	162,758	0	31,590	925,000	0	0	65,000	3,133,653	(1,306,920)	3,704,742
2028	3,704,742	0	1,585,317	0	0	0	0	750,000	0	2,335,317	1,276,378	0	0	0	426,478	232,783	162,758	69,619	72,499	925,000	0	0	65,000	3,230,515	(895,198)	2,809,544
2029	2,809,544	0	2,021,154	0	0	0	0	750,000	0	2,771,154	1,747,273	0	0	0	426,478	329,513	162,758	69,619	72,499	925,000	200,000	0	65,000	3,998,140	(1,226,986)	1,582,558
2030	1,582,558	0	2,071,546	0	0	0	0	750,000	0	2,821,546	1,743,920	0	0	0	426,478	416,101	162,758	69,619	72,499	0	200,000	0	65,000	3,156,376	(334,830)	1,247,728
2031	1,247,728	0	2,270,171	0	0	0	0	0	0	2,270,171	1,938,185	0	0	0	0	416,318	162,758	69,619	72,499	0	200,000	0	65,000	2,924,379	(654,208)	593,520
2032	593,520	0	2,470,610	0	0	0	0	0	0	2,470,610	1,940,595	0	0	0	0	416,545	162,758	69,619	72,499	0	200,000	0	65,000	2,927,016	(456,407)	137,113
2033	137,113	0	2,619,162	0	0	0	0	0	0	2,619,162	1,936,850	0	0	0	0	416,782	162,758	69,619	72,499	0	200,000	0	65,000	2,923,509	(304,346)	(167,233)
2034	(167,233)	0	2,769,515	0	0	0	0	0	0	2,769,515	464,250	0	0	0	0	417,031	162,758	69,619	72,499	0	200,000	0	65,000	1,451,157	1,318,357	1,151,124
2035	1,151,124	0	2,837,781	0	0	0	0	0	0	2,837,781	462,750	0	0	0	0	417,291	162,758	69,619	72,499	0	200,000	0	65,000	1,449,918	1,387,863	2,538,987
2036	2,538,987	0	2,907,662	0	0	0	0	0	0	2,907,662	465,500	0	0	0	0	417,564	162,758	69,619	72,499	0	200,000	0	65,000	1,452,941	1,454,721	3,993,708
2037	3,993,708	0	2,979,197	0	0	0	0	0	0	2,979,197	462,250	0	0	0	0	417,850	162,758	69,619	72,499	0	200,000	0	10,000	1,394,977	1,584,220	5,577,927
2038	5,577,927	0	3,052,427	0	0	0	0	0	0	3,052,427	463,250	0	0	0	0	418,150	162,758	69,619	72,499	0	200,000	0	10,000	1,396,277	1,656,150	7,234,078
2039	7,234,078	0	3,127,393	0	0	0	0	0	0	3,127,393	463,250	0	0	0	0	286,310	162,758	69,619	72,499	0	200,000	0	10,000	1,264,437	1,862,956	9,097,034
2040	9,097,034	0	3,204,138	0	0	0	0	0	0	3,204,138	467,250	0	0	0	0	286,526	162,758	69,619	72,499	0	200,000	0	10,000	1,268,652	1,935,485	11,032,519
2041	11,032,519	0	3,282,704	0	0	0	0	0	0	3,282,704	0	0	0	0	0	849,336	0	69,619	0	0	200,000	0	10,000	1,128,956	2,153,749	13,186,268
Total Remaining		0	39,006,838	0	0	0	0	3,750,000	0	42,756,838	16,750,825	0	1,300,000	0	1,774,761	5,921,823	2,300,172	974,673	1,005,671	3,700,000	2,600,000	0	765,000	37,092,925		

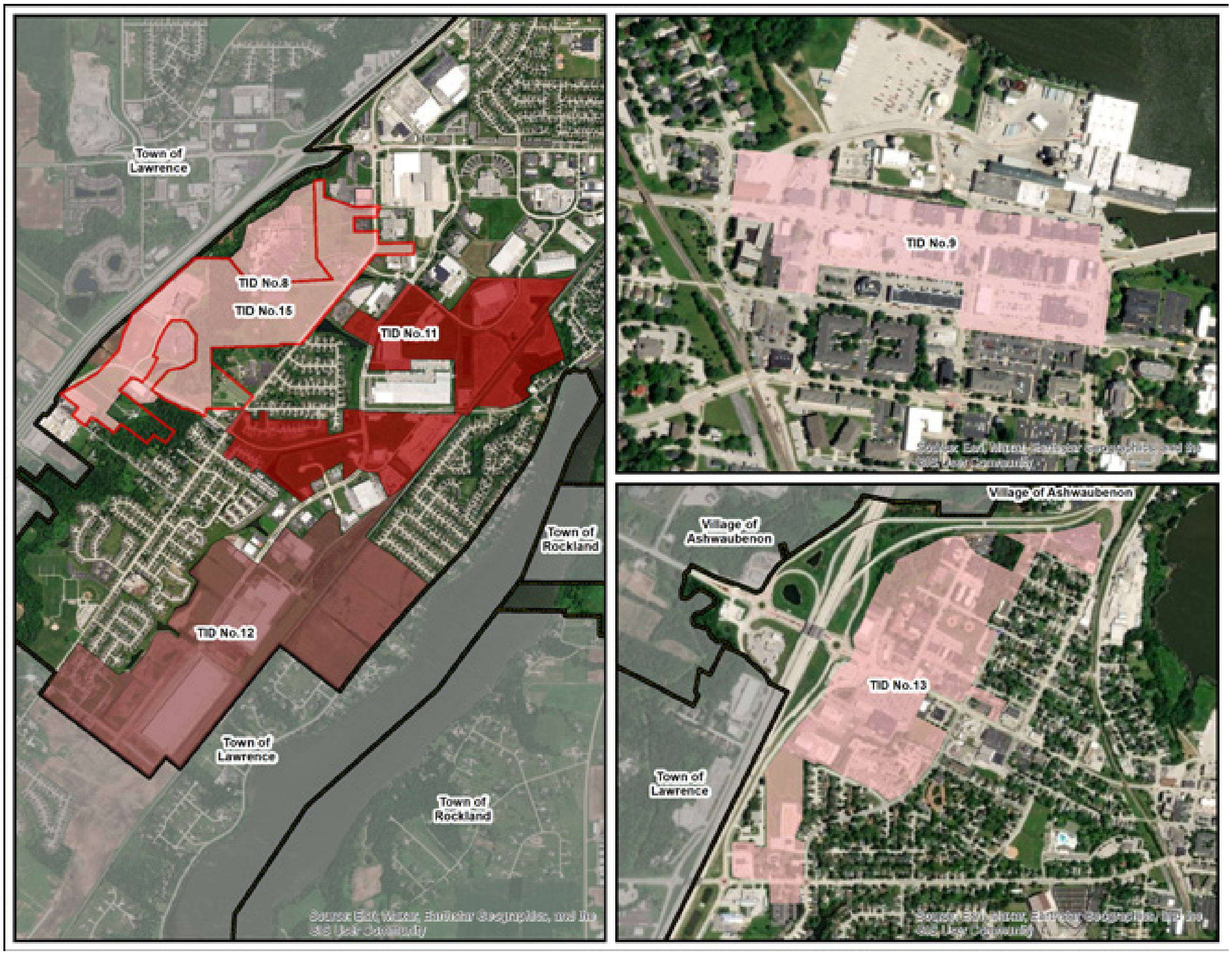
Other

Phoenix of De Pere Multifamily Related

0.00%

Assumes balance paid after call date.

05. EAST TIF DISTRICTS - 2025 REPORT



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TAX INCREMENT DISTRICT NO. 7

The City established Tax Increment District (TID) No. 7 to promote rehabilitation and conservation efforts on the east side of downtown. The primary goal was to expand the tax base by supporting public improvements, land acquisition, and parcel consolidation. The district aimed to promote development opportunities, stimulate private investment, and enhance the appearance of downtown and the George Street corridor. TID No. 7 was designed to incentivize redevelopment that would improve the health and vitality of the east downtown area and generate tax base growth that might not otherwise occur. Most of TID 7 has since been overlaid by TID 18, with the exception of the George Street segment.

TID Type:	Rehab/Con
Creation Date:	10/17/2006
Maximum Expenditure Period:	10/17/2028
Termination Date:	10/17/2033
Extension (Yes/No):	Likely necessary

Statement of Change

2007 TID Base Value:	$11,409,500
2024 TID Total Value (previous):	$23,228,600
2025 TID Total Value (current):	$24,643,700
2024 to 2025 Increment Growth:	$1,415,100
Total TID Increment:	$13,234,200
Prior Year Corrections:	$218,700
State Reported Percent Increment Growth:	6%

Reasons for Growth: Property value appreciation and property sales

TID No. 7 Remaining Development Opportunities

Several redevelopment opportunities are remaining in TID No. 7, but due to the limiations of TID 18 overlap, the improvments will be in the George Street Corridor. Based on projected revenues and additional borrowings the TID is projected to end with an approximately $2,246,000 deficit with two –three-year extensions with the following assumptions:

i. Approximately $4,800,000debt service payments
ii. Property values appreciate at 6% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Additional annual state computer aid/grants;
v. Final year taxes collected in 2033; and
vi. Assumed two, three-year extension to 2040

TID No. 7 Closure

Continuing with the previously stated asumptions, the annual tax collection increase after TID No. 7 closure would be approximately $473,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $101,000 to the annual tax collections for the City. A detailed summary of TID No. 7 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Conduct the required periodic audit and use the results to utilize the standard or three–year technical college extensions.
ii. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
iii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iv. Replace or supplement façade grant funding with annually matched dollars from business park donor TIDs or the General Fund.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements.
vii. Limit annual administration costs to those essential to managing the TID.
viii. Utilize the standard three-year extension.
ix. Utilize the technical college three-year extension.
x. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
xi. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 7

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.28%	$24,444	$123,850	$99,406	
Local	$0.005499639	35.32%	$49,969	$151,573		$101,604
School District	$0.006848916	43.99%	$62,229	$315,292	$253,063	
Tech. College	$0.000530506	3.41%	$4,820	$24,422	$19,602	
Total	$0.015569391	**100.0%**	**$141,462**	**$615,137**	**$372,071**	**$101,604**

TID No. 7 Tax Increment ProForma

City of De Pere
TID No. 7
6/27/2026

Assumptions			
TID Creation Date	10/17/06	Equalized Base Value	$ 12,056,000
Valuation Date	1/1/07	Personal Property Removal - Local	$ (640,900)
Last Expenditure Year	10/17/2028	Personal Property Removal - State	$ (5,600)
Termination Year	10/17/2033	Tax Rate	
TID Category	Rehab/Cons	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	6.00%
		Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2007	2008	2009	(5,600)						Per Report	$5,172	2009
2008	2009	2010	0						Per Report	$12,120	2010
2009	2010	2011	0						Per Report	$0	2011
2010	2011	2012	0						Per Report	$179,998	2012
2011	2012	2013	0						Per Report	$158,809	2013
2012	2013	2014	0						Per Report	$163,493	2014
2013	2014	2015	0						Per Report	$0	2015
2014	2015	2016	0						Per Report	$58,043	2016
2015	2016	2017	0						Per Report	$80,986	2017
2016	2017	2018	0						Per Report	$19,767	2018
2017	2018	2019	0						Per Report	$135,823	2019
2018	2019	2020	0						Per Report	$129,085	2020
2019	2020	2021	0	0	0	0	0	0	Per Report	$119,604	2021
2020	2021	2022	0	0	0	0	0	0	Per Report	$87,717	2022
2021	2022	2023	0	0	0	0	17,784,900	0	Per Report	$85,546	2023
2022	2023	2024	17,784,900	0	2,088,400	0	19,873,300	7,817,300	Per Report	$122,793	2024
2023	2024	2025	19,873,300	0	3,355,300	0	23,228,600	11,819,100	0.015618	$184,590	2025
2024	2025	2026	23,228,600	1,415,100	1,415,100	0	26,058,800	14,649,300	0.015569	$228,081	2026
2025	2026	2027	26,058,800	1,563,528	300,000	0	27,922,328	16,512,828	0.015258	$251,953	2027
2026	2027	2028	27,922,328	1,675,340	0	0	29,597,668	18,188,168	0.014953	$271,965	2028
2027	2028	2029	29,597,668	1,775,860	300,000	0	31,673,528	20,264,028	0.014654	$296,945	2029
2028	2029	2030	31,673,528	1,900,412	0	0	33,573,939	22,164,439	0.014361	$318,297	2030
2029	2030	2031	33,573,939	2,014,436	300,000	0	35,888,376	24,478,876	0.014073	$344,503	2031
2030	2031	2032	35,888,376	2,153,303	0	0	38,041,678	26,632,178	0.013792	$367,312	2032
2031	2032	2033	38,041,678	2,282,501	300,000	0	40,624,179	29,214,679	0.013516	$394,871	2033
2032	2033	2034	40,624,179	2,437,451	0	0	43,061,630	31,652,130	0.013246	$419,260	2034
2033	2034	2035	$43,061,630	2,583,698	0	0	$45,645,328	$34,235,828	0.012981	$444,413	2035
2034	2035	2036	$45,645,328	2,738,720	0	0	$48,384,047	$36,974,547	0.012721	$470,365	2036
2035	2036	2037	$48,384,047	2,903,043	0	0	$51,287,090	$39,877,590	0.012467	$497,150	2037
2036	2037	2038	$51,287,090	3,077,225	0	0	$54,364,315	$42,954,815	0.012218	$524,803	2038
2037	2038	2039	$54,364,315	3,261,859	0	0	$57,626,174	$46,216,674	0.011973	$553,362	2039
2038	2039	2040	$57,626,174	3,457,570	0	0	$61,083,745	$49,674,245	0.011734	$582,865	2040
Total Remaining (with extensions)					$5,970,400	$0				$6,273,528	

Notes:
- Includes PP removal and prior year corrections
- As Reported
- Assumed mill rate reduction lowest value - $11 Per Thousand Dolalrs of Assessed Value (0.11 Mills)

Standard Three Year Extension
Tech-College Three Year Extension
Termination Year

TID No. 7 Tax Increment Cash Flow

City of De Pere

TID No. 7

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/Property Tax Aid	Land Sales/Rent	Misc Revenue+ & PILOT	Proceeds from Long-term Debt	Total Revenue	Existing Debt Service Payments	Debt Insurance Cost	Capital (Outlay) Expenses	Development Grant/Façade Grants	Land Purchase Taxes and Utilities	Future Debt Service Payments	Current Year and Future Professional Services	Administration & Past Professional Services	Total Expense	Annual Surplus (Deficit)	Balance After Surplus to Principal
2007		$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,765	$0	$0	$0	$0	$1,210	$19,975	$19,975	$19,975
2008	(19,975)	0	0	0	0	1,716	2,270,000	2,271,716	0	33,904	-	1,000,000	0	0	0	14,736	1,048,640	1,223,076	1,203,101
2009	1,203,101	0	5,172	2,208	0	0	156,500	163,880	166,991	0	179,204	0	0	0	0	11,020	357,215	193,335	1,009,766
2010	1,009,766	0	12,120	1,084	0	0	70,000	83,204	148,921	0	27,000	0	0	0	0	28,882	204,803	121,599	888,167
2011	888,167	0	0	2,259	0	0	40,000	42,259	188,342	0	40,699	0	0	0	0	11,836	240,877	198,618	689,549
2012	689,549	0	179,998	717	0	0	0	180,715	217,236	0	3,257	0	0	0	0	11,904	232,397	51,682	637,867
2013	637,867	0	158,809	1,162	36,000	0	0	195,971	218,802	4,384	558,927	72,000	0	0	0	2,452	856,565	660,594	22,727
2014	(22,727)	0	163,493	130,076	344,488	0	295,000	933,057	261,443	-	83,789	291,000	0	0	0	13,715	649,947	283,110	260,383
2015	260,383	0	0	994	0	8,199	0	9,193	265,289	2,637	368,164	0	0	0	0	19,048	655,138	645,945	385,562
2016	(385,562)	0	58,043	1,014	0	11,903	250,000	320,960	300,717	20,631	115,000	435,000	0	0	0	40,113	911,461	590,501	976,063
2017	(976,063)	0	80,986	2,488	0	0	1,000,000	1,083,474	412,093	25,671	0	375,000	0	0	0	10,081	822,845	260,629	715,434
2018	(715,434)	0	19,767	2,524	0	2,931	35,000	60,222	2,081,368	515	57,527	0	0	0	0	27,942	2,167,352	2,107,130	2,822,564
2019	(2,822,564)	0	135,823	2,847	0	7,253	100,000	245,923	194,251	1,386	160,420	0	0	0	0	34,225	390,282	144,359	2,966,923
2020	(2,966,923)	0	129,085	6,998	0	7,780	220,000	363,863	203,078	2,978	259,462	0	0	0	0	31,466	496,984	133,121	3,100,044
2021	(3,100,044)	0	119,604	11,152	0	1,630	30,000	162,386	230,389	425	0	90,000	0	0	0	68,052	388,866	226,480	3,326,524
2022	(3,326,524)	0	87,717	6,998	0	4,278	60,000	158,993	216,812	819	50	0	0	0	0	27,009	244,690	85,697	3,412,221
2023	(3,412,221)	0	85,546	6,998	0	3,670	65,000	161,214	224,570	860	0	0	0	0	0	64,621	290,051	128,837	3,541,058
2024	(3,541,058)	0	122,793	6,998	0	0	0	129,791	197,708	0	606,370	1,008,385	0	0	0	13,791	1,826,254	1,696,463	5,237,521
2025	(5,237,521)	0	184,590	12,113	3,104	2,476	1,790,000	1,992,284	193,560	23,051	0	719,274	2,668	0	7,790	0	946,343	1,045,940	4,191,581
2026	(4,191,581)	0	228,081	5,000	0	0	0	233,081	424,667	0	0	0	0	281,803	0	0	706,470	473,390	4,664,970
2027	(4,664,970)	0	251,953	5,000	0	0	0	256,953	313,830	0	0	0	0	278,303	0	0	592,133	335,180	5,000,151
2028	(5,000,151)	0	271,965	5,000	0	0	0	276,965	324,680	0	0	0	0	278,689	0	0	603,369	326,404	5,326,555
2029	(5,326,555)	0	296,945	5,000	0	0	0	301,945	325,075	0	0	0	0	278,480	0	5,000	608,555	306,610	5,633,165
2030	(5,633,165)	0	318,297	5,000	0	0	0	323,297	309,955	0	0	0	0	282,558	0	0	592,513	269,216	5,902,381
2031	(5,902,381)	0	344,503	5,000	0	0	0	349,503	284,818	0	0	0	0	280,644	0	0	565,462	215,958	6,118,339
2032	(6,118,339)	0	367,312	5,000	0	0	0	372,312	284,045	0	0	0	0	277,972	0	0	562,017	189,705	6,308,044
2033	(6,308,044)	0	394,871	5,000	0	0	0	399,871	277,420	0	0	0	0	279,522	0	0	556,942	157,071	6,465,115
2034	(6,465,115)	0	419,260	5,000	0	0	0	424,260	0	0	0	0	0	0	0	0	0	424,260	6,040,856
2035	(6,040,856)	0	444,413	5,000	0	0	0	449,413	0	0	0	0	0	0	0	0	0	449,413	5,591,442
2036	(5,591,442)	0	470,365	5,000	0	0	0	475,365	0	0	0	0	0	0	0	0	0	475,365	5,116,077
2037	(5,116,077)	0	497,150	5,000	0	0	0	502,150	0	0	0	0	0	0	0	0	0	502,150	4,613,927
2038	(4,613,927)	0	524,803	5,000	0	0	0	529,803	0	0	0	0	0	0	0	0	0	529,803	4,084,124
2039	(4,084,124)	0	553,362	5,000	0	0	0	558,362	0	0	0	0	0	0	0	0	0	558,362	3,525,762
2040	(3,525,762)	0	582,865	5,000	0	0	0	587,865	0	0	0	0	0	0	0	5,000	5,000	582,865	2,942,897
Total	Remaining	0	5,966,145	75,000	0	0	0	6,041,145	2,544,490	0	0	0	0	2,237,971	0	10,000	4,792,461		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

126 S Broadway Puchase

Standard Three Year Extension

Tech-College Three Year Extension

TAX INCREMENT DISTRICT NO. 10

The City established Tax Increment District (TID) No. 10 as the primary public financing tool to support additional development within the East Business Park. The district includes sites suitable for industrial and business/office development. Originally encompassing 173 acres, the TID was amended in 2015 to add 45.301 acres, extending the boundary to include the Belmark campus for an office expansion. In 2024, the City amended the boundary again to support the expansion of Valley Cabinet.

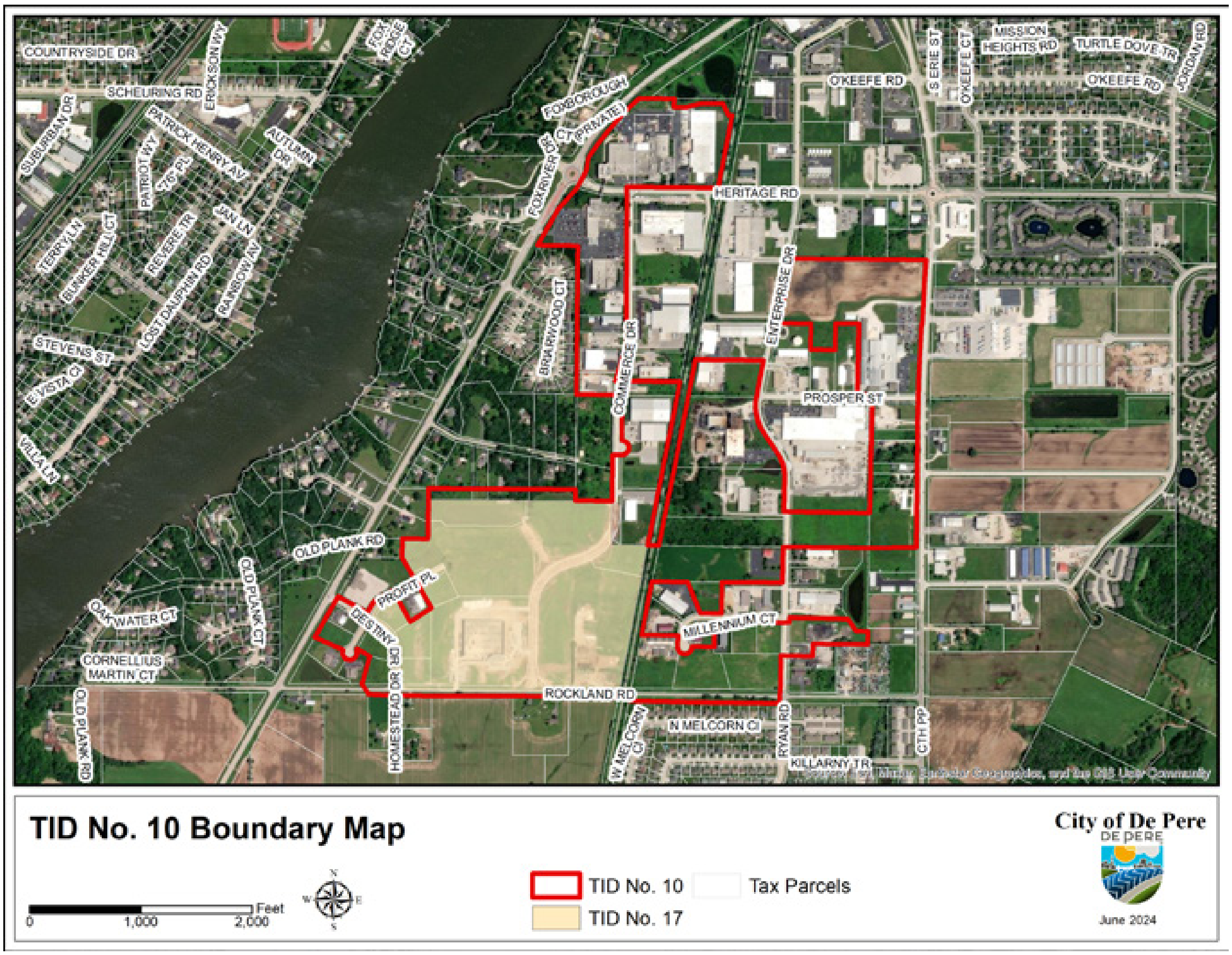
TID Type:	Industrial Post-04
Creation Date:	8/7/2012
Maximum Expenditure Period:	8/7/2027
Termination Date:	8/7/2032
Extension (Yes/No):	Likely necessary

Statement of Change

2012 TID Base Value:	$37,688,600
2024 TID Total Value (previous):	$39,662,200
2025 TID Total Value (current):	$66,405,300
2024 to 2025 Increment Growth:	$26,743,100
Total TID Increment:	$28,716,700
Prior Year Corrections:	$96,300
State Reported Percent Increment Growth:	67%

Reasons for Growth: Small property value depreciation.

STAFF NOTES: Brown County Property Lister incorrectly listed this the Amerilux Parcel in TID 10 resulting in an overage of $1,860,000. Staff expects a prior year correction in the 2026 report.



TID No. 10 Remaining Development Opportunities

Several redevelopment opportunities are remaining in TID No. 10. The City assumes $36,000,000 in new increment over the life of the TID primially aorund Belmark and Millineium Court and the South Bridge Corridor. Based on projected revenues and additional borrowings the TID is projected to end with approximately a $130,000 deficit with the following assumptions:

i. Approximately $4,000,000 in remaining and planned borrowing for infrastructure and/or PAYGO development incentives;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Additional annual state computer aid/grants; and
v. Two School District Referendums in 2024

TID No. 10 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 10 closure would be approximately $1,000,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $201,000 to the annual tax collections for the City. A detailed summary of TID No. 10 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

vi. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID Closure.
vii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
viii. Utilize more PAYGO development incentives to reduce City risk and borrowing.
ix. Require guaranteed revenue vs guaranteed values in cash grant agreements.
x. Limit annual administration costs to those essential to managing the TID.
xi. If necessary, utilize the standard three-year extension
xii. If necessary, utilize the technical college three-year extension
xiii. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
xiv. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 10

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.28%	$84,228	$280,947	$196,719	
Local	$0.005499639	35.32%	$172,181	$373,250		$201,069
School District	$0.006848916	43.99%	$214,424	$715,223	$500,798	
Tech. College	$0.000530506	3.41%	$16,609	$55,400	$38,791	
Total	$0.015569391	**100.0%**	**$487,443**	**$1,424,820**	**$736,309**	

TID No. 10 Tax Increment ProForma

City of De Pere
TID No. 10
6/27/2026

Summary		Parcel and Development Assumptions		Project Assumptions
TID Creation Date	3/16/21	Equalized Base Value (+2012, 2024)	$ 24,811,900	
Valuation Date	1/1/21	Personal Property Removal - Local	$ (593,500)	
Last Expenditure Year	3/16/2036	Personal Property Removal - State	$ (2,429,000)	
Termination Year	3/16/2043	2024 Amendment Value	$ 15,899,200	
Est Construction Start	7/1/2024	Projected Tax Rate		
Est Valuation Date	1/1/2026	Annual Change in Tax Rate	-2.000%	
TID Category	Industrial	Property Appreciation Rate (Industrial)	4.50%	
		Construction Inflation Rate	0.00%	

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction/ Land*	Amendment Base	Total Valuation	Cumulative Increment	TIF Tax Rate**	TIF Revenue	TID Revenue Year
2012	2013	2014							As Reported	$42,608	2014
2013	2014	2015							As Reported	$55,554	2015
2014	2015	2016							As Reported	$123,951	2016
2015	2016	2017							As Reported	$124,947	2017
2016	2017	2018							As Reported	$206,690	2018
2017	2018	2019							As Reported	$200,385	2019
2018	2019	2020					35,169,900		As Reported	$207,928	2020
2019	2020	2021					31,698,000	6,886,100	As Reported	$122,131	2021
2020	2021	2022	31,698,000			0	32,148,900	7,337,000	As Reported	$120,688	2022
2021	2022	2023	32,148,900				36,088,000	11,276,100	As Reported	$189,436	2023
2022	2023	2024	36,088,000	0	4,079,100	0	40,167,100	15,355,200	As Reported	$235,464	2024
2023	2024	2025	40,167,100	-	(504,900)	15,899,200	55,561,400	17,872,800	As Reported	$279,137	2025
2024	2025	2026	55,561,400		10,843,900	0	66,405,300	28,716,700	0.015569	$447,102	2026
2025	2026	2027	66,405,300	2,988,239	6,326,500	0	75,720,039	38,031,439	0.015258	$580,284	2027
2026	2027	2028	75,720,039	3,407,402	1,100,000	0	80,227,440	42,538,840	0.014953	$636,077	2028
2027	2028	2029	80,227,440	3,610,235	7,825,000	0	91,662,675	53,974,075	0.014654	$790,925	2029
2028	2029	2030	91,662,675	4,124,820	12,425,000	0	108,212,495	70,523,895	0.014361	$1,012,773	2030
2029	2030	2031	108,212,495	4,869,562	6,850,000	0	119,932,058	82,243,458	0.014073	$1,157,453	2031
2030	2031	2032	119,932,058	5,396,943	1,725,000	0	127,054,000	89,365,400	0.013792	$1,232,530	2032
2031	2032	2033	127,054,000	5,717,430	0	0	132,771,430	95,082,830	0.013516	$1,285,157	2033
Total Remaining (with extensions)				$30,114,630	$36,251,500	$0				$7,142,300	

Notes:

- As Reported by the City
- Belmark and Other Planned Expansions and new growth around the SBC Project
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

Standard Three Year Extension

Tech-College Three Year Extension

Termination Year

TID No. 10 Tax Increment Cash Flow

City of De Pere

TID No. 10

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/State/Personal Prop Aid	Revenues: Land Sales/Rent	Revenues: Misc Revenue+PILOT	Revenues: Proceeds from Long-term Debt	Revenues: Total Revenue	Expenses: Existing Debt Principle and Interest	Expenses: Debt Issuance Costs	Expenses: Capital Outlay	Expenses: Development Incentives Cash Grant Payout	Expenses: Future Valley Cabinet PAYGO	Expenses: Future Belmark HQ PAYGO	Expenses: Current Year and Future Professional Services	Expenses: Professional Services, Grants, Annual Admin,	Expenses: Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2012		$0	$0	$0	$0	$0	$495,000	$495,000	$0	$9,927	$0	$125,000	$0	$0	$0	$1,358	$136,285	$358,715	$358,715
2013	358,715	0	0	0	101,900	0	105,000	206,900	15,336	1,222	0	125,000	0	0	0	3,351	144,909	61,991	420,706
2014	420,706	0	42,608	556	0	0	0	43,164	16,905	0	126,812	200,000	0	0	0	70,040	413,757	370,593	50,113
2015	50,113	0	55,554	4,612	3,800	0	0	63,966	50,960	0	0	0	0	0	0	87,800	138,760	74,794	24,681
2016	24,681	0	123,951	3,262	0	14,527	555,000	696,740	50,448	3,470	529,240	0	0	0	0	83,049	666,207	30,533	5,852
2017	5,852	0	124,947	2,393	1,900	0	0	129,240	112,403	129	0	26,310	0	0	0	78,083	216,925	87,685	81,833
2018	81,833	0	206,690	2,427	0	124,726	1,825,000	2,158,843	112,385	17,136	1,367,390	0	0	0	0	100,808	1,597,719	561,124	479,291
2019	479,291	0	200,385	5,216	0	122,578	1,690,000	2,018,179	336,534	23,419	1,666,988	0	0	0	0	98,804	2,125,745	107,566	371,725
2020	371,725	0	207,928	20,109	0	0	315,000	543,037	814,359	-	457,787	1,296	0	0	0	113,147	1,386,589	843,552	471,827
2021	471,827	0	122,131	35,006	3,250	8,762	440,000	609,149	517,894	6,343	449,372	201,200	0	0	0	33,823	1,208,632	599,483	1,071,310
2022	1,071,310	0	120,688	20,110	1	0	0	140,799	516,872	0	0	0	0	0	0	33,153	550,025	409,226	1,480,536
2023	1,480,536	0	189,436	20,109	0	0	205,000	414,545	520,850	2,778	0	1,086	0	0	0	15,350	540,064	125,519	1,606,055
2024	1,606,055	0	235,464	20,110	0	0	0	255,574	523,383	0	15,702	169,345	0	0	0	15,702	724,132	468,558	2,074,613
2025	2,074,613	0	279,137	66,569	57,745	5,115	0	408,566	513,420	0	0	92,746	0	0	0	28,751	634,917	226,351	2,300,964
2026	2,300,964	0	408,768	30,000	0	0	0	438,768	527,425	0	0	2,000	5,966	108,504	0	15,000	658,895	220,128	2,521,092
2027	2,521,092	0	580,284	30,000	0	0	0	610,284	465,963	0	0	2,000	69,210	111,759	0	15,000	663,932	53,648	2,574,740
2028	2,574,740	0	636,077	30,000	0	0	0	666,077	469,483	0	0	2,000	70,878	115,112	0	15,000	672,473	6,396	2,581,136
2029	2,581,136	0	790,925	30,000	0	0	0	820,925	467,453	0	0	2,000	72,586	118,565	0	0	660,604	160,320	2,420,816
2030	2,420,816	0	1,012,773	30,000	0	0	0	1,042,773	285,028	0	0	2,000	74,336	122,122	0	0	483,486	559,288	1,861,528
2031	1,861,528	0	1,157,453	30,000	0	0	0	1,187,453	247,658	0	0	2,000	76,127	125,786	0	0	451,571	735,882	1,125,646
2032	1,125,646	0	1,232,530	30,000	0	0	0	1,262,530	165,200	0	0	2,000	5,896	129,560	0	0	302,655	959,875	165,771
2033	165,771	0	1,285,157	30,000	0	0	0	1,315,157	0	0	0	2,000	0	133,446	0	10,000	145,446	1,169,711	1,003,940
Total Remaining		$0	$7,103,966	$240,000	$0	$0	$0	$7,343,966	$2,628,208	$0	$0	$16,000	$375,000	$964,855	$0	$55,000	$4,039,062		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

TAX INCREMENT DISTRICT NO. 14

The City established Tax Increment District (TID) No. 14 to support the redevelopment of 428 N. Superior Street, known as the Irwin School, located near downtown. Originally constructed in 1924 and renovated into office space in the late 1980s, the building has remained vacant for over a decade.

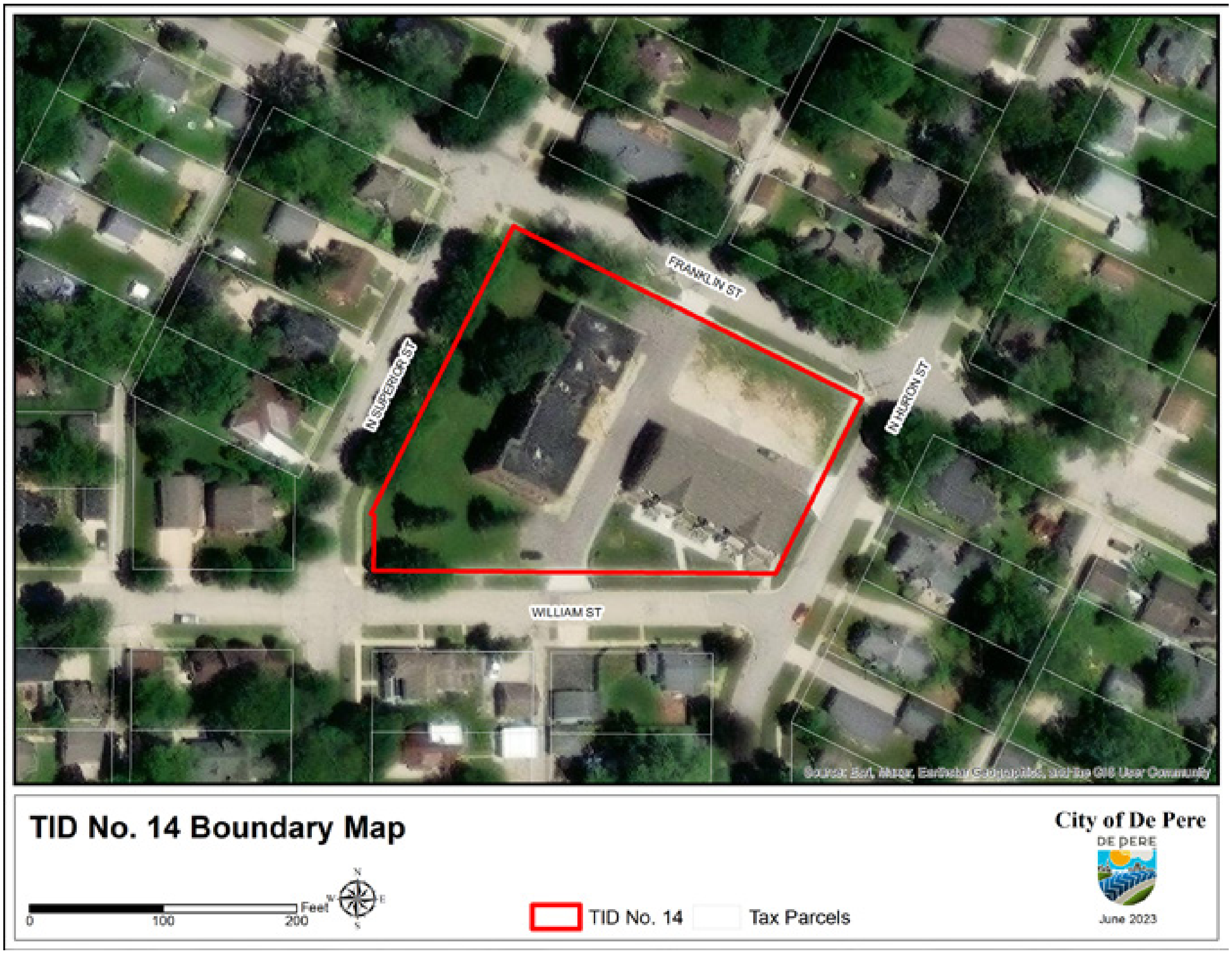
The Irwin School is listed on both the state and national historic registers and is part of the North Michigan Street/North Superior Street Historic District. A developer specializing in residential projects and adaptive reuse of historic buildings expressed interest in acquiring the property to convert the structure into condominiums and construct townhomes on the remaining land.

TID Type:	Blight post-95
Creation Date:	10/16/2018
Maximum Expenditure Period:	10/16/2041
Termination Date:	10/16/2046
Extension (Yes/No):	No

Statement of Change

2018 TID Base Value:	$579,600
2024 TID Total Value (previous):	$2,823,700
2025 TID Total Value (current):	$3,006,000
2024 to 2025 Increment Growth:	$182,300
Total TID Increment:	$2,426,400
Prior Year Corrections:	$26,800
State Reported Percent Increment Growth:	6%

Reasons for Reductions: Sale transaction value and property appreciation



TID No. 14 Remaining Development Opportunities

There are two remaining phases in the development. Both phases are scheduled to receive a cash grant upon completion of each phase. The City assumes $5,720,000 in new increment over the life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with no surplus with the following assumptions:

i. Approximately $2,825,000 in remaining and planned borrowing for development incentives;
ii. Property values appreciate at 6% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Assumed three-year standard extension; and
v. Final year taxes collected in 2047; and

TID No. 14 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 14 closure would be approximately $72,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $15,500 to the annual tax collections for the City. A detailed summary of TID No. 14 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Continue to strive to find developers for the site and if not available present the Common Council with potential redevelopment options for the site.
i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID Closure.
ii. Require guaranteed revenue vs guaranteed values in cash grant agreements.
iii. Limit annual administration costs to those essential to managing the TID.
iv. Utilize the affordable house extension to seed fund the affordable housing programs.
v. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
vi. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 14

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.28%	$1,064	$16,122	$15,058	
Local	$0.005499639	35.32%	$2,174	$17,565		$15,391
School District	$0.006848916	43.99%	$2,708	$41,042	$38,334	
Tech. College	$0.000530506	3.41%	$210	$3,179	$2,969	
Total	$0.015569391	**100.0%**	**$6,155**	**$77,908**	**$56,361**	

TID No. 14 Irwin School Redevelopment Proforma

City of De Pere
TID No. 14
6/27/2026

Assumptions

TID Creation Date	10/16/18	Equalized Base Value	$ 559,580	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/19	Projected Tax Rate (2018)	0.01476	2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2041	Annual Change in Tax Rate	0.00%	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2046	Property Appreciation Rate	0.00%	2024 USDD Operation Referendum (assumed) 100%	0.001350
TID Category	Rehab/Cons	Construction Inflation Rate	0.00%	2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2018	2019	2020	559,580					0	As Reported	$0	2020
2019	2020	2021	0				574,200	0	As Reported	$0	2021
2020	2021	2022	574,200				2,906,800	2,853,607	As Reported	$0	2022
2021	2022	2023	2,906,800				2,362,800	1,763,180	As Reported	$25,263	2023
2022	2023	2024	2,362,800				2,506,400	1,846,720	As Reported	$24,093	2024
2023	2024	2025	2,506,400	0	317,300	0	2,823,700	2,264,120	0.015618	$35,361	2025
2024	2025	2026	2,823,700	0	182,300	0	3,006,000	2,202,120	0.015618	$34,393	2026
2025	2026	2027	3,006,000	0	0	0	2,761,700	2,202,120	0.015618	$34,393	2027
2026	2027	2028	2,761,700	0	597,500	0	3,359,200	2,799,620	0.015618	$43,724	2028
2027	2028	2029	3,359,200	0	2,625,000	0	5,984,200	5,424,620	0.015618	$84,722	2029
2028	2029	2030	5,984,200	0	2,497,500	0	8,481,700	7,922,120	0.015618	$123,727	2030
2029	2030	2031	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2031
2030	2031	2032	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2032
2031	2032	2033	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2033
2032	2033	2034	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2034
2033	2034	2035	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2035
2034	2035	2036	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2036
2035	2036	2037	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2037
2036	2037	2038	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2038
2037	2038	2039	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2039
2038	2039	2040	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2040
2039	2040	2041	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2041
2040	2041	2042	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2042
2041	2042	2043	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2043
2042	2043	2044	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2044
2043	2044	2045	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2045
2044	2045	2046	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2046
2045	2046	2047	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2047
Total				**$0**		**$0**				**$2,385,314**	

As Reported

Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 14 Tax Increment Cash Flow

City of De Pere

TID No. 14

6/23/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	TID No. 14 Townhome 1	Townhome 1 PILOT	TID No. 14 Townhome 2	Townhome 2 PILOT	TID No. 14 School Condo	School Condo PILOT	Milwaukee View LLC PILOT Payment	Bond Proceeds	Cap Interest	Interest Income	Expenses: Existing Debt Service (2020 2019)	Proposed Debt Service Payment	Irwin Park Townhomes Disburse-ments	Debt Issuance	Professional Services, Grants, Annual Admin	Annual Surplus (Deficit)	Balance After Surplus to Principal
2018																			
2019										880,000	Used				880,000				
2020										665,000	Unused								
2021																			
2022																			
2023																			
2024	282,936	0	24,093	8,680	0	32,773	0	0	0	0	0	0	154,255	0	0	0	0	(88,708)	194,228
2025	194,228	0	29,152	3,622	0	0	0	0	0	0	0	0	152,305	50,250	0	0	2,015	(171,797)	22,431
2026	22,431	0	31,033	1,741	0	0	0	0	257,071	665,000	0	0	155,258	50,250	0	0	0	749,337	771,768
2027	771,768	0	31,033	1,741	0	0	0	0	0	985,000	0	0	262,958	85,974	1,650,000	0	0	(981,158)	(209,390)
2028	(209,390)	0	31,033	1,741	9,332	0	0	0	0	0	0	0	267,775	85,974	0	0	0	(311,644)	(521,034)
2029	(521,034)	0	31,033	1,741	37,327	0	16,362	0	0	0	0	0	267,090	85,974	0	0	0	(266,602)	(787,636)
2030	(787,636)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	70,980	85,974	0	0	0	(31,486)	(819,122)
2031	(819,122)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(779,628)
2032	(779,628)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(740,133)
2033	(740,133)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(700,639)
2034	(700,639)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(661,145)
2035	(661,145)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(621,651)
2036	(621,651)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(582,157)
2037	(582,157)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(542,662)
2038	(542,662)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(503,168)
2039	(503,168)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(463,674)
2040	(463,674)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(424,180)
2041	(424,180)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(384,686)
2042	(384,686)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(345,191)
2043	(345,191)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(305,697)
2044	(305,697)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(266,203)
2045	(266,203)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	(140,735)
2046	(140,735)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	(15,267)
2047	(15,267)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	110,201
2048	110,201	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	235,670
2049	235,670	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	361,138
	Remaining Total	0	651,684	36,556	681,217	0	957,616	0	257,071	1,650,000	0	0	1,176,365	1,648,031	1,650,000	0	2,015		

Other

Required PILOT Payments Made by individual property owners

Anticipated bond proceeds for 3rd, 4th, and 5th Disbursements

TAX INCREMENT DISTRICT NO. 16

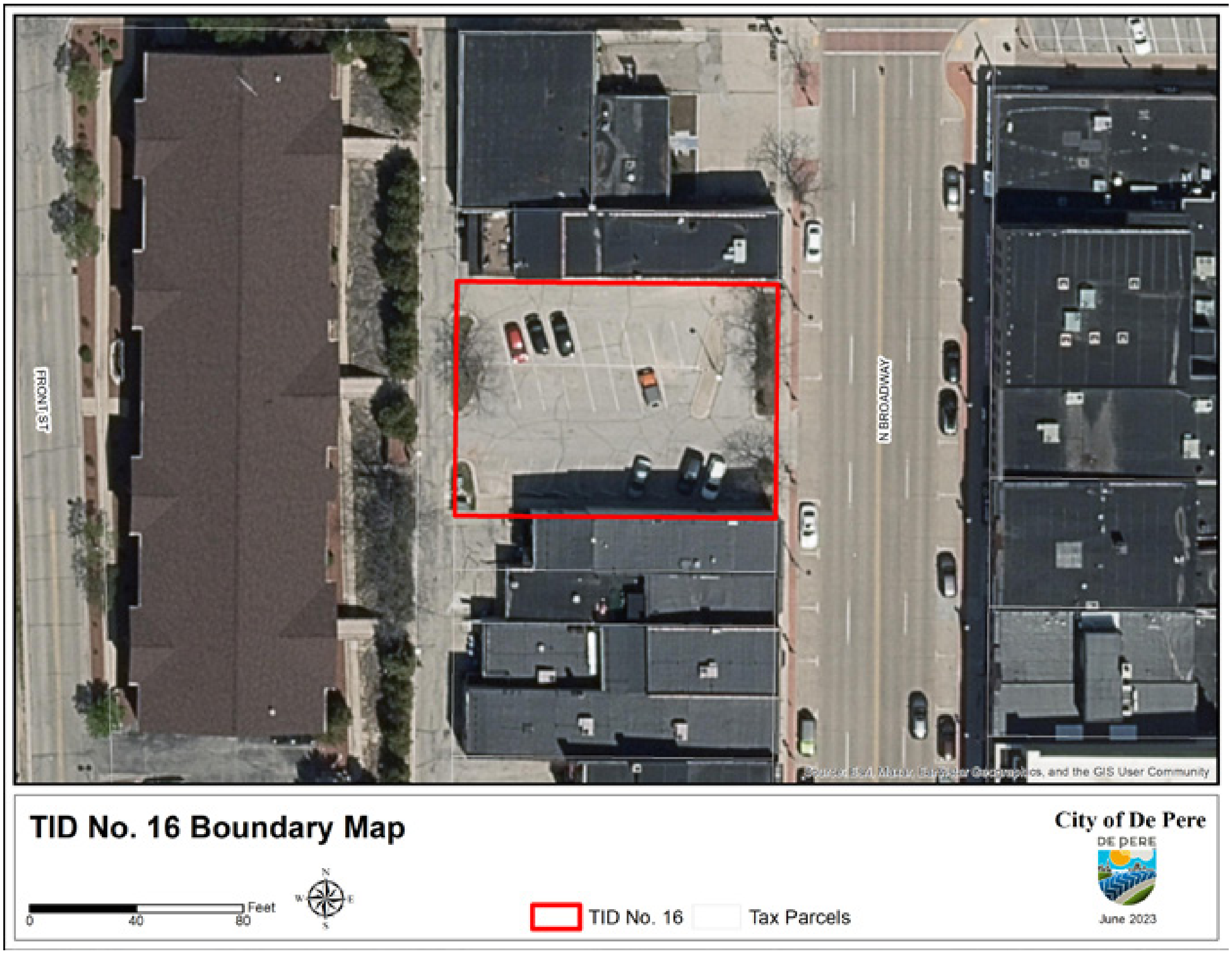
The City established Tax Increment District (TID) No. 16 to support the redevelopment of 123 North Broadway Street, a City-owned downtown public parking lot. The proposed project involved constructing a 38,000-square-foot, four-story mixed-use building with residential and commercial space. However, the project did not materialize, and the City has proposed terminating the district.

TID Type:	Rehab/Con
Creation Date:	02/19/2021
Maximum Expenditure Period:	02/19/2043
Termination Date:	02/19/2048
Extension (Yes/No):	No

<u>Statement of Change</u>

2020 TID Base Value:	$0
2024 TID Total Value (previous):	$0
2025 TID Total Value (current):	$0
2024 to 2025 Increment Growth:	$0
Total TID Increment:	$0
Prior Year Corrections:	N/A
Actual Year Over Growth:	$0
Percent Increment Growth:	N/A
Reasons for Growth:	N/A

The City approved termination resolution on July 15, 2025. No further actions for TID 16.



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TAX INCREMENT DISTRICT NO. 17

Tax Increment District (TID) No. 17 was established as an overlapping district of TID No. 10, which was created on August 7, 2012 and is scheduled to terminate on August 7, 2032, unless extended. TID No. 10 was originally formed to support development in the southern portion of the East Industrial Park and to help facilitate the Southern Bridge project. However, delays in the Southern Bridge project made development within TID No. 10 more difficult, as businesses were hesitant to invest in an area lacking direct interstate access and requiring transport through a congested downtown corridor. With the recent announcement of the Southern Bridge's preferred route—from I-41 to County Highway GV—interest in the area has been renewed. The City is now pursuing a major proposed development within TID No. 10 that will require TIF incentives and support the extension of Commerce Drive.

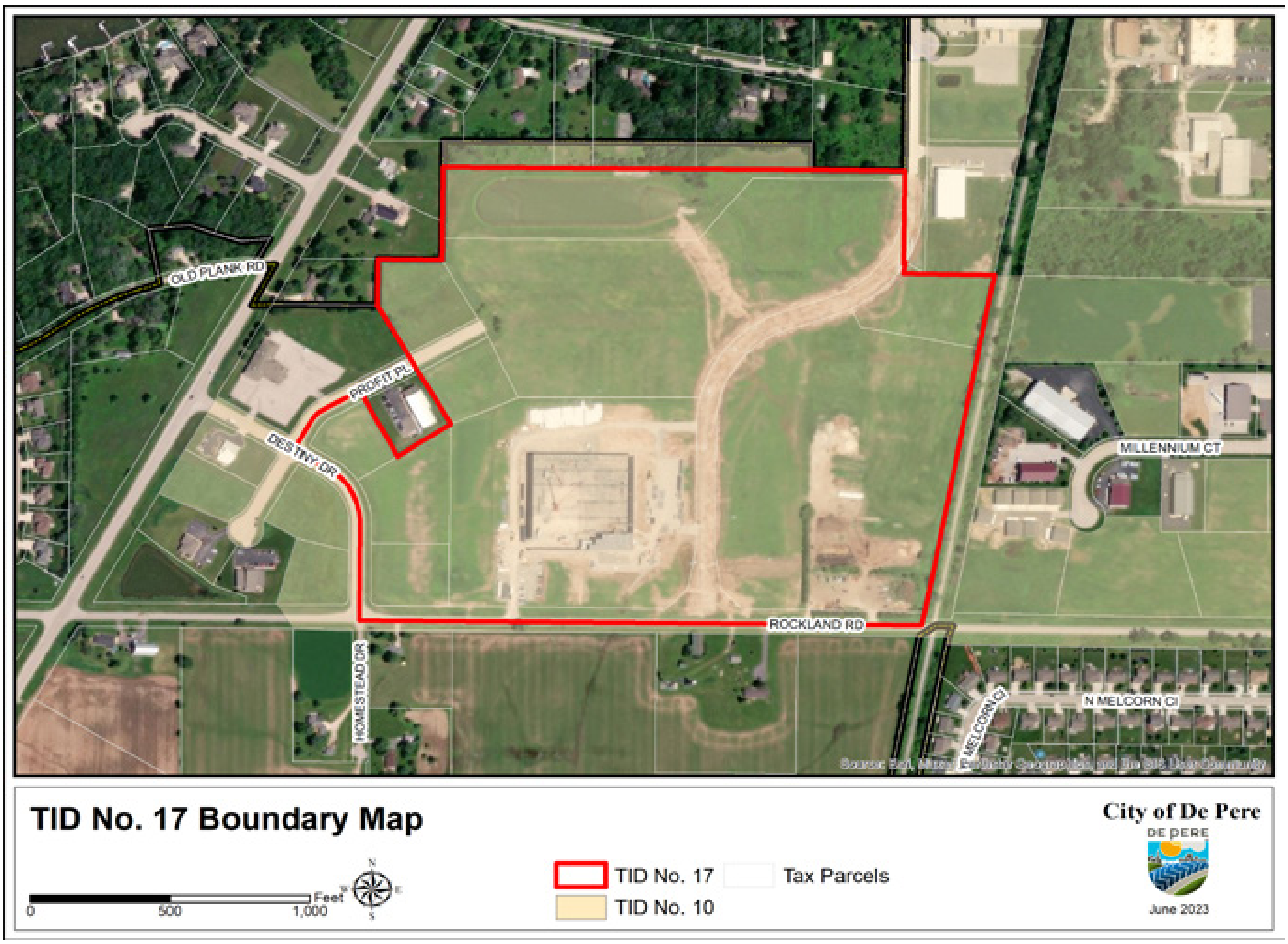
TID Type:	Mixed Use
Creation Date:	02/19/2021
Maximum Expenditure Period:	02/19/2043
Termination Date:	02/19/2048
Extension (Yes/No):	No

Statement of Change

TID Base Value:	$0
2024 TID Total Value (previous):	$17,299,800
2025 TID Total Value (current):	$16,631,200
2024 to 2025 Increment Growth:	-$668,600
Total TID Increment:	$16,631,200
Prior Year Corrections:	$1,500
State Reported Percent Increment Growth:	-4%

Reasons for Reduction: State DOR over assessment of Belmark Plant 7

STAFF NOTES: Brown County Property Lister incorrectly listed this the Amerilux Parcel in TID 10 resulting in an overage of $1,860,000. Staff expects a prior year correction in the 2026 report.



TID No. 17 Remaining Development Opportunities

There are several smaller development sites remaining and one large development site that is currently under review for a logistics facility. Total future growth could include $42,000,000 in new value over the life of the district.

i. Approximately $21,625,000 in remaining and planned borrowing for infrastructure and/or development incentives;
ii. Property values appreciate at 3% per year;
iii. One Percent (1%) mill rate reductions per year;
iv. Annual administration costs; and
v. Final year taxes collected in 2042.

TID No. 17 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 17 closure would be approximately $1,050,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $218,000 to the annual tax collections for the City. A detailed summary of TID No. 17 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary.
iv. Utilize more PAYGO development incentives to reduce City risk and borrowing.
v. Require guaranteed revenue vs guaranteed values in cash grant agreements. Encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vi. Limit annual administration costs to those essential to managing the TID.
vii. Consider annual surplus donations to underperforming TID No. 7 to facilitate additional façade grants and the possibility to close TID No. 7 without requiring an extension.
viii. Conduct an audit when 30 percent of the project costs are spent.
ix. Utilize the standard three-year extension.
x. Utilize the affordable house extension to seed fund the affordable housing programs.
xi. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 17

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID*	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	18.11%	$0	$230,043	$230,043	
Local	$0.005499639	34.43%	$0	$437,307	$0	$218,653
School District	$0.006848916	43.86%	$0	$557,096	$557,096	
Tech. College	$0.000530506	3.61%	$0	$45,798	$45,798	
Total	$0.015569391	**100.0%**	**$0**	**$1,270,243**	**$832,936**	

* Represents proposed incremental increase in combined mill rate.

TID No. 17 Tax Increment ProForma

6/27/2026

Assumptions

TID Creation Date	**3/16/21**	Equalized Base Value	$ -
Valuation Date	**1/1/21**	Projected Tax Rate	0.014524994
Last Expenditure Date	**3/16/2036**	Annual Change in Tax Rate	-2.00%
Termination Date	**3/16/2043**	Property Appreciation Rate (Mixed/Industrial)	4.50%
TID Category	Mixed-Use	Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction/ Land*	TIF Increment PP	Total Valuation	Cumulative Increment	TIF Tax Rate	General TIF Revenue	TID Revenue Year (Jan)
2021	2022	2023	4,268,817	0	0	0	4,268,817	0	As Reported	$0	2023
2022	2023	2024	4,268,817	0	20,632,600	0	24,901,417	20,632,600	As Reported	$305,692	2024
2023	2024	2025	24,901,417	1,120,564	(6,226,100)	0	19,795,881	15,527,064	0.015618	$270,187	2025
2024	2025	2026	19,795,881	890,815	*(668,600)*	0	20,018,096	20,018,096	0.015569	$311,670	2026
2025	2026	2027	20,018,096	900,814	*41,311,100*	0	62,230,010	62,230,010	0.015258	$949,506	2027
2026	2027	2028	62,230,010	2,800,350	*(1,860,000)*	0	63,170,360	63,170,360	0.014953	$944,576	2028
2027	2028	2029	63,170,360	2,842,666	0	0	66,013,027	66,013,027	0.014654	$967,341	2029
2028	2029	2030	66,013,027	2,970,586	0	0	68,983,613	68,983,613	0.014361	$990,654	2030
2029	2030	2031	68,983,613	3,104,263	0	0	72,087,875	72,087,875	0.014073	$1,014,528	2031
2030	2031	2032	72,087,875	3,243,954	0	0	75,331,830	75,331,830	0.013792	$1,038,979	2032
2031	2032	2033	75,331,830	3,389,932	0	0	78,721,762	78,721,762	0.013516	$1,064,018	2033
2032	2033	2034	78,721,762	3,542,479	0	0	82,264,241	82,264,241	0.013246	$1,089,661	2034
2033	2034	2035	82,264,241	3,701,891	0	0	85,966,132	85,966,132	0.012981	$1,115,922	2035
2034	2035	2036	85,966,132	3,868,476	0	0	89,834,608	89,834,608	0.012721	$1,142,815	2036
2035	2036	2037	89,834,608	4,042,557	0	0	93,877,166	93,877,166	0.012467	$1,170,357	2037
2036	2037	2038	93,877,166	4,224,472	0	0	98,101,638	98,101,638	0.012218	$1,198,563	2038
2037	2038	2039	98,101,638	4,414,574	0	0	102,516,212	98,247,395	0.011973	$1,176,337	2039
2038	2039	2040	102,516,212	4,613,230	0	0	107,129,441	102,860,624	0.011734	$1,206,940	2040
2039	2040	2041	107,129,441	4,820,825	0	0	111,950,266	107,681,449	0.011499	$1,238,237	2041
2040	2041	2042	111,950,266	5,037,762	0	0	116,988,028	112,719,211	0.011269	$1,270,243	2042
Total				**$58,409,647**	**$38,782,500**	**$0**				**$18,466,225**	

Notes

- Belmark plant 7 (anticiapted overage)
- One Source Technology -Belmark Overage
- Amerlux 2025 (75%), Belmark Reassessment By State
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

Represent a Property Lister Error and the three year correction cycle

Standard Three Year Extension

Termination Year

Tax Increment Cash Flow

City of De Pere

TID No. 17

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/ Propeerty Tax Aid	Property Sales and Leases	Proceeds from Long-Term Debt	Debt Premium	YMCA Assessment (Option Agreement)	Pilot Payment	Total Revenues	Existing Debt (Infra and Development Incentives)	Debt Issuance	Capital Cost	Developer Incentives
2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022		0	0	0	0	0	0	0	0	0	0	0	0	0
2023		0	0	0	0	0	0	0	0	0	0	0	0	0
2024	(48,076)	0	305,692	0	675,000	330,000	25,089	0	0	1,335,781	66,600	3,300	133,430	175,000
2025	868,693	0	270,187	0	0	4,255,000	31,401	0	12,789	4,569,377	155,892	58,498	211,873	3,070,010
2026	1,904,073	0	311,670	5,000	0	2,700,000	0	0	0	3,016,670	355,283	0	0	3,000,000
2027	1,313,299	0	949,506	5,000	0	0	0	0	0	954,506	378,978	0	0	0
2028	1,609,068	0	944,576	5,000	0	0	0	757,065	0	1,706,642	624,778	0	0	0
2029	2,154,784	0	967,341	5,000	0	0	0	0	0	972,341	625,263	0	0	0
2030	1,924,216	0	990,654	5,000	0	0	0	0	0	995,654	940,023	0	0	0
2031	1,283,116	0	1,014,528	5,000	0	0	0	0	0	1,019,528	946,448	0	0	0
2032	659,466	0	1,038,979	5,000	0	0	0	0	0	1,043,979	945,888	0	0	0
2033	60,826	0	1,064,018	5,000	0	0	0	0	0	1,069,018	483,638	0	0	0
2034	(50,525)	0	1,089,661	5,000	0	0	0	0	0	1,094,661	482,978	0	0	0
2035	(135,572)	0	1,115,922	5,000	0	0	0	0	0	1,120,922	486,318	0	0	0
2036	(197,699)	0	1,142,815	5,000	0	0	0	0	0	1,147,815	483,678	0	0	0
2037	(230,293)	0	1,170,357	5,000	0	0	0	0	0	1,175,357	484,978	0	0	0
2038	(236,644)	0	1,198,563	5,000	0	0	0	0	0	1,203,563	480,108	0	0	0
2039	(209,920)	0	1,176,337	5,000	0	0	0	0	0	1,181,337	479,303	0	0	0
2040	(204,617)	0	1,206,940	5,000	0	0	0	0	0	1,211,940	452,290	0	0	0
2041	(141,698)	0	1,238,237	5,000	0	0	0	0	0	1,243,237	0	0	0	0
2042	734,145	0	1,270,243	5,000	0	0	0	0	0	1,275,243	0	0	0	0
Total		$ -	$ 17,890,346	$ 85,000	$ -	$ 2,700,000	$ -	$ 757,065	$ -	$ 21,432,411	$ 8,649,945	$ -	$ -	$ 3,000,000

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

Land Grant

Year	Future Belmark Development incentives (PAYGO)	Amerilux Development incentives Debt Service (3,200,000 less 500,000)	GV-16 (2026) - ($240,000 remaining capacity) $135,000	GV-16 (2027) $118,602	GV-17 (2026) $214,884	GV-17 (2027) $552,000	GV-17 (2028) $ 1,936,984	Land Purchase	Professional Services, Grants,	Infrastructure	Annual Admin	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2021	0	0	25% of Segment 3 Funding		60% of Segment 4 Funding			0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	7,560	2,024	31,098	419,012	916,769	868,693
2025	0	0	0	0	0	0	0	194	6,640	0	30,890	3,533,997	1,035,380	1,904,073
2026	70,010	137,750	5,600		8,800			0	0	0	30,000	3,607,443	(590,773)	1,313,299
2027	70,010	137,750	5,600	5,000	8,800	22,600		0	0	0	30,000	658,738	295,768	1,609,068
2028	70,010	293,286	14,020	5,000	22,032	22,600	79,200	0	0	0	30,000	1,160,925	545,717	2,154,784
2029	70,010	293,286	14,020	12,518	22,032	56,581	79,200	0	0	0	30,000	1,202,909	(230,568)	1,924,216
2030	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,636,754	(641,100)	1,283,116
2031	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,643,179	(623,650)	659,466
2032	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,642,619	(598,640)	60,826
2033	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,180,369	(111,351)	(50,525)
2034	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,179,709	(85,048)	(135,572)
2035	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,183,049	(62,127)	(197,699)
2036	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,180,409	(32,593)	(230,293)
2037	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,181,709	(6,351)	(236,644)
2038	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,176,839	26,724	(209,920)
2039	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,176,034	5,303	(204,617)
2040	70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,149,021	62,919	(141,698)
2041	70,010	0	0	12,518	0	56,581	198,285	0	0	0	30,000	367,394	875,843	734,145
2042	70,010	0			0		198,285	0	0	0	30,000	298,295	976,948	1,711,094
Total	$ 1,190,170	$ 4,088,213	$ 193,462	$ 172,734	$ 304,011	$ 780,756	$ 2,736,100	$ -	$ -	$ -	$ 510,000	$ 21,625,390		

Standard Three Year Extension

Termination Year

TAX INCREMENT DISTRICT NO. 18

Tax Increment District (TID) No. 18 was established as a "Rehabilitation and Conservation" district to support a comprehensive redevelopment effort encompassing retail, commercial, office, rental residential, and owner-occupied residential uses.

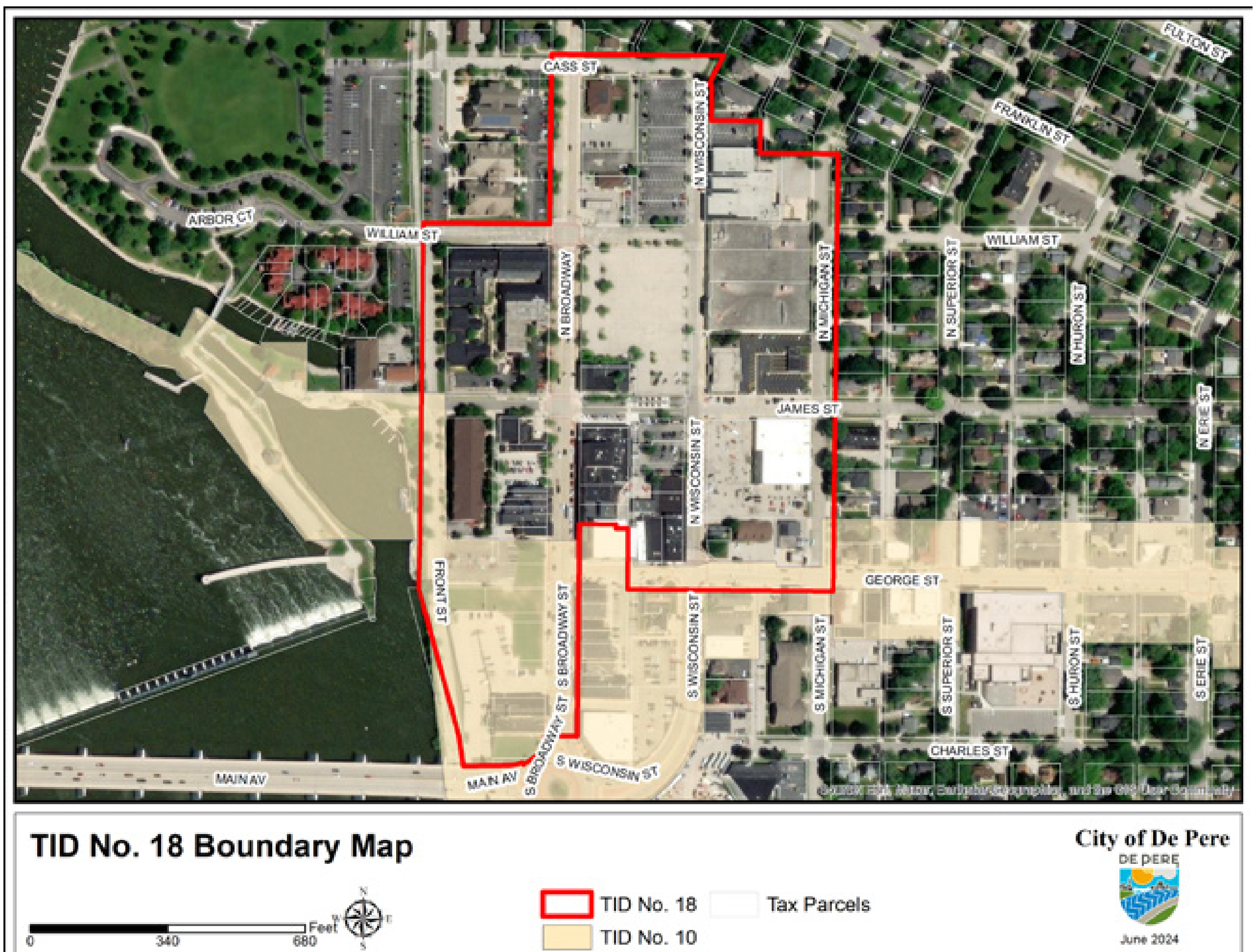
The immediate focus of the district is the proposed redevelopment of the former ShopKo site. Preliminary plans include approximately 27,800 square feet of retail space, 27,500 square feet of office and commercial uses, 116 apartment units, 20 condominium units, and an 80- to 90-room hotel totaling roughly 75,000 square feet. Additional components of the project include a publicly accessible walkable plaza, 117 private structured parking stalls, reconstruction of the 200 block of North Wisconsin Street, re-establishment of the 500 block of William Street, and construction of a publicly owned parking structure to support further development in the surrounding area.

TID Type:	Rehab/Con
Date:	05/07/2024
Maximum Expenditure Period:	05/07/2047
Termination Date:	05/07/2052

Statement of Change

TID Base Value:	$24,316,400
2024 TID Total Value (previous):	$24,316,400
2025 TID Total Value (current):	$25,928,900
2024 to 2025 Increment Growth:	$1,612,500
Total TID Increment:	$1,612,500
Prior Year Corrections:	$0

State Reported Percent Increment Growth: property appreciation.



TID No. 18 Remaining Development Opportunities

There are large redevleopment sites on the east side of downtown including but not limited to 200 and 300 Block of Wisconsin St (former ShopKo site, and City owned parking lots, current Associated Bank site, Front Stree/Broadway Street,

i. $166,000,000 in total potential new value;
ii. $85,050,000 in total future revenue;
iii. $80,020,000 in total future expenses;
iv. Parking ramp borrowing will be refinanced after the Note Anticipation Note;
v. Property values appreciate at 3% per year, this is 3% less than other downtown because other downtown TIDs are catching up to not being reevaluated for several years;
vi. Two Percent (2%) mill rate reductions per year;
vii. Annual administration costs;
viii. Final year taxes collected in 2052
ix. No planned expenses and revenues were included in Front Street due to the unknown nature of the site at the time of the report.

The TID is very complex and it's infancy. Several more years of work an analysis will start to shape the projections for a more complete picture.

TID No. 18 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 18 closure would be approximately $2,890,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $608,000 to the annual tax collections for the City. A detailed summary of TID No. 18 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Conduct the required periodic audit and use the results to utilize the standard extension.
ii. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
iii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iv. Replace or supplement façade grant funding with annually matched dollars from business park donor TIDs or the General Fund.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements.
vii. Limit annual administration costs to those essential to managing the TID.
viii. Utilize the standard three-year extension.
ix. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
x. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 18

Taxing Jurisdiction	2024 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002828437	18.11%	$10,001	$640,356	$630,355	
Local	$0.005376801	34.43%	$19,012			$608,652
School District	$0.006849634	43.86%	$24,220	$1,550,753	$1,526,533	
Tech. College	$0.000563093	3.61%	$1,991	$127,484	$125,493	
Total	$0.015617965	**100.0%**	**$55,224**		**$2,891,034**	

Tax Increment Cash Flow

TID No.

Created/Revised: 6/27/2026

Year	Beginning Balance	Combined Shopko Redevelopment	Front Street Development	310 N Wisconsin St	206 N WISCONSIN ST Associated Bank Lot	Wisconsin Street City Parking Lot	Broadway City Parking Lot	All Other Properties	Proceeds from Long-Term Debt	Debt Premium	Capitalized Interest	Short Fall Advance (GF or Other Sources) Parking Ramp Budget	Developer Payments for Infrastructure Improvements (Site A and Site F)	State Grants* CDI/Idle Sites / Ready for Reuse	City-Owned Parking Lot Purchase	Total Revenue
2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
2025	134,263	0	0	0	0	0	0	0	7,645,000	185,189	0	0	0	0		7,830,189
2026	6,714,347	(1,700)	0	1,500	0	0	0	25,400	0	0	318,608	0	200,000	250,000		793,808
2027	6,926,209	104,600	0	18,800	600	0	0	34,100	0	0	420,821	140,000	0	250,000		968,921
2028	6,726,917	426,700	400	20,000	1,200	0	0	50,900	0	0	214,000	720,000	0	0		1,433,200
2029	6,698,285	569,500	255,500	21,200	57,000	19,700	23,600	60,300	0	0	0	0	0	0		1,006,800
2030	(1,750,240)	976,400	757,600	22,500	224,700	102,900	95,200	70,100	0	0	0	0	0	0		2,249,400
2031	(2,198,972)	1,005,800	1,080,000	23,900	232,100	165,000	99,300	88,000	0	0	0	0	0	0	Front Street	2,694,100
2032	(2,670,707)	1,036,000	1,080,000	25,200	239,700	170,000	102,300	98,500	0	0	0	0	0	0	Parking Lot	2,751,700
2033	(3,080,456)	1,067,100	1,080,000	26,600	247,500	175,100	105,300	109,400	0	0	0	0	0	0	Sales to TID 7	2,811,000
2034	(3,410,290)	1,099,200	1,080,000	28,100	255,500	180,300	108,500	128,500	0	0	0	0	0	0	Other Parking	2,880,100
2035	(3,679,312)	1,132,200	1,080,000	29,600	263,800	185,700	111,800	140,200	0	0	0	0	0	0	Lot Sites	2,943,300
2036	(3,951,886)	1,166,300	1,080,000	31,100	272,300	191,300	115,100	152,400	0	0	0	0	0	0	assumes to be	3,008,500
2037	(4,166,199)	1,201,300	1,080,000	32,700	281,100	197,000	118,600	172,700	0	0	0	0	0	0	part of	3,083,400
2038	(4,300,835)	1,237,400	1,080,300	34,400	290,100	202,900	122,100	185,800	0	0	0	0	0	0	Development	3,153,000
2039	(4,770,901)	1,274,600	1,090,700	36,100	299,500	209,000	125,800	199,300	0	0	0	0	0	0	Incentives	3,235,000
2040	(4,986,479)	1,312,900	1,101,300	37,800	309,100	215,300	129,600	221,100	0	0	0	0	0	0		3,327,100
2041	(5,117,820)	1,352,300	1,111,900	39,600	318,900	221,800	133,400	235,600	0	0	0	0	0	0		3,413,500
2042	(5,158,848)	1,392,900	1,122,600	41,400	329,100	228,400	137,500	250,600	0	0	0	0	0	0		3,502,500
2043	(5,280,172)	1,434,800	1,133,500	43,300	339,600	235,300	141,600	273,900	0	0	0	0	0	0		3,602,000
2044	(5,294,997)	1,477,900	1,163,100	45,300	350,400	242,300	145,800	290,100	0	0	0	0	0	0		3,714,900
2045	(5,203,609)	1,522,200	1,198,300	47,300	361,500	249,600	150,200	306,700	0	0	0	0	0	0		3,835,800
2046	(4,940,970)	1,568,000	1,234,500	49,400	373,000	257,100	154,700	331,700	0	0	0	0	0	0		3,968,400
2047	(4,228,851)	1,615,000	1,271,800	51,500	384,800	264,800	159,300	349,600	0	0	0	0	0	0		4,096,800
2048	(3,020,769)	1,663,600	1,310,200	53,700	397,000	272,700	164,100	368,000	0	0	0	0	0	0		4,229,300
2049	(1,586,924)	1,713,500	1,349,800	56,000	409,500	280,900	169,000	394,800	0	0	0	0	0	0		4,373,500
2050	746,915	1,765,000	1,390,500	58,300	422,400	289,400	174,100	414,600	0	0	0	0	0	0		4,514,300
2051	4,166,865	1,818,000	1,432,500	60,700	435,700	298,000	179,300	434,900	0	0	0	0	0	0		4,659,100
2052	7,892,100	1,872,600	1,475,800	63,200	449,400	307,000	184,700	455,900	0	0	0	0	0	0		4,808,600
Total	Remaining	32,804,100	27,040,300	999,200	7,545,500	5,161,500	3,150,900	5,843,100			953,429	860,000	200,000	500,000	0	85,058,029

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

NOTE: Borrowing proceeds and Cash Grant payment are not included here as it is a pass-through revenue and cost.

CDI Grants paid directly to developer. $250,000 Idle Sites Grant paid to City to pay of infrastgructure loans faster.

Existing Debt Includes: William/Wisconsin St Consturction, ROW Purchase.

Assumes General Fund will pay off

TID Mandatory Te 2051 - Last year increment Received for 2050 taxes

Tax Increment Cash Flow

Existing Debt	Capital Outlay +Parking Ramp	Debt Issuance Costs	300 N Block Wisconsin Street Reconstruction (360')	Front Public Infrastructure	Shopko Site A (Hotel Revised)		Shopko Site B-D		Shopko Site F		Front Street	
					Cash Grant	PAYGO (MRO)	Cash Grant	PAYGO (MRO)	Cash Grant	PAYGO (MRO)	Cash Grant	PAYGO (MRO)
			$ 360,000	$ 1,100,000	$ 2,000,000	$ 590,000	$ 4,000,000	$ 2,500,000	$ 2,050,000	$ 1,000,000		
	0	0	0	0	0	0	0	0	0	0	0	0
71,458	949,305	70,790	0	0	0	0	0	0	0	0	0	0
504,950	0	0	0	0	35,500	0	0	0	25,333	0	0	0
498,950	0	0	0	0	106,500	11,942	71,333	0	76,000	0	0	0
497,950	0	0	0	46,750	182,213	42,917	214,000	0	130,030	22,471	0	0
7,481,700	0	0	4,550	46,750	182,213	42,917	366,138	60,342	130,030	72,471	438,638	304,075
220,750	0	0	13,650	86,750	182,213	42,917	366,138	185,342	130,030	72,471	438,638	304,075
218,750	0	0	29,569	90,050	182,213	42,917	366,138	185,342	130,030	72,471	728,638	304,075
216,500	0	0	29,569	88,138	182,213	42,917	366,138	185,342	130,030	72,471	728,413	304,075
219,000	0	0	29,569	86,225	182,213	42,917	366,138	185,342	130,030	72,471	727,400	304,075
221,000	0	0	29,569	89,313	182,213	42,917	366,138	185,342	130,030	72,471	730,600	304,075
218,900	0	0	29,569	87,188	182,213	42,917	366,138	185,342	130,030	72,471	727,750	304,075
221,600	0	0	29,569	90,063	182,213	42,917	366,138	185,342	130,030	72,471	729,113	304,075
218,850	0	0	29,569	87,725	182,213	42,917	366,138	185,342	130,030	72,471	729,425	304,075
215,900	0	0	29,569	90,388	182,213	42,917	366,138	185,342	130,030	72,471	728,688	304,075
47,750	0	0	29,569	87,838	182,213	42,917	366,138	185,342	130,030	72,471	726,900	304,075
51,000	0	0	29,569	90,288	182,213	42,917	366,138	185,342	130,030	72,471	729,063	304,075
49,000	0	0	29,569	87,525	182,213	42,917	366,138	185,342	130,030	72,471	729,913	304,075
52,000	0	0	29,569	89,763	182,213	42,917	366,138	185,342	130,030	72,471	729,450	304,075
49,750	0	0	29,569	86,788	182,213	42,917	366,138	185,342	130,030	72,471	727,675	304,075
52,500	0	0	29,569	88,813	182,213	42,917	366,138	185,342	130,030	72,471	729,588	304,075
0	0	0	29,569	90,625	182,213	42,917	366,138	185,342	130,030	72,471	729,925	304,075
0	0	0	29,569	92,225	0	42,917	366,138	185,342	0	72,471	728,688	304,075
0	0	0	29,569	88,613	0	42,917	0	185,342	0	72,471	730,875	304,075
0	0	0	29,569	0	0	42,917	0	185,342	0	72,471	726,225	304,075
0	0	0	0	0	0	42,917	0	185,342	0	72,471	0	304,075
0	0	0	0	0	0	42,917	0	185,342	0	72,471	0	304,075
0	0	0	0	0	0	42,917	0	185,342	0	72,471	0	304,075
0	0	0	0	0	0	0	0	0	0	0	0	0
11,256,800			550,434	1,691,818	3,386,342	1,041,950	6,875,814	4,137,867	2,441,878	1,689,302	13,995,605	6,993,725

Note Anticipation Note to refinance parking ramp

06 N Wisconsin St	Wisconsin St Parking Lot	Broadway St Parking Lot	Other Projects	Land Purchase + Taxes	Environmental, Stormwater, Site Prep	Annual Admin + Audit, Organizational	Professional Services	General Fund Payback 4%	Parking Ramp Payoff	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
PAYGO (MRO)- 20% NPV	PAYGO (MRO)- 20% NPV	PAYGO (MRO)- 20% NPV	PAYGO									
$ 2,100,000	$ 2,000,000	$ 1,200,000	$ -		$ 400,000			$ 860,000	$9,500,000			
0	0	0	0	0	0	0	0	0	0	0	0	134,263
0	0	0	0	129,734	0	10,224	18,594	0	0	1,250,105	6,580,084	6,714,347
0	0	0	0	0	6,163	5,000	5,000	0	0	581,946	211,863	6,926,209
0	0	0	0	0	368,488	5,000	30,000	0	0	1,168,213	(199,292)	6,726,917
0	0	0	0	0	20,189	5,000	5,000	0	295,311	1,461,832	(28,632)	6,698,285
0	0	0	0	0	20,189	5,000	5,000	0	295,311	9,455,325	(8,448,525)	(1,750,240)
159,538	0	96,291	0	0	20,189	5,000	5,000	0	369,139	2,698,132	(448,732)	(2,198,972)
159,538	160,485	96,291	0	0	20,189	5,000	5,000	0	369,139	3,165,836	(471,736)	(2,670,707)
159,538	160,485	96,291	0	0	20,189	5,000	5,000	0	369,139	3,161,449	(409,749)	(3,080,456)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	369,139	3,140,834	(329,834)	(3,410,290)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	369,139	3,149,122	(269,022)	(3,679,312)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	442,967	3,215,875	(272,575)	(3,951,886)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	442,967	3,222,813	(214,313)	(4,166,199)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	442,967	3,218,037	(134,637)	(4,300,835)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,623,066	(470,066)	(4,770,901)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,450,578	(215,578)	(4,986,479)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,458,441	(131,341)	(5,117,820)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,454,528	(41,028)	(5,158,848)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,623,824	(121,324)	(5,280,172)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,616,824	(14,824)	(5,294,997)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,623,512	91,388	(5,203,609)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,573,161	262,639	(4,940,970)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	3,256,281	712,119	(4,228,851)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	2,888,718	1,208,082	(3,020,769)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	2,795,455	1,433,845	(1,586,924)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	2,039,661	2,333,839	746,915
159,538	160,485	0	0	0	0	5,000	0	164,522	0	1,094,350	3,419,950	4,166,865
159,538	0	0	0	0	0	5,000	0	164,522	0	933,865	3,725,235	7,892,100
0	0	0	0	0	0	5,000	0	164,522	0	169,522	4,639,078	12,531,179
3,509,837	3,209,703	1,925,822	0		475,595	135,000	125,000	1,809,738	13,953,466	79,241,197	5,816,832	

Borrowing Scenario

40% of Scheduled
50% of Scheduled
100% of Scheduled

DE PERE®

DE PERE

City of De Pere, Wisconsin

4.E

Request for Finance/Personnel Committee Action

Meeting Date:	August 11, 2026
Department:	Finance
From:	Pamela Manley, Finance Director
Subject:	Investments Summary as of June 30, 2026.
Recommendation:	

I have attached a summary of the City's Cash and Investments for your information and review as of June 30th, 2026. I have also attached last year's monthly summary of the accounts, so you can see comparable activity throughout the course of the year for all accounts. The City's interest revenue thru June was $1,459,287.27. The Associated Bank Trust and Charles Schwab Investment accounts saw a slight increase over last month due to dividends and interest exceeding market depreciation. Feel free to contact me should you have any questions about this item.

Attachments:
Investment Summary-June 2026, Yearly Summary-June 2026, Yearly Summary-2025

DE PERE CASH AND INVESTMENTS SUMMARY

June 30, 2026

CASH ACCOUNTS

CHECKING ACCOUNTS		BALANCE
GENERAL CHECKING**	$	12,585.35
TAX COLLECTION CHECKING**	$	-
TOTAL CASH	**$**	**12,585.35**

INVESTMENTS

		JAN 1 BALANCE		JUNE 30 BALANCE		INTEREST AND APPRECIATION	ANNUALIZED RATE OF RETURN
LGIP	$	11,880,035.71	$	16,197,785.42	$	253,733.94	3.68%
ASSOCIATED BANK TRUST	$	5,580,146.36	$	5,627,911.47	$	47,765.11	1.71%
CHARLES SCHWAB INVESTMENTS	$	7,002,013.64	$	7,064,095.18	$	62,081.54	1.77%
INTRAFI CASH SERVICE (ICS)**	$	48,885,340.00	$	49,224,623.46	$	1,001,310.50	3.60%
ICS - TAX ACCOUNT**	$	20,453,558.83			$	94,396.18	3.60%
TOTAL INVESTMENTS	**$**	**93,801,094.54**	**$**	**78,114,415.53**	**$**	**1,459,287.27**	

TOTAL CASH AND INVESTMENTS	**$**	**78,127,000.88**

**General & Tax Collection Checking balances sweep and transfer daily to Intrafi Cash Service (ICS) accounts.

Monthly bank fees are netted against the interest.

NOTE: The 2026 Budget included $2,000,000 in the general fund for interest revenues.

DE PERE CASH AND INVESTMENT YEARLY SUMMARY
JUNE 30, 2026

	31-Jan-2026	28-Feb-2026	31-Mar-2026	30-Apr-2026	31-May-2026	30-Jun-2026
CHECKING ACCOUNTS						
GENERAL CHECKING	58,644.51	21,238.58	9,177.27	6,737.67	7,688.16	12,585.35
TAX COLLECTION CHECKING	1,271,397.12	-	-	-	-	-
TOTAL CASH	**$ 1,330,041.63**	**$ 21,238.58**	**$ 9,177.27**	**$ 6,737.67**	**$ 7,688.16**	**$ 12,585.35**
INVESTMENTS						
LGIP	12,363,607.46	12,398,620.15	13,639,179.35	14,126,642.24	16,149,095.75	16,197,785.42
ASSOCIATED BANK TRUST	5,591,454.52	5,622,980.31	5,602,930.94	5,615,014.49	5,621,228.20	5,627,911.47
CHARLES SCHWAB INVESTMENTS	7,012,704.99	7,037,657.48	7,034,913.31	7,043,647.24	7,043,433.13	7,064,095.18
INTRAFI CASH SERVICE (ICS)	59,179,443.60	43,657,679.11	59,455,061.78	55,409,625.35	52,533,742.32	49,224,623.46
ICS - TAX ACCOUNT	14,962,426.53	19,352,100.48	7,655.28	6.01	-	-
TOTAL INVESTMENTS	**$ 99,109,637.10**	**$ 88,069,037.53**	**$ 85,739,740.66**	**$ 82,194,935.33**	**$ 81,347,499.40**	**$ 78,114,415.53**
TOTAL CASH AND INVESTMENTS	**$ 100,439,678.73**	**$ 88,090,276.11**	**$ 85,748,917.93**	**$ 82,201,673.00**	**$ 81,355,187.56**	**$ 78,127,000.88**
	-	-	-	-	-	

	31-Jul-2026	31-Aug-2026	30-Sep-2026	31-Oct-2026	30-Nov-2026	31-Dec-2026
CHECKING ACCOUNTS						
GENERAL CHECKING	-	-	-	-	-	-
TAX COLLECTION CHECKING	-	-	-	-	-	-
HEALTH CHECKING	-	-	-	-	-	-
DENTAL CHECKING	-	-	-	-	-	-
TOTAL CASH	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
INVESTMENTS						
LGIP	-	-	-	-	-	-
ASSOCIATED BANK TRUST	-	-	-	-	-	-
CHARLES SCHWAB INVESTMENTS	-	-	-	-	-	-
INTRAFI CASH SERVICE (ICS)	-	-	-	-	-	-
ICS - TAX ACCOUNT	-	-	-	-	-	-
TOTAL INVESTMENTS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL CASH AND INVESTMENTS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

DE PERE CASH AND INVESTMENT YEARLY SUMMARY
DECEMBER 31, 2025

	31-Jan-2025	28-Feb-2025	31-Mar-2025	30-Apr-2025	31-May-2025	30-Jun-2025
CHECKING ACCOUNTS						
GENERAL CHECKING	8,755,035.10	6,920,951.59	9,302,479.39	8,078,173.90	5,309,622.47	2,137,719.43
REAL & PPT TAX CHECKING	27,032,373.51	12,616,784.81	1,000.00	1,000.00	1,000.00	1,000.00
HEALTH CHECKING	474,815.36	536,579.01	422,196.54	365,583.23	397,111.37	180,410.37
DENTAL CHECKING	87,718.73	83,340.12	85,387.36	84,083.67	87,018.03	91,711.87
TOTAL CASH	**$ 36,349,942.70**	**$ 20,157,655.53**	**$ 9,811,063.29**	**$ 8,528,840.80**	**$ 5,794,751.87**	**$ 2,410,841.67**
INVESTMENTS						
LGIP	11,684,103.57	11,390,123.60	12,812,453.30	13,286,611.84	15,263,762.16	15,280,455.03
ASSOCIATED BANK TRUST	5,342,673.83	5,377,179.54	5,399,549.84	5,433,406.27	5,433,495.49	5,465,004.19
CHARLES SCHWAB INVESTMENTS	6,707,443.35	6,739,321.78	6,768,723.53	6,806,423.44	6,802,158.53	6,853,862.45
MONEY MARKET	3,923,499.08	3,936,621.86	12,972,700.64	13,019,189.17	13,067,399.46	13,114,213.03
TOTAL INVESTMENTS	**$ 27,657,719.83**	**$ 27,443,246.78**	**$ 37,953,427.31**	**$ 38,545,630.72**	**$ 40,566,815.64**	**$ 40,713,534.70**
TOTAL CASH AND INVESTMENTS	**$ 64,007,662.53**	**$ 47,600,902.31**	**$ 47,764,490.60**	**$ 47,074,471.52**	**$ 46,361,567.51**	**$ 43,124,376.37**
	-	-	-	-	-	

	31-Jul-2025	31-Aug-2025	30-Sep-2025	31-Oct-2025	30-Nov-2025	31-Dec-2025
CHECKING ACCOUNTS						
GENERAL CHECKING	1,030,579.89	977,621.96	45,295,158.37	39,402,332.57	38,235,745.62	14,193.44
TAX COLLECTION CHECKING	1,000.00	1,000.00	1,000.00	1,000.00	-	1,969,387.53
HEALTH CHECKING	201,715.26	281,295.76	330,566.54	211,438.27	-	-
DENTAL CHECKING	92,823.92	91,335.28	96,951.47	94,912.78	-	-
TOTAL CASH	**$ 1,326,119.07**	**$ 1,351,253.00**	**$ 45,723,676.38**	**$ 39,709,683.62**	**$ 38,235,745.62**	**$ 1,983,580.97**
INVESTMENTS						
LGIP	20,437,619.26	9,494,068.12	9,528,034.25	9,890,909.95	11,712,549.80	11,880,035.71
ASSOCIATED BANK TRUST	5,468,873.73	5,510,457.63	5,527,356.59	5,543,850.67	5,567,701.52	5,580,146.36
CHARLES SCHWAB INVESTMENTS	6,870,468.23	6,907,507.96	6,930,841.60	6,948,630.82	6,965,813.61	7,002,013.64
MONEY MARKET	12,162,306.27		-	-	-	
ICS - TAX ACCOUNT					1,000.73	20,453,558.83
INTRAFI CASH SERVICE (ICS)		12,205,863.49	12,248,798.69	12,291,523.10	12,331,646.90	48,885,340.00
TOTAL INVESTMENTS	**$ 44,939,267.49**	**$ 34,117,897.20**	**$ 34,235,031.13**	**$ 34,674,914.54**	**$ 36,578,712.56**	**$ 93,801,094.54**
TOTAL CASH AND INVESTMENTS	**$ 46,265,386.56**	**$ 35,469,150.20**	**$ 79,958,707.51**	**$ 74,384,598.16**	**$ 74,814,458.18**	**$ 95,784,675.51**