



# Joint Review Board

Regular Untelevised

335 South Broadway  
De Pere, WI 54115  
<https://www.deperewi.gov/>

## Final Minutes

Thursday, October 5, 2023

8:30 AM

GoToMeeting

### Call to Order

The meeting was called to order at 8:30 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Mark Higgins	Commissioner	Present	
Dawn Foeller	Board Member	Present	
Dan Mincheff	Board Member	Present	
Cole Runge	Board Member	Excused	

Also present: Development Services Director Daniel Lindstrom, City Attorney Tony Wachewicz, and Finance Director Pamela Manley.

- Approval of the minutes of the August 2, 2022 Joint Review Board meeting.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Boyd, Mayor
<b>SECONDER:</b>	Dawn Foeller, Board Member
<b>AYES:</b>	James Boyd, Mark Higgins, Dawn Foeller, Dan Mincheff
<b>EXCUSED:</b>	Cole Runge

- Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Joint Review Board. §6-3(f) DPMC.

Dawn Foeller noted that the most recent east side mill rate calculation for this upcoming year is 5.63065. She added that the final numbers will come in on October 15th. There were no other public comments.

<b>RESULT:</b>	<b>DISCUSSED</b>
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- Annual Review of Financial Reports for the East Side Tax Increment Financing Districts (No. 7, No. 10, No. 14, No. 16, and No. 17).

Development Services Director Daniel Lindstrom reviewed the financial reports for the East side Tax Increment Financing Districts, 7, 10, 14, 16, and 17. He reported that the east side properties saw a combined 27.95% reduction in mill rates since 2014 and is projected to experience additional reductions over the next few years.

TID No. 7: This is a rehabilitation/conservation TID, with a termination date of 2028. There has been flat growth, but is projected to see growth of \$7 million next year. The City is anticipating several projects coming in and the TID is projected to end with a deficit due to the massive decreases in the mill rate.

TID No. 10: This is an industrial TID created in 2012 in anticipation of the Southern Bridge, with a termination Date of 2032. There has been good growth in the past year with two projects coming online. It is projected to end with a deficit after many years of mill rate reductions.

TID No. 14: This is a single-use blight TID for the Irwin School Development. Only Phase 1 has been completed and the developer is looking to sell the project. The City would likely close the TID early if the mill rate increases significantly.

TID No. 16: This is a downtown single use TID that was created for a mixed-use project that never happened. The developer chose not to move forward with this project. The City is expected to close this TID in 2023 or 2024.

TID No. 17: This mixed-use TID was created as an overlay to TID 10 and is located at the Southern Bridge Corridor. Belmark and One Source Technologies are the newest developments in this TID, with an expected \$20 million value in growth with these two projects. It is anticipated that this TID will be able to support about \$5.5 million in Southern Bridge costs. This TID could potentially close early with an increase in the mill rate.

Mayor Boyd moved, seconded by Dawn Foeller, to receive & place the financial reports for the East side TIDs on file. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>DISCUSSED</b>
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#### Adjournment

Mayor Boyd moved, seconded by Dawn Foeller, to adjourn the meeting at 8:58 AM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker