

AGENDA
CITY OF NEENAH STANDING JOINT REVIEW BOARD

Thursday, January 17, 2019
3:30 P.M.

Hauser Committee Room, City Administration Building

1. Approve minutes of June 20, 2017 meeting.
2. Discuss pending Tax Increment District #9 actions.
3. Schedule next Board meeting for a date between February 21, 2019 and February 27, 2019.
4. Announcements and future agenda items.

MINUTES OF THE CITY OF NEENAH JOINT REVIEW BOARD
June 20, 2017

Present: **Board members: Andrew Thorson, Mike Faulks, Ald. Marge Bates and Faith Schiedermayer (FVTC).**

Also present: Community Development Director Chris Haese, Deputy Director Brad Schmidt and Office Manager Samantha Jefferson.

Board Chairman Faulks called the meeting to order at 3:10 p.m.

MSC Thorson/Bates, the Joint Review Board to approve the February 2, 2017 meeting minutes. Motion carried.

Review of TID Annual Report for TID Nos. 5, 6, 7, 8, 9 and 10:

Director Haese explained that as a result of approved State Senate Bill 51/Act 257, communities are required to submit a TID Annual Report (Form PE-300) to the Department of Revenue for each of the community's TIDs. It also requires the Joint Review Board to meet prior to July 1 or each year to review the reports, performances, and status. He then reviewed each TID. Cash Flow Analysis' were handed out to members from 2015 and 2017 to compare.

TID 5 – City's oldest TID that is still opened. Has distressed designation. Projected to close in 2022 (as opposed to previously reported 2021)

TID 6 – Also has distressed designation. Projected to close in 2021 (as opposed to previously reported 2016)

TID 7 – Donor district for TID 8. Projected to close in 2032 in the same year as TID 8.

TID 8 – Recipient district from TID 7. Projected to close in 2032.

TID 9 & TID 10 – the reports for these TIDs are a bit misleading. Because most of the expenditures for these TIDs have not been spent, it appears as though the districts can close earlier than will be expected.

Director Haese also discussed the idea that Personal Property tax may no longer be collected. This will be discussed at the state level. The following percentages of the City of Neenah TIDs are represented by Personal Property:

TID 5 – 14.7% of total value

TID 6 – 2.6% of total value

TID 7 – 9.1% of total value

TID 8 – 8.7% of total value

TID 9 – 0.09% of total value

TID 10 – 7.8% of total value

Announcements and Future Agenda Items: None.

Adjournment: MSC Thorson/Bates to adjourn at 3:25 p.m.

Respectfully Submitted,



Samantha Jefferson
Office Manager of Community Development and Assessment



M E M O R A N D U M

DATE: January 11, 2019
TO: Joint Review Board Members
FROM: Chris A. Haese, Director of Community Development and Assessment
RE: Amendment to TID #9

Board members, thank you again for serving on the City of Neenah's Joint Review Board (JRB). As you are well aware, the JRB is composed of one representative each from the Neenah Joint School District, Fox Valley Technical College, Winnebago County, and the City. In addition, a citizen member is chosen by the other four JRB members.

The following individuals have been appointed by their respective organizations to serve on the standing JRB for Tax Increment District (TID) #11:

Scott Thompson	Neenah Joint School District
Amy Van Straten	Fox Valley Technical College
Mark Harris	Winnebago County
Danae Steele	City of Neenah
Mike Faulks	Public Member

Mr. Faulks has previously been appointed Chair of the Board and will continue to serve in that role.

This meeting has been called for the board to review and consider the proposed Amended Project Plan for Tax Incremental District #9. This amendment would alter the boundaries of the District to allow for the inclusion of the parcels on the easterly edge of the District (see adjoining map). The amendment to TID #9 will continue to support the rehabilitation/conservation of the industrial area adjacent to Highway 41.

With the original creation of TID #9 in 2015, it was anticipated that the original district would include the proposed amendment area. However, due to the inability to complete an acquisition of a key property at that time, the inclusion of this area has been delayed. The City has now been able to complete the land acquisition and is requesting approval of the proposed amendment.

The proposed Amended Project Plan will be distributed at the meeting on January 17, 2019. If you have questions or need more information, please contact the Community Development Department.