

AGENDA
CITY OF NEENAH STANDING JOINT REVIEW BOARD
Tuesday, August 9, 2022
3:00 P.M.
Third Floor Conference Room, City Administration Building

1. Approve minutes of July 12, 2022 meeting.
2. Review of Public Record pertaining to the creation of TID #12.
 - Statutory Submittal Information
 - Board Findings
 - Common Council Resolution #2022-13
3. Consideration of Neenah Joint Review Board Resolution #2022-1 to create TID #12.
4. Announcements and future agenda items.

Neenah City Hall is accessible to the physically disadvantaged.

If special accommodations are needed please contact the

Department of Community Development Office

at 886-6125 at least 24 hours in advance of the meeting.

MINUTES OF THE CITY OF NEENAH JOINT REVIEW BOARD
July 12, 2022

Present: **Board members: Mike Faulks, Jon Joch, John Skyrms and Amy Van Straten.**

Also present: Mayor Jane Lang, Director Chris Haese, Deputy Director Andrew Kahl, Deputy Director Brad Schmidt and Office Manager Samantha Jefferson.

Board Chairman Faulks called the meeting to order at 3:15 p.m.

Approval of July 15, 2021 meeting minutes: MSC Skyrms/Van Straten, the Joint Review Board approved the minutes of the July 15, 2021 Joint Review Board meeting. Motion passed.

Review of TID Annual Report for TID Nos. 5, 6, 7, 8, 9, 10 and 11:

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. The City contracts with Baird to complete a thorough TID report every two years. Director Haese gave an overview of each TID:

TID 5 (Downtown) – TID 5 (1993) is the city's oldest TID that is still open. It is designated as distressed and is expected to close in 2021 or as of 1/1/2023 (9 years earlier than scheduled). The district has realized an increased increment of \$14M. The state has allowed for TIDs to remain open for one more year after they would close to help with affordable housing in a community. The city is planning to utilize TID 5 funds for this.

TID 6 (Industrial Park) – TID 6 was created in 1997 and is also designated as distressed. It is projected to close in 2023. The district has realized an increased increment of \$8M. A large number of jobs were created in this district.

TID 7 (Westside Highway 41 Corridor) – TID 7 (2000) is designated as a donor district for TID 8 and is one of the city's most successful TIDs. The district has realized an increased increment of \$105M. This district is anticipated to close in 2031 – 6 years ahead of schedule.

TID 8 (Doty Island and Downtown) – TID 8 (2001) is the recipient district of TID 7. The district has seen an increased increment of \$61M. Closure is expected in 2031 – 8 years ahead of schedule.

TID 9 (Southside Highway 41/Menasha Corp.) – TID 9 was created in 2015 and is commonly known as the Menasha Corp. District. The CDA acquired Loren's Salvage Yard in this district and environmental/physical cleanup has begun. The district has seen an increased increment of \$10M. The district is anticipated to close in 2033 – 9 years ahead of schedule.

TID 10 (Arrowhead Park) – TID 10 was also created in 2015 and a \$16M increment has been realized. This district has significant potential but the downtown parking condition is the biggest hurdle for growth. The district is anticipated to close in 2042.

TID 11 (Pendleton Park) – TID 11 was created in 2017 and has seen an increased increment of \$17M. The district is anticipated to close in 2031 – 6 years ahead of schedule.

Discuss pending Tax Increment District #12 actions:

Director Haese began by explaining that this meeting was called for the board to review and consider the proposed Project Plan for the creation of Tax Incremental District #12. This new mixed-use district will incorporate a large 59 acre parcel that was formerly the Bridgewood Golf Course. The development of this area is challenged by the high cost of street infrastructure in the form of a new bridge over Neenah Creek, floodplain and wetland mitigation, street improvements and pedestrian connections. Therefore, tax incremental financing is warranted for this area in order to provide an economically feasible redevelopment of the area.

With the creation of TID #12, the City proposes to provide development incentives in the form of developer-funded or 'pay-as-you-go' financing. This type of funding minimizes the risk of under-performance of the District to the City while still assisting development that would not occur without the assistance of a TID #12. Public investment will also be made to improve pedestrian and vehicular infrastructure both in, and immediately adjacent to, the District. This public investment (\$2M) will be repaid through the new property tax increment collected within the District. The net economic impact of proposed TID #12 projects the District to close in its 18th year (2039), two years ahead of its maximum allowable life. The City will still be below the 12% mark allowed for increment in TID districts (10%).

In addition to the aforementioned TID #12 Project Plan, a copy of the executed Development Agreement between the City and the Developer was provided to members. The pending development will include approximately 274 apartments with an estimated value of \$22 million. This developer also completed the Pendleton Park project.

In addition to this meeting, the Plan Commission will also meet on July 12, 2022 at 4:15 PM, to conduct a public hearing and take action on the Project Plan and District Boundaries. The Common Council will also conduct a public hearing on the creation of TID #12 at its August 3, 2022 meeting.

Announcements and Future Agenda Items: Next Joint Review Board meeting: Tuesday, August 9, 2022 at 3:00 p.m. in the Third Floor Conference Room at Neenah City Hall.

Adjournment: Meeting adjourned at 3:35 p.m.

Respectfully Submitted,



Samantha Jefferson
Office Manager of Community Development and Assessment



M E M O R A N D U M

DATE: August 4, 2022
TO: City of Neenah Standing Joint Review Board
FROM: Chris A. Haese, Community Development Director
RE: Tax Increment District #12

Attached for your review and consideration are the following items related to the pending creation of TID #12 which is anticipated to occur at your August 9, 2022 meeting.

- Two additional memorandums, the first of which provides direction to specific items the City is to provide to the Joint Review Board as part of their review. The second memorandum provides additional details and direction relative to findings that are required to be made of the Board as part of their approval of TID #12.
- A copy of Neenah Common Council Resolution 2022-13, as required by State Statues.
- A revised Tax Increment District #12 Project Plan.
- Joint Review Board Resolution 2022-1 creating Tax Incremental District #12.

Upon your review and acceptance of these items, staff recommends the following:

The Neenah Joint Review Board approve Resolution JRB 2022-1, creating Neenah Tax Incremental District #12.



M E M O R A N D U M

DATE: August 4, 2022
TO: City of Neenah Standing Joint Review Board
FROM: Chris A. Haese, Community Development Director
RE: Tax Increment District #12—Statutory Submittal

Wisconsin Statutes 66.1105(4)(i) contains a listing of information and projections the City must provide to the Joint Review Board to assist in its review of the proposed Tax Increment District. That list and references to the required information is provided herein:

- 1. The City shall provide the specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.***

Please refer to Table 1 and Appendix A in the Project Plan for Tax Increment District #12. Table 1 lists the specific work items that make up the \$5.175 million in project costs. Appendix A provides a listing of projected tax increments for the district. It is projected that \$22 million in incremental property value will be generated over the maximum life period of the district, generating \$7.2 million in additional tax revenue.

- 2. The City shall provide the amount of the value increment when the project costs are paid in full and the tax incremental district is terminated.***

Please refer to Appendix A and B in the Project Plan, which provides cumulative incremental value data. Beginning in 2039, after the district has been dissolved and terminated, the value increment generated from the properties previously in TID #12 will be \$22 million.

- 3. The City shall state the reasons why the project costs may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.***

The proposed district is challenged by high development costs as a result of geological conditions and an underdeveloped street and pedestrian network. These excessive development costs seriously limit the ability of the private sector to fully front-end the costs of development and economic growth. Without some level of public participation, the redevelopment projects could not succeed.

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4. ***The City shall list the share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.***

Please refer to Appendix C in the Amended Project Plan for estimates of the tax increments to be paid by owners of taxable property in each of the overlying taxing jurisdictions.

5. ***The City shall state the benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected increments.***

Increased property values and associated tax revenues are the most direct benefits to all taxing jurisdictions. TID #12 will generate \$7.2 million in tax increments over the maximum life period (2022-2041). Beginning in 2039, the first annual amount of tax revenues, estimated at \$462,000, will be apportioned to all taxing jurisdictions. From that year forward, these added tax revenues will be received without having to raise tax rates to generate them.

6. ***The City Assessor shall calculate the value of all tax-exempt City-owned property in the amended tax increment district as of January 1, 2022.***

There is no City-owned land within Tax Increment District #12 which meets the statutory definition for this finding.



M E M O R A N D U M

DATE: August 4, 2022
TO: City of Neenah Standing Joint Review Board
FROM: Chris A. Haese, Community Development Director
RE: Tax Increment District #12 — Board Findings

The Joint Review Board is required to base its decision to approve Tax Increment District #12 on three specific factors. Those factors and supporting information are provided herein:

1. *Would the development expected in TID #12 occur without the use of tax incremental financing?*

Tax incremental financing provides the only means available to a municipality to ensure that public investment in support of revitalization, conservation and development is made in a financially feasible manner, and that the benefits of the investment are distributed fairly to the affected area, and ultimately to the community as a whole.

The development of this area is challenged by the high cost of environmental mitigation, poor access to the site, an underdeveloped street network, and limited pedestrian connections. Therefore, tax incremental financing is warranted for this area in order to provide an economically feasible development of the area

In creating the district, the City of Neenah recognized that the public sector has an essential and necessary role to play in the development and growth of the community. Without making tax incremental financing available, market conditions, competitive interests and the high cost of investment would drive away development interest in this project and development would not occur.

2. *Are the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, sufficient to compensate for the cost of the improvements?*

Projected property value growth is sufficient to compensate for the cost of the improvements since the tax increments generated over the life of the District will retire all costs associated with the District. Development within the District will also provide added benefits to the community in the form of a diversified housing stock providing additional options for those wishing to live and work in Neenah.

3. *Will the benefits of the proposed district outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts?*

This question deals with the issue of "lost revenues", in the form of tax increments collected during the life of the district, that are not shared with the overlying taxing jurisdictions. There is only a true

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"loss" if one can state that in its entirety, the development planned for the District would occur without the use of tax incremental financing. Given the high cost of development, this claim can be refuted. Consequently, without tax incremental financing, the anticipated tax revenues collected during the life of the district would not otherwise be generated.

Realizing that all taxing entities involved in the proposed tax increment district (City, School District, County, Technical College) will accrue significant long term benefits from the projected success of TID #12, the City recognizes each entity as a continuing partner in its formation and progress, since they will collectively forego tax benefits on new development in the district until it is dissolved and terminated.

TID #12 will generate an estimated \$7.2 million in tax revenues over the maximum life period (2041). For the next 18 years, tax revenues received will be used to retire total project costs. Beginning in 2039, the first annual amount of incremental tax revenues, estimated at \$462,000, will begin to be apportioned to all taxing jurisdictions. From that year forward, these added tax revenues would be available to all of the taxing entities to support their respective operations. Appendix C in the Project Plan estimates the tax increments to be apportioned to each of the overlying taxing jurisdictions. Ultimately, the benefits of the proposed district will outweigh the anticipated increments to be paid (delayed) by the owners of property in the overlying taxing districts.



RESOLUTION NO. 2022-13

**A RESOLUTION CREATING CITY OF NEENAH TAX INCREMENT DISTRICT NO. 12,
AND APPROVING THE DISTRICT PROJECT PLAN.**

WHEREAS, the Neenah Plan Commission has prepared a Project Plan for the City of Neenah Tax Increment District No. 12, has held a public hearing and has designated district boundaries, all pursuant to Section 66.1105, Wis. Stats., and

WHEREAS, the Neenah Plan Commission has submitted recommended district boundaries and a project plan to the Common Council of the City of Neenah, and

WHEREAS, after the Neenah Plan Commission recommended district boundaries to the Common Council, the District Boundaries were slightly expanded to include three additional parcels as described in this Resolution, and

WHEREAS, City of Neenah Tax Increment District No. 12 is proposed for the purpose of stimulating development, revitalization and growth as a means to increase development opportunities and ensure a vital and healthy tax base, and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Neenah that pursuant to the provisions of Section 66.1105, Wis. Stats., the Tax Increment District No. 12, City of Neenah, is hereby created, with the boundaries of said district to be described and depicted on the Attached Exhibit A, which is incorporated and made part of this Resolution. The official date of the district is January 1, 2022.

BE IT FURTHER RESOLVED that the Common Council of the City of Neenah finds that:

1. The area is suitable for mixed-use development.
2. The area of the district is hereby declared a mixed-use district within the meaning of Sections 66.1105 (2) (cm), Wis. Stats.
3. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.
4. The equalized value of taxable property in the district plus the value increment of all other existing districts does not exceed 12% of the total value of equalized taxable property within the City.

5. The project plan is economically feasible and is in conformity with the City of Neenah Vision 2020 Comprehensive Plan.

Recommended by: City Plan Commission

CITY OF NEENAH, WISCONSIN

Moved: _____

Jane Lang, Mayor

Passed: _____

Charlotte Nagel, City Clerk

EXHIBIT A

CITY OF NEENAH TAX INCREMENT DISTRICT NO. 12 BOUNDARY DESCRIPTION

All of Lot 2 and Part of Lot 3 Certified Survey Map No. 6026, All of Lot 2 of Certified Survey Map No. 6411, Part of Lot 2 Certified Survey Map No. 5031, being part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, All of Section 33, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Commencing at the West $\frac{1}{4}$ corner of Section 33; thence $N00^{\circ}18'48''W$ along the west line of the Northwest $\frac{1}{4}$ of Section 33, Township 20 North, Range 17 East, 1788.21 feet; thence $N89^{\circ}53'25''E$, 167.10 feet to the intersection of the southeast corner of Lot 1 of Certified Survey Map No. 6026 which is the Point of Beginning; thence $N89^{\circ}53'25''E$, 101.24 feet; thence $N70^{\circ}48'37''E$, 143.62; thence $N06^{\circ}07'34''W$, 371.28 feet; thence $S75^{\circ}29'28''W$, 122.34 feet; thence $N00^{\circ}06'42''W$, 133.84 feet; thence $N75^{\circ}03'25''E$, 496.12 feet; thence $N81^{\circ}58'50''E$, 601.84 feet; thence $S84^{\circ}01'26''E$, 189.30 feet; thence $S32^{\circ}27'42''E$, 808.35 feet; thence $S40^{\circ}57'03''W$, 368.17 feet; thence $S13^{\circ}52'51''E$, 245.58 feet; thence $S08^{\circ}55'11''W$, 151.10 feet; thence $S16^{\circ}47'28''W$, 174.11 feet; thence $S45^{\circ}51'22''W$, 289.89 feet; thence $S21^{\circ}10'48''W$, 330.14 feet; thence $S68^{\circ}49'12''E$, 475.00 feet; thence $S21^{\circ}10'48''W$, 309.86 feet; thence $S89^{\circ}27'55''W$, 1273.24 feet; thence $N21^{\circ}33'06''W$, 229.30 feet; thence $N00^{\circ}20'42''E$, 270.05 feet; thence $N83^{\circ}04'49''W$, 211.79 feet; thence $N00^{\circ}05'31''E$, 17.75 feet; thence $N07^{\circ}42'46''W$, 201.79 feet; thence $N00^{\circ}06'22''W$, 674.00 feet; thence $N89^{\circ}53'18''E$, 71.50 feet; thence $N00^{\circ}06'22''W$, 309.01 feet; thence $N89^{\circ}53'25''E$, 113.85 feet; thence $N70^{\circ}48'37''E$, 22.87 feet; thence $S57^{\circ}39'48''E$, 102.56 feet; thence $S27^{\circ}15'51''E$, 64.83 feet; thence $S00^{\circ}44'01''E$, 228.02 feet; thence $S07^{\circ}45'33''W$, 665.56 feet; thence $N89^{\circ}43'25''E$, 115.70 feet; thence $S67^{\circ}33'32''E$, 36.05 feet; thence $S47^{\circ}36'44''E$, 64.45 feet; $N37^{\circ}22'56''E$, 557.10 feet; thence $N16^{\circ}22'26''E$, 534.95 feet; thence $N45^{\circ}49'22''W$, 85.79 feet; thence $N45^{\circ}32'47''W$, 258.49 feet; thence $S71^{\circ}05'12''W$, 303.23 feet; thence $N18^{\circ}54'48''W$, 50.00 feet; thence $S71^{\circ}05'12''W$, 187.69 feet; thence $N89^{\circ}50'00''W$, 106.85 feet; thence $N00^{\circ}10'00''E$, 25.00 feet to the Point of Beginning.

**CITY OF NEENAH TAX INCREMENT DISTRICT #12
PROJECT PLAN**

BRIDGEWOOD REDEVELOPMENT



DATE ADOPTED BY COMMON COUNCIL: August 3, 2022
DATE ADOPTED BY JOINT REVIEW BOARD: August 9, 2022
EXPENDITURE DEADLINE:
TID #12 EXPIRATION DATE:

CITY OF NEENAH OFFICIALS AND STAFF

Jane B. Lang	Mayor
Cari Lendrum	Aldersperson District 1
John Skyrms	Aldersperson District 1
Kathie Boyette	Aldersperson District 1
Dan Steiner	Aldersperson District 2
Tamara Erickson	Aldersperson District 2
Brian Borchardt	Aldersperson District 2
Todd Stevenson	Aldersperson District 3
Lee Hillstrom	Aldersperson District 3
Scott Weber	Aldersperson District 3
Adam Westbrook	City Attorney
Charlotte Nagel	City Clerk
Mike Easker	Director of Finance
Chris Haese	Director of Community Development
Brad Schmidt	Deputy Director of Community Development
Samantha Jefferson	Office Manager of Community Development

PLANNING COMMISSION

Mayor Jane B. Lang	Chair
Gerry Andrews	Member
Karen Genett	Member
Dan Steiner	Aldersperson/Member
Kate Hancock-Cook	Parks and Rec. Commission Rep. /Member
Gerry Kaiser	Director of Public Works/Member
Sarah Moore-Nokes	School Board Rep. /Member
Betsy Ellenberger	Member

JOINT REVIEW BOARD

John Skyrms	City Representative
Jon Doemel	Winnebago County
Amy Van Straten	Fox Valley Technical College
Jon Joch	Neenah Joint School District
Mike Faulks	Public Member

CITY OF NEENAH TAX INCREMENT DISTRICT #12
PROJECT PLAN
Effective January 1, 2022

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FIGURE 1 – BOUNDARY MAP

FIGURE 2 – CURRENT LAND USES

FIGURE 3 – FUTURE LAND USES/PROJECTS

FIGURE 4 – HALF-MILE BUFFER AREA

16. APPENDICES

APPENDIX A – SCHEDULE OF PROJECTED TAX BASE
GROWTH

APPENDIX B – FINANCING & FEASIBILITY PLAN

APPENDIX C – SCHEDULE OF PROJECTED TAX INCREMENTS
APPORTIONED AMONG TAXING ENTITIES

APPENDIX D – CITY ATTORNEY'S OPINION

CITY OF NEENAH TAX INCREMENT DISTRICT #12
PROJECT PLAN
Effective January 1, 2022

SUMMARY FINDINGS

- District Name: City of Neenah Tax Increment District #12.
- Location: Bridgewood Redevelopment.
- Purpose: Stimulate development, revitalization, and growth as a means to increase housing options and employment and to ensure a vital and healthy tax base.
- Effective Date: The effective date of the district for the capture of new taxable value within the boundaries of Tax Increment District #12 is January 1, 2022.
- Proposed Costs: Total Project Costs are projected to be \$2.02 million over the life of the District. All costs are based on 2022 prices and are preliminary estimates that are based on the best information available. The plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects understanding the District can be in effect for a twenty-year period allowed by Wisconsin Statute. The City of Neenah reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2022 and the time of construction. The City retains the right to delete projects or change the scope and/or timing of projects implemented as the Common Council individually authorizes them, without amending the Plan.
- Project Financing: Capital financing of \$2,015,000, utilizing borrowing proceeds.
- Project Revenues: Tax Increment District #12 is projected to create \$22 million of tax base through its maximum life period (2022-2041). It will generate an estimated \$7.20 million in tax increments during that same period.
- Economic Study: Based on project expenditures and revenue levels, all obligations of TID #12 will be paid in full at the maximum closure date of the District. At that time, the District is projected to close with a surplus revenue of \$623,000. Upon closure and dissolution of the District, all accrued and unencumbered increments will be promptly distributed among the local taxing entities (School District, County, Vocational District and City) and all future tax revenues will be directly distributed to them.

CITY OF NEENAH TAX INCREMENT DISTRICT #12 PROJECT PLAN

Effective January 1, 2022

INTRODUCTION

This area is characterized as a former golf course property in the interior of the City that is bound by low density residential development to the north and west, commercial development to the south and near its northern edge, and multifamily development to the east. The street network in the immediate area is in need of upgrading to improve access, traffic flow and safety. Pedestrian improvements are also warranted. The District consists of almost 69.33 acres of land currently zoned for mixed use development.

The District is being created based on the finding that the real property within the District is suitable for mixed-use development within the meaning of Wisconsin State Statute Section 66.1105(2)(cm). The map exhibiting Figure 2 illustrates existing uses and conditions of the District.

Tax increment financing provides the means for the City of Neenah to support economic development by upgrading public infrastructure, removing blight, completing environmental remediation, allowing for property assemblage, and awarding grants to qualified private sector recipients. Wisconsin's Tax Increment law allows the City to use property tax revenues from new development in the District to recover the City's investment in the District. After the Tax Increment District (TID) is created, the City has a 15-year period in which to make the public investment in support of private revitalization efforts. The law allows a 20-year maximum debt retirement period, during which time tax revenues generated by new development and other growth in the TID are applied by the City to pay the public investment made in the project. When all project and associated holding costs are paid off, the TID is dissolved and all subsequent tax revenues generated are distributed to all taxing entities.

Tax increment financing ensures that the public investment made in support of private economic development efforts is done in a financially feasible manner, and that the benefits of the investment are distributed fairly - first to the affected area, and ultimately to the community as a whole. It promotes and supports growth in the tax base which otherwise might not occur. The law also recognizes that since the City is the only taxing unit that assumes financial risk in a District, it is entitled within a prescribed time period to receive all new tax revenues of the TID as the source of paying off its public investment costs. All taxing entities subsequently receive future benefits from the expanded tax base that was generated as a result of the City's TID investment.

The general development objectives of this Plan are:

- Provide project and site improvements, including environmental remediation, utilities, streets, pedestrian ways, parking facilities and other improvements necessary for carrying out the development objectives of this Plan.
- Improve traffic circulation and access through road improvements that promote ease, convenience, and safety for both pedestrian, vehicular, and public transit forms of transportation.
- Support committed public-private partnerships to achieve high value development projects.
- Provide cleared and fully improved sites for mixed-use projects to include residential and commercial development.
- Assemble and reconfigure land into parcels suitable for disposition and redevelopment.
- Promote a pattern of clustered development to preserve open space and maximize use of public infrastructure.
- Offer a superior quality of life that will attract and retain employers and employees.

BOUNDARIES

The boundaries of TID #12 are illustrated in Figure 1. All wetlands within the boundaries of TID #12 are excluded from inclusion within the TID.

NAME OF DISTRICT

The name of the TID shall be City of Neenah, Tax Increment District #12 (TID #12).

CREATION DATE

The date of creation for the capture of all new taxable value created within TID #12 shall be January 1, 2022. This shall be used as the base in computing any increments that may accrue in the tax base for the District.

PROPOSED IMPROVEMENTS AND PROJECT COSTS

Table 1 provides a listing of proposed improvements and project costs for TID #12. These are the projected activities that may be required in the District at this time. However, as development of the District begins to occur, it may dictate additions or deletions from the following list. The City of Neenah reserves the right to such additions and deletions to the project list to the full extent allowed by law. Proposed uses are illustrated in Figure 3. A half-mile buffer around TID #12 and in which project costs may be incurred is illustrated in Figure 4.

Project costs for TID #12 will encompass five areas:

1. Utility and Street Improvements - Funds will provide upgraded public utilities, streets, access improvements and infrastructure to support development within the district.
2. Pedestrian and Recreation Facilities – Off-street trails, sidewalks, and other recreational improvements will be provided utilizing District funds.
3. Development Assistance - Funds will be provided to assist with activities such as utility and infrastructure installation, land assemblage, clearing, site preparation, and building construction at target sites where the private sector is committed to high value project that will increase the tax base. Cash grants to qualified private sector recipients may be provided as redevelopment assistance as well.
4. Beautification/Signage/Public Space – Funds will be provided to assist with beautification and signage efforts deemed to be necessary for the overall good of the District. Funds will also support the creation and enhancement of public areas, open space and recreational facilities to the benefit of the District.
5. Planning/Project Support - Administrative costs of managing district activities including promotion and development, engineering, environmental and organizational cost.

Table 1
Project Costs

Project/Activity	Total Cost	Estimated Timing
Redevelopment Assistance Incentives	\$3,160,000	2023-2037
Pedestrian Facilities	\$220,000	2023-2025
Utility & Access Improvements	\$1,650,000	2022-2024
Beautification/Signage/Public Space	\$40,000	2022-2024
Planning/Project Support	\$105,000	2022-2030
TOTAL	\$5,175,000	-

NON-PROJECT COSTS

There are no anticipated non-project costs within TID #12.

RELOCATION

Some potential redevelopment projects could require the acquisition of private properties, which might involve the displacement of families or businesses. All individuals, families, and business operations that might be displaced as a result of the City’s activities are entitled to assistance in conformance with the requirements set forth in Chapter 32, Wisconsin Statutes, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, as applicable.

MASTER PLAN, ZONING, BUILDING AND OTHER CODE CONSIDERATIONS

Proposed TID #12 is consistent with the goals, objectives and strategies of the City of Neenah Comprehensive Plan. The Comprehensive Plan specifically identifies the need for maintaining a strong, diverse economic base that can provide steady employment with quality of jobs. In addition, the Comprehensive Plan states that the City should continually promote a variety of different housing types. The use of tax incremental financing is specifically identified in the Comprehensive Plan as a tool the City should use as a means to accomplish development and revitalization objectives throughout the City. City partnership and support, through the formation of TID #12, will be required for successful and sustained local economic growth to occur -- much the same as the initiatives taken in the Southpark Industrial Center, Downtown and Westside business corridors. Appropriate zoning designations and regulations are in place to manage development in the District. No changes to zoning or building codes are anticipated.

ECONOMIC FEASIBILITY STUDY

Total revenues generated from property tax increments are projected to offset total costs, within the maximum allowed 20-year life of the District. Consequently, the proposed TID #12 is economically feasible. Projected tax base growth is presented in Appendix A, and a financing plan and feasibility analysis is presented in Appendix B.

The total projected costs of public improvements and activities over the life of the District (2022-2041) are projected to be \$5.18 million. The District is expected to create \$22 million of tax base through its maximum life period (2022-2041) and will generate an estimated \$7.20 million in tax increments during that same period.

Based on projected expenditure and revenue levels, all obligations of TID #12 will be paid by the termination date of the District at which time the District is projected to have a surplus revenue of \$623,000. Upon closure and dissolution of the District, all remaining unencumbered increments will be promptly distributed among all taxing entities (School District, County, Vocational District and City). Following closure and dissolution, the tax base created as a result of development in the District will directly benefit the taxing entities and all future tax revenues will be directly distributed to them.

Recognizing that all taxing entities involved in the District will accrue significant long-term benefits from the projected success of TID #12, the City realizes that each entity is also a continuing partner in its progress, in that they will forego tax benefits on new development in the District until it is dissolved. Appendix C shows the projected increments over the life of the District, apportioned among the four entities, based on the formula prescribed by the Wisconsin Department of Revenue.

The following economic assumptions have been applied when developing the Project Plan for TID #12:

- The base equalized value of TID #12 has been established at \$7,931,500, which was the equalized value of real estate and personal property within this area on January 1, 2022.

- The current equalized tax rate of \$21.00 is assumed to remain level throughout the life of the District. For purposes of the Economic Feasibility Study, the equalized tax rate of \$21.00 was utilized in all calculations.
- General Obligation (G.O.) Notes and Bonds represent annual capital borrowing for public investment in the District. Repayment of principal will occur on a schedule to match with accruing tax increments.
- All interest rates have been projected at 3.00%, approximately the same level as current Aa/AA-rated G.O. Notes. Guidance for estimating future rates was provided by the City’s financial advisor. No attempt has been made to anticipate cyclical rate changes in future years. Principal and interest payments of future scheduled debt installments are being planned to match the estimated tax increments generated on an annual basis.

FINANCING

The City of Neenah plans the use of G.O. Notes and Bonds or other permitted loan instruments in order to finance or refinance the costs of TID #12. City borrowing will be phased to coincide with need and refinancing schedule as necessary to properly manage the District’s affairs.

Another option for financing is the use of developer-funded or “pay as you go” financing which minimizes the risk of non-performance of the TID to the City, while still assisting development that would not occur without assistance of a tax increment district. The type and method of financing each project in this District shall be made on a project by project basis to support the success of the District.

Repayment costs will be funded from tax increments generated by new tax base growth in the District.

ORDERLY DEVELOPMENT

The creation of TID #12 will promote the City’s goal of orderly and sustained development. By supporting efforts to improve the District, the City will help to ensure a healthy tax base and economy for the entire community.

EXISTING USES AND CONDITIONS

Figure 2 illustrates the existing land use patterns and conditions of real property within TID #12.

FINDINGS

- Land within TID #12 is suitable for mixed-use development.
- No percentage of the district will be devoted to retail business.

- The development and revitalization of property within TID #12 will significantly enhance the value of all property in the District. Supporting private investment at key sites will increase property values District-wide.
- It is estimated that as of January 1, 2022, using equalized values, the base value of TID #12 plus the increment values of TID #5, TID #6, TID #7, TID #8, TID #9, TID #10 and TID #11 totals \$259,831,400, which is 10.20% of the total of all taxable property in the City of Neenah as shown below. State law requires that those values not exceed 12%

TID #5 Increment Value (est)	\$13,829,300	
TID #6 Increment Value (est)	\$28,431,000	
TID #7 Increment Value (est)	\$105,342,400	
TID #8 Increment Value (est)	\$61,226,500	
TID #9 Increment Value (est)	\$10,015,800	
TID #10 Increment Value (est)	\$16,226,100	
TID #11 Base Value (est)	\$16,828,800	
TID #12 Base Value (est)	\$7,931,500	
Total	\$259,831,400	
		÷
Total City Equalized Value (est)	\$2,547,115,400	=10.20%

- Based on projected expenditures and revenues all obligations of TID #12 will be paid in full prior to dissolution of the District.

**CITY OF NEENAH TAX INCREMENT DISTRICT #12
PROJECT PLAN**
Effective January 1, 2016

FIGURES

FIGURE 1 - BOUNDARY MAP

FIGURE 2 - CURRENT LAND USES

FIGURE 3 - FUTURE LAND USES/PROJECTS

FIGURE 4 - HALF-MILE BUFFER AREA

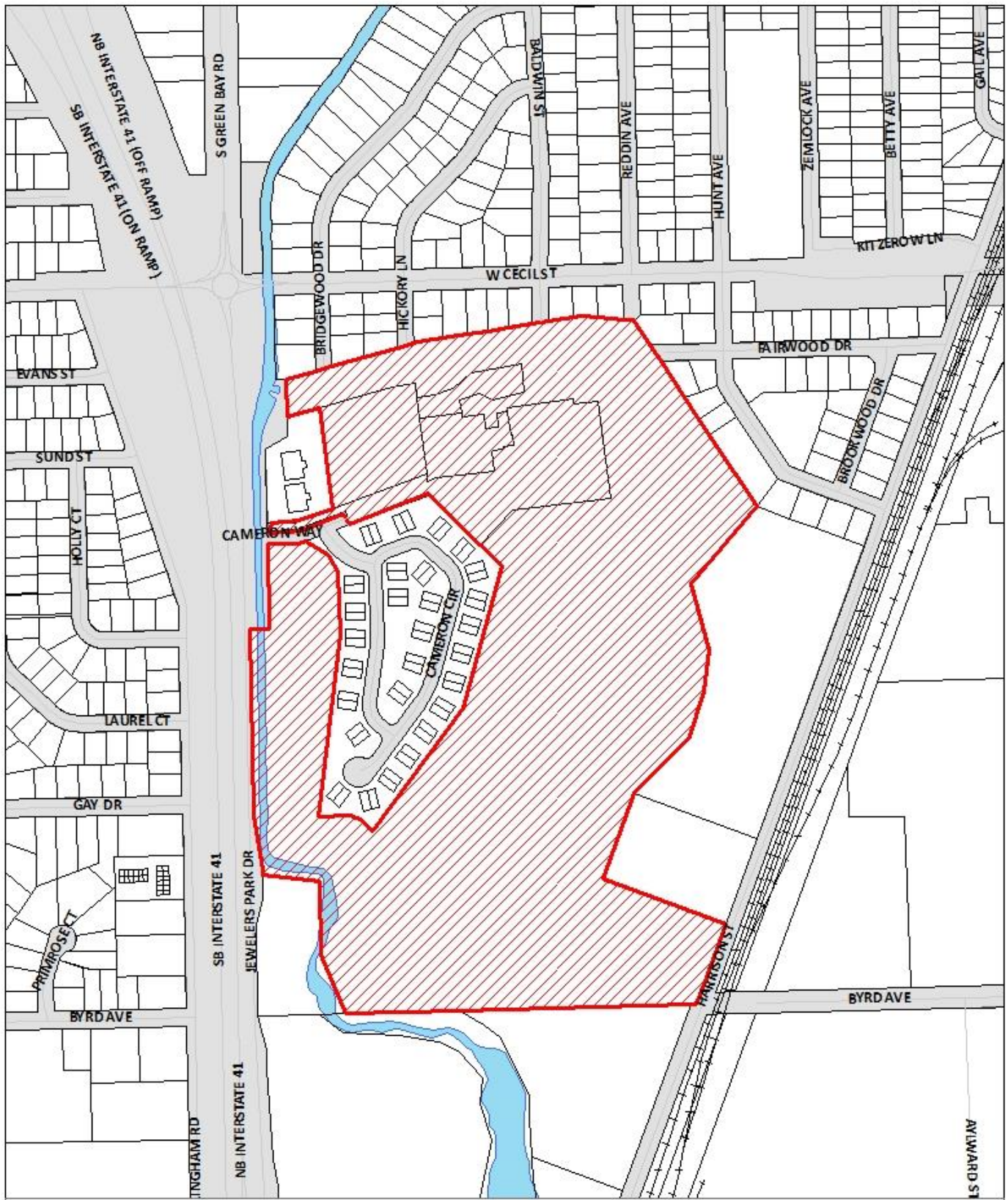
APPENDICES

APPENDIX A - SCHEDULE OF PROJECTED TAX BASE GROWTH

APPENDIX B - FINANCING & FEASIBILITY PLAN

**APPENDIX C - SCHEDULE OF PROJECTED TAX INCREMENTS APPORTIONED AMONG
TAXING ENTITIES**

APPENDIX D - CITY ATTORNEY'S OPINION





-  TID No. 12
-  City Parcels

FIGURE 1
Tax Increment Financing District #12
TID Boundary Map



1 inch = 451 feet

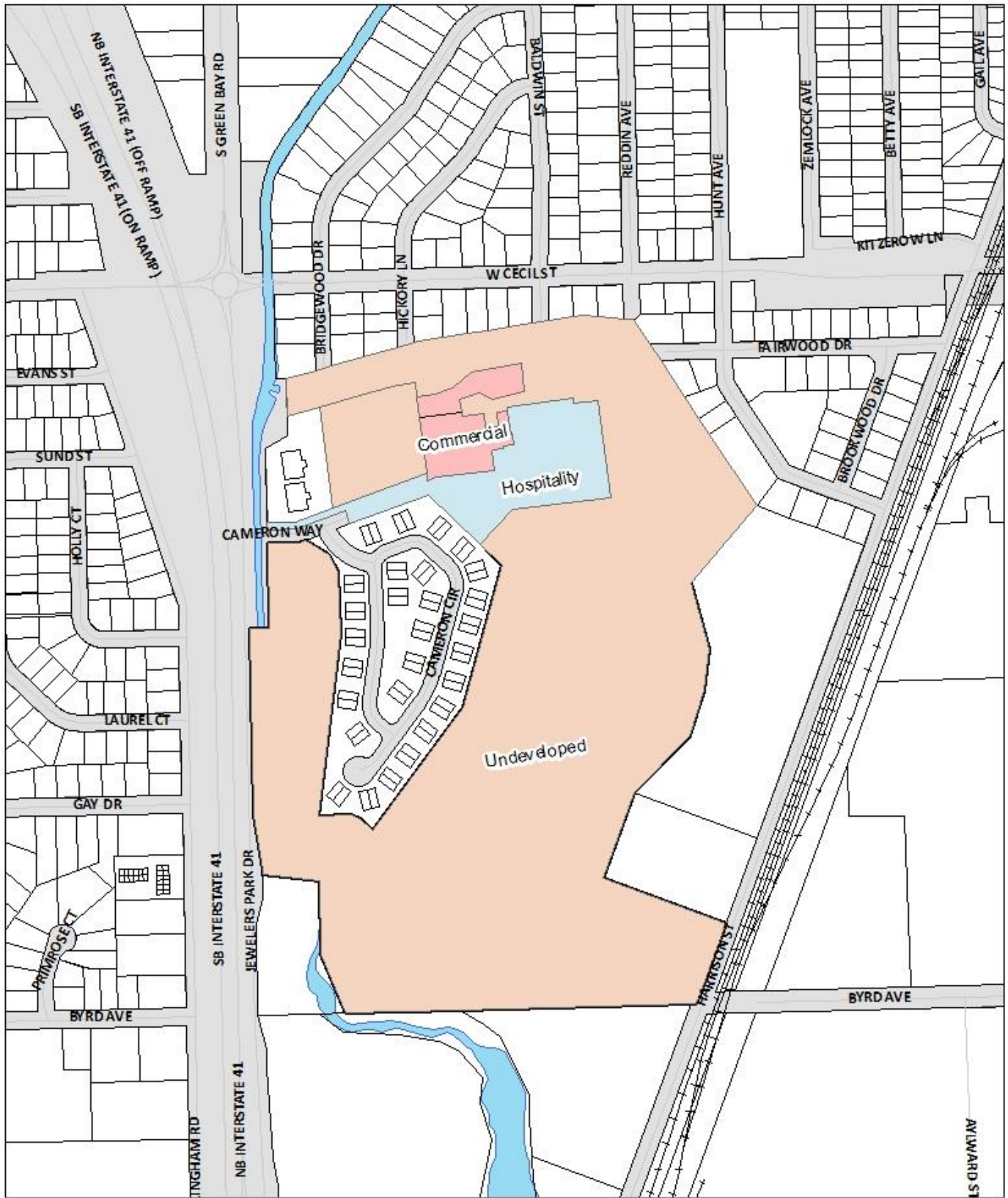


FIGURE 2

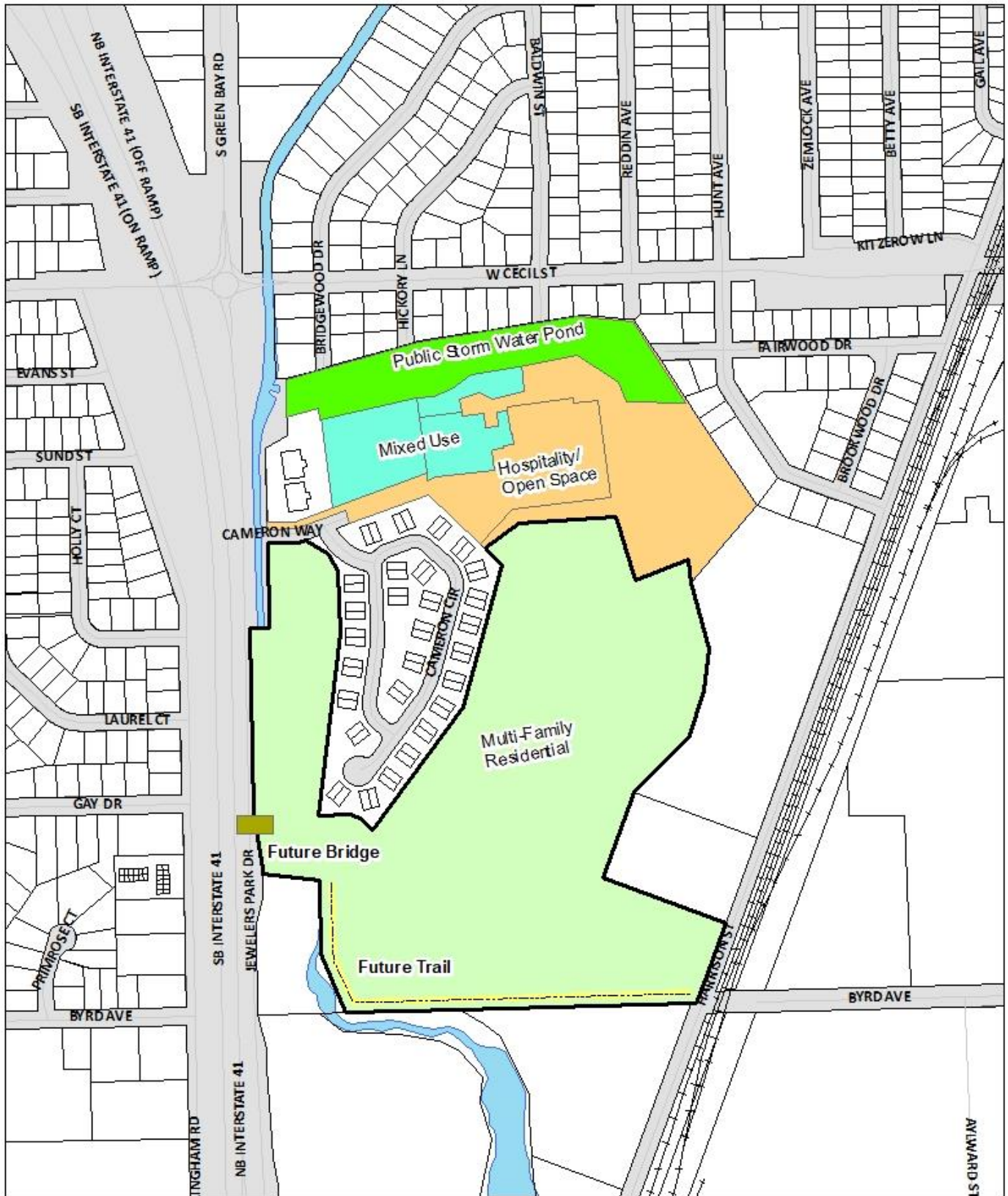
Tax Increment Financing District #12

Current Land Use

City Parcels



1 inch = 451 feet

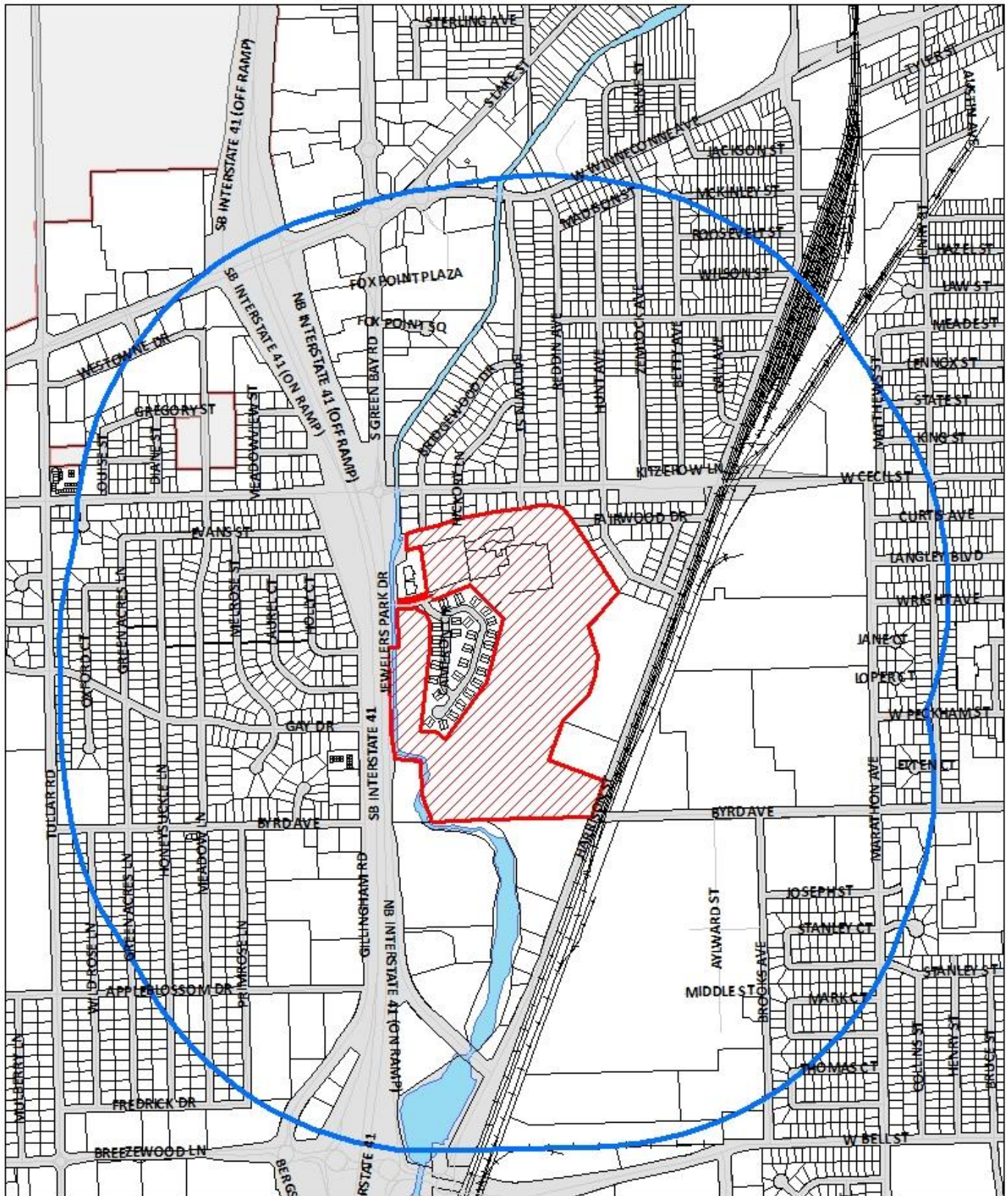


City Parcels

FIGURE 3
Tax Increment Financing District #12
Future Land Use / Projects

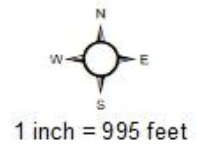


1 inch = 451 feet



- TID No. 12
- 1/2 Mile Buffer
- City Parcels

FIGURE 4
Tax Increment Financing District #12
Half-Mile Boundary



APPENDIX C
SCHEDULE OF PROJECTED TAX INCREMENTS
APPORTIONED AMONG TAXING ENTITIES

** ESTIMATED APPORTIONMENT among TAXING ENTITIES **							
	Tax		Neenah			Fox Valley	
TID	Increment	Projected	School	City of	Winnebago	Technical	State of
Year	Year	Increment	District	Neenah	County	College	Wisconsin
			37.96%	36.10%	21.59%	4.35%	0.00%
1	2022	\$0	\$0	\$0	\$0	\$0	\$0
2	2023	27,300	10,363	9,855	5,894	1,188	0
3	2024	90,300	34,278	32,598	19,496	3,928	0
4	2025	161,700	61,381	58,374	34,911	7,034	0
5	2026	233,100	88,485	84,149	50,326	10,140	0
6	2027	304,500	115,588	109,925	65,742	13,246	0
7	2028	375,900	142,692	135,700	81,157	16,352	0
8	2029	462,000	175,375	166,782	99,746	20,097	0
9	2030	462,000	175,375	166,782	99,746	20,097	0
10	2031	462,000	175,375	166,782	99,746	20,097	0
11	2032	462,000	175,375	166,782	99,746	20,097	0
12	2033	462,000	175,375	166,782	99,746	20,097	0
13	2034	462,000	175,375	166,782	99,746	20,097	0
14	2035	462,000	175,375	166,782	99,746	20,097	0
15	2036	462,000	175,375	166,782	99,746	20,097	0
16	2037	462,000	175,375	166,782	99,746	20,097	0
17	2038	462,000	175,375	166,782	99,746	20,097	0
18	2039	462,000	175,375	166,782	99,746	20,097	0
19	2040	462,000	175,375	166,782	99,746	20,097	0
20	2041	462,000	175,375	166,782	99,746	20,097	0
TOTALS		\$7,198,800	\$2,732,664	\$2,598,767	\$1,554,221	\$313,148	\$0

NOTE: Estimated apportionment percentages are based upon the actual apportionment of taxes for the 2022 Tax Collection Year (2021 Tax Levy).



®

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Office of the City Attorney
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e-mail: awestbrook@ci.neenah.wi.us
ADAM JAMES WESTBROOK
CITY ATTORNEY

Mr. Chris Haese
Director of Community Development & Assessment
211 Walnut Street
Neenah, WI 54956

Re: Tax Increment District No. 12

Dear Mr. Haese:

You have asked me for a legal opinion as to the legal sufficiency and statutory compliance of the project plan for the creation of Tax Incremental District No. 12 in the City of Neenah. I have reviewed the Project Plan for said district as well as the appendices attached thereto in relation to their compliance with the provisions of Section 66.1105, Wis. Stats. It is my opinion that the TID # 12 Project Plan is in compliance with all of the provisions of Section 66.1105, Wis. Stats., dealing with the creation of tax incremental financing districts. This opinion is being offered in accordance with the requirements of Section 66.1105(4)(f), Wis. Stats.

If you have any questions concerning this matter, please contact me at your convenience.

Sincerely,

Adam James Westbrook
City Attorney
City of Neenah

**NEENAH JOINT REVIEW BOARD
RESOLUTION JRB2022-1
APPROVING THE PROJECT PLAN AND BOUNDARIES OF
CITY OF NEENAH TAX INCREMENT DISTRICT NO. 12**

WHEREAS, the Common Council of the City of Neenah approved the project plan of Tax Increment District No. 12, on August 3, 2022 and

WHEREAS, the Neenah Joint Review Board has reviewed the public record, planning documents, project plan, and Council Resolution No. 2022-13, which creates Tax Increment District No. 12, and

WHEREAS, the Neenah Joint Review Board makes the following findings:

1. The Development expected in the Tax Incremental District likely would not occur without the creation of Tax Increment District No. 12 and the use of tax increment financing therein, and
2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements, and
3. The overall benefits of the Tax Incremental District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the Neenah Joint Review Board approves and concurs with the action of the Neenah Common Council adopting Resolution No. 2022-13, that established the project plan and boundaries for Tax Increment District No. 12 for the City of Neenah

Passed: August 9, 2022

Mike Faulks
Joint Review Board Chairman

Attest:

Chris A. Haese
Community Development Director