



**NOTICE OF SPECIAL MEETING OF THE COMMON COUNCIL**  
**Monday, February 18, 2019**  
**During the Recess of the 6:00 pm Finance & Personnel Committee Meeting**  
**Council Chambers**

- I. Roll Call and Pledge of Allegiance.
- II. Public Hearing.
  - A. Consider the proposed amendment to Tax Increment District #9.
- III. Report from the Plan Commission Pertaining to the Public Hearing
  - A. Plan Commission meeting of January 29, 2019:
    1. The Commission recommends Council approve Plan Commission Resolution No. 2019-01, approving the amended Project Plan and amending Tax Increment District #9 boundaries, and recommends the Neenah Common council approve the same (Council Res. 2019-07). **(Roll Call)**
- IV. Reports of Standing Committees.
  - A. Special Finance & Personnel Committee recommendation of February 18, 2019:
    1. Committee recommendation regarding Annexation Impact Report – Annexation #214 (Loren’s Auto Recycling/2405 Schultz Drive – Town of Neenah – 18.97 Acres. (To be acted on following a report from the Plan Commission)
- V. Reports of Special Committees and Liaisons and Various Special Projects Committees:
  - A. Plan Commission meeting of February 12, 2019
    1. The Commission recommends Council approve Annexation #212 (Ordinance #2019-04) and the property also receive a temporary I-1, Planned Business Center District zoning classification. **(Roll Call)**
- VI. Any other such business as may legally come before the Council.
- VII. Adjournment.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk’s Office (920) 886-6100 or the **City’s ADA Coordinator at (920) 886-6106 or e-mail [attorney@ci.Neenah.wi.us](mailto:attorney@ci.Neenah.wi.us)** at least 48 hours prior to the scheduled meeting or event to request an accommodation.

**NOTICE OF PUBLIC HEARINGS  
TAX INCREMENTAL DISTRICT #9  
BOUNDARY & PROJECT PLAN AMENDMENT**

The City of Neenah will hold public hearings for the purpose of allowing interested persons the opportunity to express their views on the proposed amendment to Tax Increment District #9. This amendment would alter the boundaries of the District to allow for the attachment 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. The proposed costs associated with the amendment to TID #9 will include additional investment to support redevelopment activities that may include acquisition, demolition, infrastructure installation, and site preparation and may also include cash grants to owners, lessees or developers for such purposes.

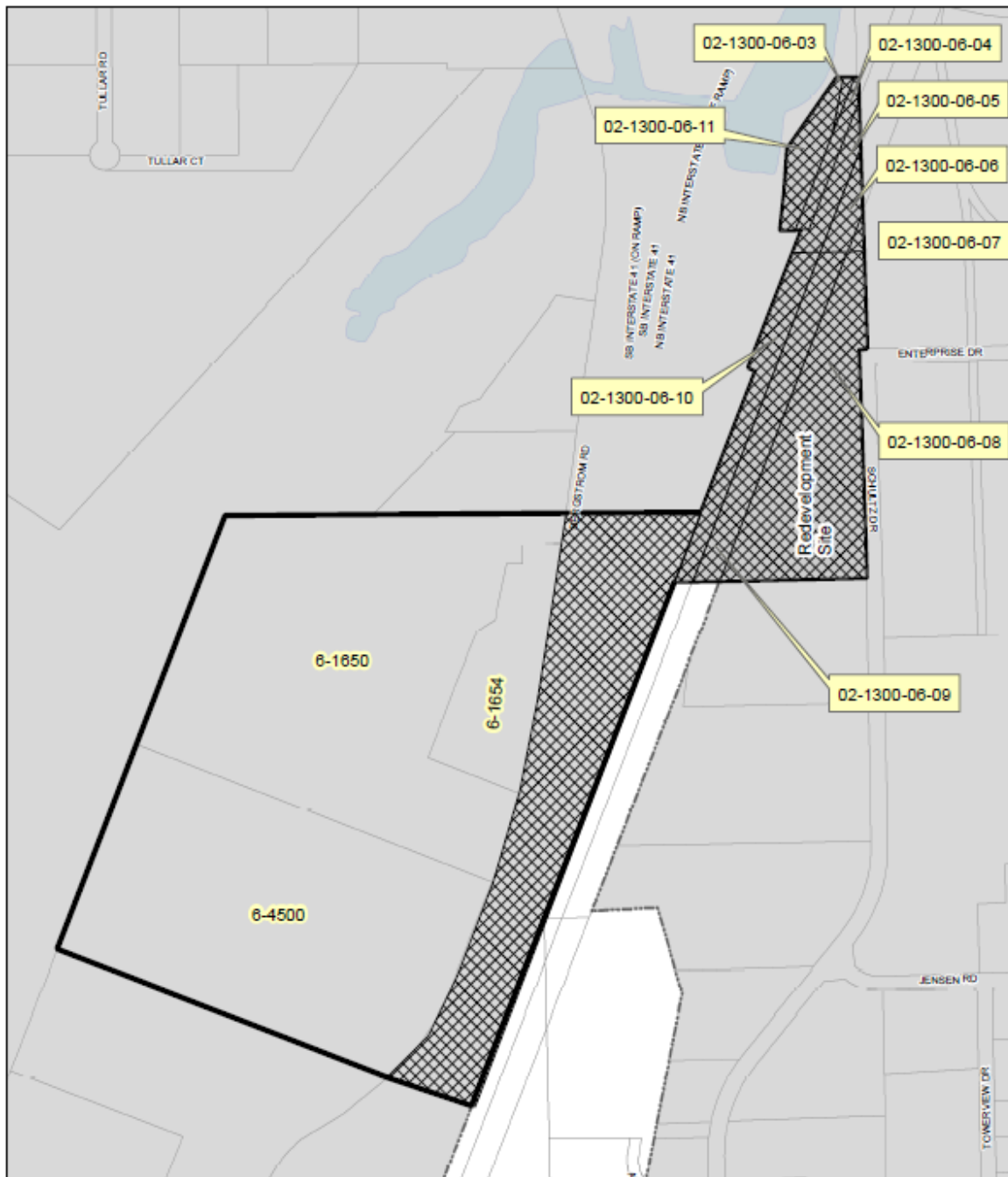
The Plan Commission hearing will be held in the Hauser Room at the City Administration Building, 211 Walnut St., Neenah. The Common Council Hearing will be held in the Council Chambers at the City Administration Building, 211 Walnut St., Neenah.




Common Council Hearing: Monday, February 18, 2019 at 7:00 p.m.

Copies of the proposed amended Project Plan will be available in the office of the City of Neenah Department of Community Development, City Administration Building, 211 Walnut Street, Neenah, Wisconsin, 54956, Phone (920) 886-6125.

Patricia Sturn  
City Clerk  
Neenah, Wisconsin

Publish: February 13, 2019



-  TID #9 - Amendment 1
-  TID #9 Boundary
-  City of Neenah

**Figure 1**  
**Tax Incremental District #9**  
**Amended Boundaries**

1 inch = 493 feet



**MINUTES OF THE NEENAH PLAN COMMISSION**  
**Tuesday, January 29, 2019**  
**4:15 p.m.**

**Present:**

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Nick Piergrossi, Vice Chairman	ABSENT
Kate Hancock-Cooke	PRESENT	Ald. Christopher Kunz	PRESENT	Karen Genett	PRESENT
Gerry Andrews	PRESENT	Ald. Jane Lang	PRESENT		

**Also present:**

Brad Schmidt, Deputy Director of Community Development	Samantha Jefferson, Office Manager Community Development	Jeff Welhouse - 1351 Hedgerow Dr.
Jim Sehloff – Davel Engineering		

**Minutes:**

**MSC Genett/Lang to approve the January 8, 2019 meeting minutes. All Aye.**

Mayor Kaufert called the meeting to order at 4:15 p.m.

**Public Appearances:** None

**Public Hearings:**

- a. **TID No. 9 Amendment 1** – Amended Boundaries and Project Plan

Mayor Kaufert opened the public hearing. No comments were heard. Mayor Kaufert closed the public hearing.

**Action Items:**

- a. **TID No. 9 Amendment 1** – Amended Boundaries and Project Plan

Deputy Director Schmidt began by explaining the history of TID #9 and the need for the amendment to the TID. 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 amendment to TID #9 will continue to support the rehabilitation/conservation of the industrial area adjacent to Highway 41. The proposed amendment area is made up of an auto salvage yard (with additional road and railroad right-of-way). Due to the location being at the front steps of Neenah, the investment that is already in the ground on Shultz Drive (sewer and sanitary lines), and the eventual ability to create a larger site for development, this is a key site for the City to acquire. The annexation and eventual development consisting of manufacturing/industrial use is consistent with the City's Comprehensive Plan.

An agreement has been made with the owner and the property will be annexed into the City with the purchase being complete by the end of March 2019. TID financing will be used to purchase the property, clean up, and the costs associated with selling the property.

The proposed plan includes \$4.4 million in investment into the site and \$1.87 million in financing. An increment of \$12.5 million is expected while remaining conservative. Interest costs will be approximately \$650,000.

The amendment will increase the life of the TID considerably – it is set to close in year 13 and, with the amendment, it will close in year 26. The City will still be below the 12% mark allowed for increment in TID districts.

Deputy Director Schmidt then explained that TID #6 is directly south of TID #9 and is set to close within a few years. There are wetland areas in TID #6 and in the immediate area that have added to the difficulty in developing the sites. At the close of TID #6, it is anticipated that another amendment to TID #9 will be proposed and will include some areas that were previously in TID #6. This will help TID #9 to close sooner than year 26. Originally it was thought that the district could be overlapped but because of the distressed designation of TID 6, this is not possible.

**MSC Andrews/Kaiser, Plan Commission recommends Council approve Plan Commission Resolution No. 2019-01, approving the amended Project Plan and amending Tax Increment District #9 boundaries, and recommend the Neenah Common council approve the same (Council Res. 2019-07). All Aye.**

PC Res. 2019-01  
Council Res 2019-07

**b. Annexation – Betty Brazil – Town of Neenah (#213 – Ord. No. 2019-03)**

Betty Brazil, a property owner in the Town of Neenah, in conjunction with Cardinal Partnership, LLC, has petitioned the City to annex approximately 14.5 acres directly north of the second addition to Nature Trail. Currently, the land use is undeveloped land and the future use will be single-family residential. Public water/sanitary sewer is available. This is consistent with the City's Comprehensive Plan.

**MSC Kaiser/Andrews, Plan Commission recommends Council approve Annexation #213 (Ord. No. 2019-03) and the property also receive an R1, Single-Family Residence District zoning classification. All Aye.**

**Discussion Items:**

**a. Zoning Code Updates**

Community Development staff continue to review the zoning code to ensure clarity and efficiency. The following have been examined and changes to the code regarding the following will be brought to Plan Commission in the future:

- Definition additions and minor changes
- Special Use Permits
  - Electric Substation; Auto and truck rental, sales, service and auto body; Bank and financial institution; Boat, camper and travel trailer sales/rentals; Gas stations; Restaurant (drive-in)
- Setback for Multi-Family Adjacent to Single-Family
  - Common Rear and Side yard a minimum of 30 feet
- Clean-up of C-1 and C-2 Permitted Uses
- Regulation of outdoor storage in I-1 and I-2 Districts
- Clarity shed height and dormer language

Deputy Director Schimdt also mentioned that a review of exterior lighting codes has been requested and will be done. He went into more detail regarding the situations that staff is proposing to consider special use permits going forward. This would give the City more flexibility regarding regulations and specific conditions. Entities that would be considered as special use going forward would be grandfathered in and would not have to go through that process unless they completed significant enough improvements to warrant a review.

Plan Commission members asked that the zoning code and PowerPoint from this meeting be emailed to them.

Member Kunz suggested that codes regarding property maintenance and rental properties be reviewed.

**b. 2018 Planning/Zoning Overview**

In 2018, 3 major site plans were reviewed along with 17 minor site plans. Plan Commission reviewed 1 rezoning petition, subdivision plat, and variance/appeal. The year saw 5 city CSMs and 9 extraterritorial CSMs. Some major projects included:

- Horseshoe Beverage Remodel
- Dayton Freight Expansion
- Tailwaggers Building
- Cobblestone Creek Apartments
- Car Wash in Westowne
- Rezoned Downtown Properties to C-2
- First Addition to Southfield Plat
- Annexation along Woodenshoe Road

In 2019, several plats are expected to be reviewed as well as many annexation petitions. A Downtown housing project is expected as well as in-fill development projects. A review of the Official Street Map and the South Commercial Street Plan will also be completed.

Mayor Kaufert would like information on the site plans that were reviewed but the projects were never completed.

**c. Comprehensive Plan 2040 – Implementation**

Due to weather conditions, Deputy Director Schmidt will discuss the Comprehensive Plan at a future Plan Commission meeting.

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**Announcements and future agenda items:**

Next Plan Commission meeting is scheduled for February 12, 2019.

**Adjournment: The Commission adjourned its meeting at 5:00 P.M. MSC Kaiser/Genett. All Aye.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Samantha Jefferson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Samantha Jefferson  
Office Manager, Community Development



**RESOLUTION NO. 2019-07**

**A RESOLUTION ADOPTING THE AMENDED PROJECT PLAN AND DESIGNATING AMENDED BOUNDARIES FOR TID #9**

WHEREAS, the Neenah Plan Commission has prepared a Project Plan for the Amendment of City of Neenah Tax Increment District No. 9, 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, City of Neenah Tax Increment District No. 9 was proposed for the purpose of stimulating redevelopment, revitalization and growth as a means to increase employment 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. 9, City of Neenah, is hereby amended, 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 amendment of the district is January 1, 2019.

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

1. Not less than 50%, by area, of the real property within the district is in need or rehabilitation or conservation work, as defined in Sec. 66.1337 (2m) (a), Wis. Stats.
2. The area of the district is hereby declared a rehabilitation or conservation area within the meaning of Sections 66.1337 (2m) (a), 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 project costs directly serve to rehabilitate or conserve the area.
5. 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.
6. Less than 25% of the area in the district has been vacant for a period of 7 years or more.
7. The project plan is economically feasible and is in conformity with the City of Neenah Vision 2040 Comprehensive Plan.

Recommended by: City Plan Commission

CITY OF NEENAH, WISCONSIN

Moved: \_\_\_\_\_

\_\_\_\_\_  
Dean Kaufert, Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
Patricia A. Sturn, City Clerk

## EXHIBIT A

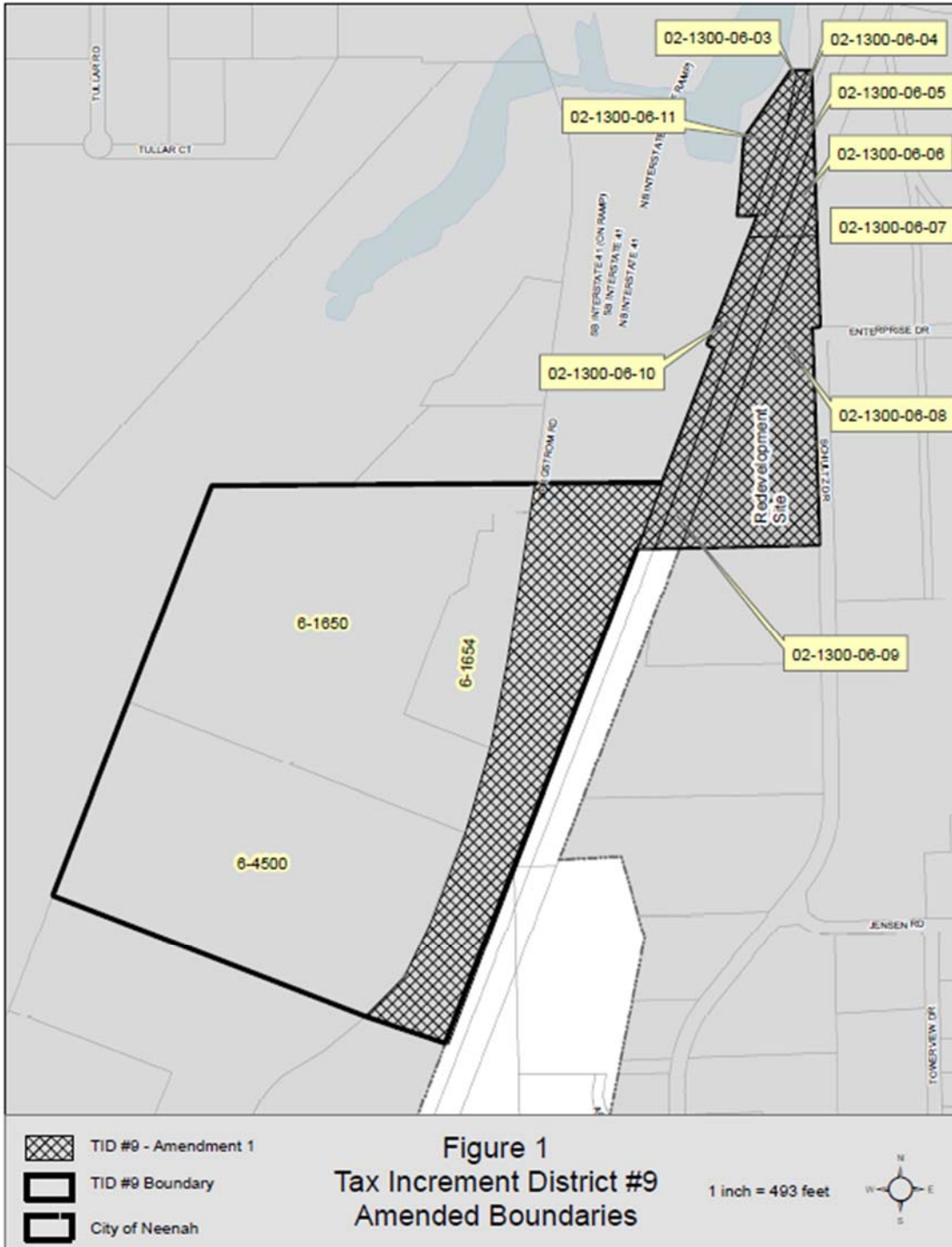
### CITY OF NEENAH TAX INCREMENT DISTRICT NO. 9 AMENDED BOUNDARY DESCRIPTION

Part of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 feet more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence South 20 degrees 08 minutes 37 seconds West, 2,228.39 feet more or less, along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 69 degrees 50 minutes 34 seconds West, 1,757.08 feet more or less; thence North 20 degrees 08 minutes 26 seconds East, 870 feet; thence North 21 degrees 37 minutes 12 seconds East, 972.59 feet; thence North 89 degrees 50 minutes 16 seconds East, 1,889.21 feet more or less to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 603.66 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49 seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 1072.13 feet, to the north right-of-way of Enterprise Drive; thence South 87 degrees 13 minutes 34 seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South 03 degrees 01 minutes 54 seconds East along the west right-of-way line of Schultz Drive a distance of 906.82 feet to the **Point of Beginning**.



# EXHIBIT A



**MINUTES OF THE NEENAH PLAN COMMISSION**  
**Tuesday, February 12, 2019**  
**4:15 p.m.**

**Present:**

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Nick Piergrossi, Vice Chairman	ABSENT
Kate Hancock-Cooke	PRESENT	Ald. Christopher Kunz	PRESENT	Karen Genett	ABSENT
Gerry Andrews	PRESENT	Ald. Jane Lang	PRESENT		

**Also present:**

Brad Schmdit – Deputy Director of Community Development	Cassandra Kohls, Administrative Assistant Community Development	Rich Van Sistine – 1430 Freedom Ct
Chris Haese – Director of Community Development	Corey Kalkofen – McMahan Associates, Inc. – 1445 McMahan Drive	

**Minutes:**

**MSC Hancock-Cooke/Kaiser to approve the January 29, 2019 meeting minutes. All Aye. Motion passed.**

Ald. Lang called the meeting to order at 4:15 p.m.

**Public Appearances:** None

**Public Hearings:** None

**Action Items:**

**1. Annexation – Loren’s Auto Recycling – Town of Neenah (#212 – Ord. No. 2019-04)**

Deputy Director Schmidt provided an overview of the latest petition submitted by Loren Rangeloff, owner of Loren’s Auto Recycling, LLC. He explained the initial petition submitted by Mr. Rangeloff was approved by Plan Commission but was withdrawn due to a misinterpretation of the State Statues. Mr. Rangeloff submitted a new annexation petition for direct annexation by one-half approval as the railroad did not want to sign the annexation petition as it was originally proposed. The new annexation area is approximately 19 acres (reduced from 30 acres) as it no longer includes the railroad right-of-way extending south of Mr. Rangeloff’s property to County Road G.

Member Hancock-Cooke asked for a definition of annexation by one-half approval. Deputy Director Schmidt explained Mr. Rangeloff’s property represents a land area greater than 50 percent of the total annexation area, allowing for an annexation by one-half approval.

Ald. Kunz raised a question on how the annexation area is calculated. Deputy Director Schmidt explained a portion of the annexation area identified as highway right-of-way is not considered in the total amount of annexation land area.

**MSC Andrews/Kaiser, Plan Commission recommends Council approve Annexation #212 (Ordinance #2019-04) and the property also receive a temporary I-1, Planned Business Center District zoning classification.**

**All Aye.**

**2. Preliminary Plat Review – Integrity Acres Subdivision**

Deputy Director Schmidt explained a preliminary plat for Integrity Acres Subdivision (Phase I) has been submitted by McMahan Associates, Inc. The proposed plat is 7.5 acres of undeveloped land. The plat includes 10 single-family residential lots and one outlot designed for a storm water retention pond to support this subdivision and future Phase 2 development. A new unnamed road is proposed to extend through the subdivision (off of Woodenshoe Road) and continue west when the next phase of the subdivision is developed. A concept plan for Phase 2 is to come in the future. The proposed lots exceed the minimum lot size for single-family residential and are deeper than typical. A stream runs along the south portion of lots 7-10, resulting in a deeper setback. Deputy Director Schmidt displayed a concept of Phase 2 for Plan Commission.

Deputy Director Schmidt explained Staff’s requirements:

1. Create turnaround feature at the end of the proposed road
2. Include street name on the final plat
3. Install sidewalk on both sides of the street
4. Produce development agreement outlining the fees and responsibilities between the City and the developer
5. Upsize water main to 16-inches to accommodate future growth
6. Increase depth of stormwater pond to 10 feet

**Ord. No. 2019-04**

# Plan Commission Minutes

February 12, 2019

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Ald. Kunz inquired about the development on the east side of Woodenshoe Road. Deputy Director Schmidt explained this area was one lot which was subdivided into 3 lots. The developer installed water and sewer to service these lots as they are planned for development.

Ald. Kunz asked if the connectivity of the roads running east and west will pose any issues. Director Kaiser stated this did not raise concern. Ald. Kunz expressed drainage concerns along the back lot lines. Deputy Director Schmidt explained there is a catch basin and a drainage easement on the north end of the development to prohibit the issuance of building permits within the easement area.

Director Kaiser indicated the grading changes from the rear of the lots to the front of the lots. In the event that the grade is modified in a way that doesn't adhere to the drainage plan, Staff has the ability to show the owner the plan and explain what it should look like.

Ald. Kunz inquired about spreading awareness of the limitation of walk-out basements on Lots 7-10. Director Kaiser indicated he has seen issues where walk-out basements were built without keeping in mind drainage situations. Liberty Heights has identified lots which shouldn't have walkout basements.

Deputy Director Schmidt offered that the building inspection software has the capability to flag parcels that have restrictions as part of their plat. This allows staff to enforce those restrictions.

Member Andrews provided an example of a community, City of De Pere, which has similar drainage issues. He stated the City of De Pere requires the installation of a drainage area prior to the construction which cannot be altered.

Deputy Director Schmidt indicated the developer intends to build on all of the lots.

Corey Kalkofen (McMahon Associates, Inc.) asked when the submittal of the final plat should occur. Deputy Director Schmidt indicated the engineering plan would need to be updated and reviewed by Staff before the submittal of the final plat.

Mayor Kaufert asked if the developer was in agreement with the modifications. Mr. Kalkofen agreed with the modifications and explained the grade elevation was determined based off of the State requirement that all new structures in the floodplain have the first floor elevated to 2-feet above the base flood elevation. He indicated he has no issues with the requirement for walk-out basements.

Rich Van Sistine (1430 Freedom Ct.) complimented the Public Works department for marking all of the lot corners which he stated as a huge benefit to developers.

Member Hancock-Cooke inquired about accuracy of floodplain maps due to recent flooding. Director Kaiser indicated FEMA takes a relatively conservative approach. He indicated recent flooding was most likely a result of system limitations and obstructions.

Discussion arose about how to handle basement restrictions due to drainage concerns. Deputy Director Schmidt stated easements are easier to enforce. Ald. Kunz stated most drainage issues occur between neighbors and suggested the development of a more robust plan to handle these issues.

Ald. Kunz inquired whether the oversized water main would raise concern with the Town of Vinland. Deputy Director Schmidt indicated Staff has made the city's intentions clear and explained the larger plan with the Town. The city is working toward a boundary agreement and would like to maintain a relationship with the Town.

**MSC Kaufert/Andrews, Plan Commission recommends Common Council approve Preliminary Plat of the Integrity Acres Subdivision subject to the Preliminary Plat Review letter.**

**All Aye.**

## Announcements and future agenda items:

Deputy Director Schmidt provided Plan Commission with an overview of the status of site plans reviewed from 2015-2018. He explained 54 total site plan were reviewed: 30 have been completed, 15 are in progress, 4 have withdrawn, and 5 have not started. He explain the various reasons why some projects have withdrawn or have not been completed.

Deputy Director Schmidt will provide Plan Commission with an overview of proposed Zoning Code changes including proposal that shift certain uses such as auto sales/repair, truck service/rental, and gas stations to a special use, eliminate certain uses from the C-1 District such as mini-warehouses and produce terminals, and finally review/change some definitions at the next meeting.

REPORT

Plan Commission Minutes  
February 12, 2019  
Page 3

Next Plan Commission meeting is scheduled for February 26, 2019.

**Adjournment: The Commission adjourned its meeting at 4:55 P.M. MSC Kaiser/Andrews. All Aye.**

Respectfully Submitted,



Cassandra Kohls  
Administrative Assistant, Community Development



**211 Walnut Street  
Neenah, WI 54956**

AN ORDINANCE: By the Neenah Plan Commission  
Re: Annexing – 18.97 Acres of land along the east side of I-41 and between Bell Street and County Road G – Loren’s Auto Recycling, LLC owned property to the City of Neenah.

ORDINANCE NO. 2019-04  
Introduced: February 18, 2019

Committee/Commission Action:  
**RECOMMENDED FOR PASSAGE**

## AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

**Section 1.** Pursuant to Section 66.0217(3), Wis. Stats., the following described territory contiguous to the City of Neenah and presently in the Town of Neenah, be and the same hereby is, annexed to the City of Neenah, and the corporate limits of said City are hereby extended so as to include the following described property and shown on the attached Exhibit 1:

Part of the NE 1/4 of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin, containing 826,260 Square Feet (18.97 Acres) of land described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 896.56 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49

seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 1072.13 feet, to the north right-of-way of Enterprise Drive; thence South 87 degrees 13 minutes 34 seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South 03 degrees 01 minutes 54 seconds East along the west right-of-way line of Schultz Drive a distance of 906.82 feet to the **Point of Beginning**.

That said territory shall be zoned temporary I-1, Planned Business Center District.

**Section 2.** The petition for annexation is conducted under unanimous approval (Wisconsin State Statute Sec. 66.0217(2)). The Wisconsin Department of Administration issued this annexation petition Municipal Boundary Review number 14170. The annexation area is 29.94 acres in size and is wholly located in the Town of Neenah, Winnebago County. The parcel numbers of the land being annexed are 01000440201, 0100050, 0100051, 0100045, 010004901, 010004401, and 010004402 and the population of all people living on the transferred land is 0.

**Section 3.** That the limits of the Second Aldermanic District in the City of Neenah are hereby extended in such manner as to include said territory.

**Section 4. Severability.** In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

**Section 5. Repeal and Effective Date.** All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: \_\_\_\_\_

Published: \_\_\_\_\_

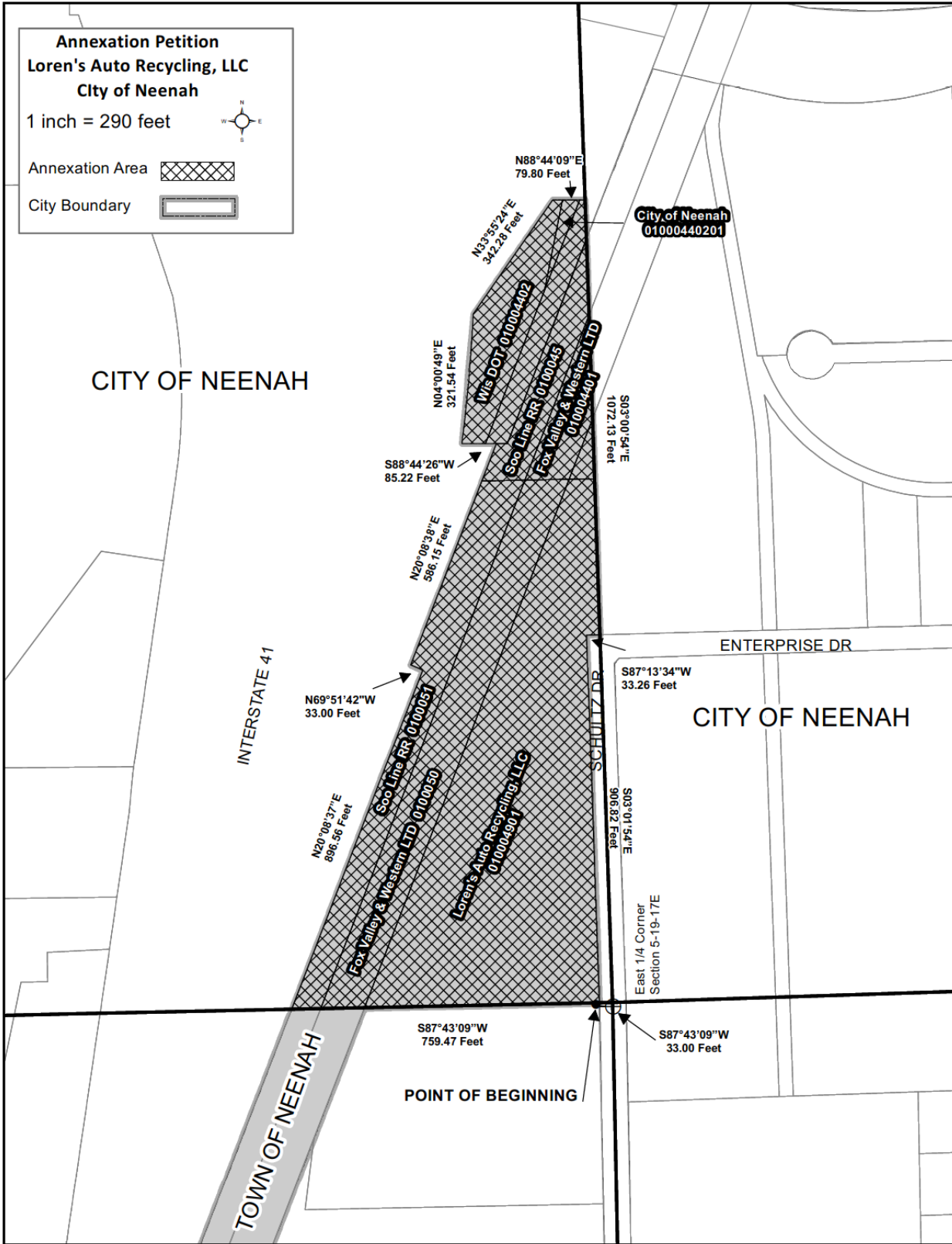
Approved:

\_\_\_\_\_  
Dean R. Kaufert, Mayor

Attest:

\_\_\_\_\_  
Patricia a. Sturn, City Clerk

Exhibit 1





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## M E M O R A N D U M

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**DATE:** February 15, 2019  
**TO:** Mayor Kaufert, Council Members and TID Joint Review Board  
**FROM:** Chris A. Haese, Director of Community Development and Assessment  
**RE:** TID #9 – Amendment No. 1

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The Project Plan for TID #9 – Amendment #1, is presented for action by the Common Council and TID Joint Review Board. Expansion of the boundaries of this District is proposed to incorporate property east of Interstate 41 adjacent to Neenah's Southpark Industrial Center. The developable property that is to be added to the District is experiencing a high degree of physical, economic and functional obsolescence, and are in need of redevelopment to ensure the long-term economic viability of the neighborhood. The scope of project costs within TID #9 have increased in order to accommodate the acquisition, remediation and preparation of the property for redevelopment.

With this amendment, the City proposes to continue to provide development incentives in the form of developer-funded or 'pay-as-you-go' financing should they be justified. This type of funding minimizes the risk of under-performance of the TID to the City while still assisting development that would not occur without the assistance of a tax increment district.

Public investment in the US Highway 41 South Industrial Redevelopment District will be repaid through the new property tax increment collected within the district. The net economic impact of the amendment proposal is that after combining the public costs and expected property value increases of the original district boundaries with the expansion area boundaries, TID #9 is projected to be closed out in the 26<sup>th</sup> year (2040) of the District.

The Project Plan for this TID amendment is attached for your review.

The Neenah Common Council will meet on February 18, 2019 to consider a recommendation of the Neenah Plan Commission to approve the amended Project Plan and boundaries of TID #9.

**Appropriate Council action at that time is the Approve Resolution No. 2019-07 adopting the Amended Project Plan and designating amended boundaries for TID #9.**

The Joint Review Board will meet on February 22, 2019 at 3:00 PM to consider amending the Project Plan and boundaries of TID #9.

**Appropriate Joint Review Board action at that time is to Approve Resolution JRB 2019-01 approving Amendment #1 of the Project Plan and boundaries of Tax Incremental District No. 9.**

Please feel free to contact me if you have questions in advance of next week's meetings.



**CITY OF NEENAH TAX INCREMENT DISTRICT #9  
PROJECT PLAN AMENDMENT NO. 1**

**U.S. HIGHWAY 41 SOUTH INDUSTRIAL REDEVELOPMENT DISTRICT**



DATE ADOPTED BY COMMON COUNCIL:  
DATE ADOPTED BY JOINT REVIEW BOARD:  
EXPENDITURE DEADLINE:  
TID #9 EXPIRATION DATE:

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Aldersperson District 1  
Aldersperson District 1  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 3  
Aldersperson District 3  
Aldersperson District 3

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Patricia Sturn  
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Chris Haese  
Brad Schmidt  
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City Attorney  
City Clerk  
Director of Finance  
Director of Community Development  
Deputy Director of Community Development  
Office Manager of Community Development

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**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN AMENDMENT NO. 1**  
*Effective January 1, 2019*

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**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN AMENDMENT NO. 1**  
*Effective January 1, 2019*

**SUMMARY FINDINGS**

- District Name: City of Neenah Tax Increment District #9 (2019 Amendment)
- Location: U.S. Highway 41 South Industrial Redevelopment District.
- Purpose: Stimulate redevelopment, revitalization, and growth as a means to increase employment and ensure a vital and healthy tax base.
- Effective Date: The effective date of the amendment, for the capture of new taxable value within the expanded boundaries of Tax Increment District #9, is January 1, 2019.
- Proposed Costs: Total Project Costs are projected to be \$4.4 million over the life of the District. All costs are based on 2019 prices and are preliminary estimates that are based on 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-seven 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 2019 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 \$1.87 million, utilizing borrowing proceeds.
- Project Revenues: Tax Increment District #9, as amended, is projected to create \$12.5 million of tax base through its maximum life period (2041). It will generate an estimated \$6.6 million in tax increments during that same period.
- Economic Study: Based on project expenditures and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2040, the 26th year of the District. 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 #9 PROJECT PLAN AMENDMENT NO. 1**

*Effective January 1, 2019*

## **INTRODUCTION**

Tax Incremental District Number 9 (the “District”) was created in 2015 by the City of Neenah under the authority provided by the Wisconsin Statute Section 66.1105 “Tax Incremental Law” to assist with the rehabilitation and conservation of the industrial corridor adjacent to U. S. Highway 41 from approximately Breezewood Lane/Bell Street on the north to County Highway G on the south. A map of the District boundaries, as amended, is provided in Figure 1. This area is characterized by industrial development that, due primarily to the age, is experiencing a high degree of functional obsolescence. The District, as amended, will consists of 80 acres of property currently zoned for industrial use and an additional 38 acres of highway and railroad right-of-way.

The District, as amended, is created as a “Rehabilitation and Conservation District” based upon the finding that at least 50%, by area of the real property within the District, is in need of rehabilitation and conservation within the meaning of Wisconsin Statute Section 66.1337(2m)(a) described below. The map exhibit in Figure 2 illustrates existing uses and conditions of the District, including identifying approximately 80 acres of the District in need of rehabilitation and conservation. The remaining 38 acres is contained within railroad and highway right-of-way.

Rehabilitation of Conservation work includes any of the following:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

The U.S. Highway 41 corridor has had a significant impact on Neenah’s industrial development, beginning in the early 1960’s when industrial manufacturing facilities were first constructed by PH Glatfelter and Menasha Corporation. These facilities have provided a consistent manufacturing base for the community for over 50 years. Over this half century, the properties within the District have begun to face both economic and physical obsolescence that must be overcome for the continued success of the District. These properties must either be cleared of aging, underutilized structures, or significant renovation and building conversion must be undertaken to transform older buildings into a modern and efficient space. In either case, excessive development costs seriously limit the ability of the private sector to fully front-end the costs of revitalization and economic growth. Without some level of public participation, the redevelopment projects could not succeed.

Tax increment financing provides the means for the City of Neenah to support economic development by upgrading public infrastructure, removing blight, completing environmental remediation, 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. The Tax Increment District (TID), as amended, will provide a 22-year period in which the City can make public investment in support of private revitalization efforts. The law allows a 27-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.

**BOUNDARIES**

The boundaries of TID #9 will be modified to add territory to the District. The amended boundaries are illustrated in Figure 1.

**NAME OF DISTRICT**

Upon amendment, the name of the TID shall remain City of Neenah, Tax Increment District #9 (TID #9).

### **CREATION DATE**

TID #9 was created effective January 1, 2015. The effective date of the amendment, for the capture of new taxable value within the expanded boundary area of TID #9, is January 1, 2019.

### **PROPOSED IMPROVEMENTS AND PROJECT COSTS**

Table 1 provides an annual listing of proposed improvements and project costs for TID #9 as amended. These are the projected activities that may be required in the District at this time. However, as development and rehabilitation 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. Potential redevelopment sites and proposed uses are illustrated in Figure 3. A half mile buffer around TID #9, as amended, and in which project costs may be incurred is illustrated in Figure 4.

Project costs for amended TID #9 will encompass four areas:

1. Utility and Access Improvements -- Funds will provide upgraded public utilities and infrastructure to support redevelopment within the district.
2. Redevelopment Assistance -- Funds will be provided to assist with activities such as land packaging, site and building renovation, clearance, and site preparation at target sites where the private sector is committed to high value projects that will increase the tax base.
3. Planning/Project Support/Administration -- Administrative costs of managing district activities including promotion and Development, engineering, environmental and organizational cost.
4. Financing Cost – Interest, finance fees, bond discounts, redaction premiums, legal opinions, credit ratings, insurance and other expenses related to financing.

**Table 1  
Project Costs**

<b>Project/Activity</b>	<b>Total Cost</b>	<b>Estimated Timing</b>
Municipal Utility and Access Improvements within the ½ Mile Boundary	\$400,000	2015-2016
Redevelopment Assistance	\$1,158,639	2018-2024
Land Acquisition	\$1,000,000	2019-2020
Planning/Project Support – Administrative, Professional, Environmental, and Promotion Services Cost. Filing fees and fees charged by the State. Audit costs.	\$1,189,727	2015-2041
Financing Costs <ul style="list-style-type: none"> <li>• General Obligation Borrowing Interest Expense</li> </ul>	\$641,219	2015-2035
<b>TOTAL</b>	<b>\$4,389,858</b>	<b>-</b>

**NON-PROJECT COSTS**

There are no anticipated non-project costs within the expanded boundary of TID #9.

**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**

TID #9, as amended, 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 the community as a good location for business growth. 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 and modification of TID #9, will be required for successful and sustained local economic growth to occur -- much the same as the initiatives taken in the Downtown and Westside business corridors. Appropriate zoning designations and regulations are in place to manage revitalization in the corridor. 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 27-year life of the District. Consequently, the TID #9, as amended, 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 (2015-2041) are \$4.39 million. The District is expected to create \$12.5 million of tax base through its maximum life period (2015-2041) and will generate an estimated \$6.6 million in tax increments during that same period.

Based on projected expenditure and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2040, the 26th year of the District. 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 #9, 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 amended Project Plan for TID #9:

- The base equalized value of TID #9, as amended, has been established at \$14.5 million, which was the equalized value of real estate and personal property within this area on January 1, 2018.
- The current equalized tax rate of \$23.30 is assumed to remain level throughout the life of the District. For purposes of the Economic Feasibility Study, the equalized tax rate of \$23.30 was utilized in all calculations.
- General Obligation (G.O.) Notes and Bonds represent annual capital borrowing for public investment in the District. Initial borrowing has been assumed to be 11 years in length with repayment of principal on a schedule to match with accruing tax increments.
- All interest rates have been projected at 4.00%, 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 #9, as amended. 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 expansion of the boundaries of TID #9 will further promote the City's goal of orderly, sustained redevelopment and revitalization in the U.S. Highway 41 South Industrial Redevelopment District. By supporting efforts to revitalize 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 the expanded boundary of TID #9. Other uses and conditions identified in the previous Project Plan remain unchanged.

## **FINDINGS**

- Within the expanded boundary of TID #9, properties in need of rehabilitation or conservation work represent 100%, by area of all real property excluding right-of-way.
- The redevelopment and revitalization of property within the expanded boundary of TID #9 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, 2018, using equalized values, the base value of expanded TID #9 plus the increment values of TID #5, TID #6, TID #7, TID #8, TID #10 and TID #11 totals \$227,222,600, which is 10.28% 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)	\$16,848,100	
TID #6 Increment Value (est)	\$28,276,900	
TID #7 Increment Value (est)	\$95,575,100	
TID #8 Increment Value (est)	\$59,430,500	
TID #9 Increment Value (est)	\$10,104,400	
TID #10 Increment Value (est)	\$14,254,700	
TID #11 Increment Value (est)	\$2,587,900	
TID #9 Expanded Boundary Area #1 Base Value (est)	\$145,000	
Total	\$227,222,600	
		÷
Total City Equalized Value (est)	\$2,209,662,100	=10.28%

- The project costs are consistent with the purpose of making feasible the revitalization of the U.S. Highway 41 South Industrial Redevelopment District. Without public financial participation, the redevelopment projects could not succeed.
- Based on projected expenditures and revenues all obligations of TID #9 as amended will be paid in full prior to dissolution of the District.

**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN AMENDMENT NO. 1**  
*Effective January 1, 2019*

**FIGURES**

**FIGURE 1 – BOUNDARY MAP**

**FIGURE 2 – CURRENT LAND USES**

**FIGURE 3 – PROPOSED LAND USES**

**FIGURE 4 – HALF MILE BUFFER**

**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**

FIGURE 1: BOUNDARY MAP

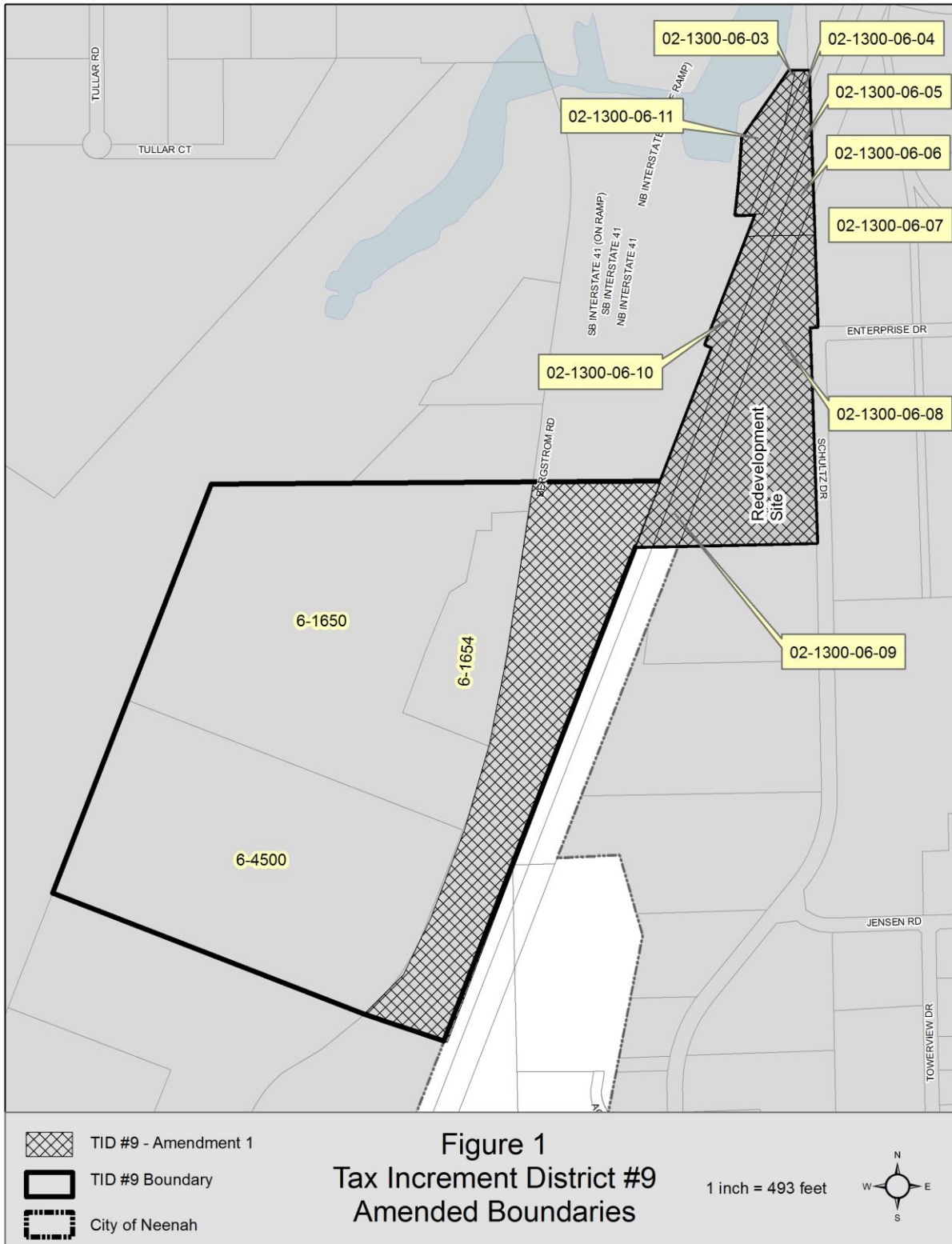


FIGURE 2: CURRENT LAND USES

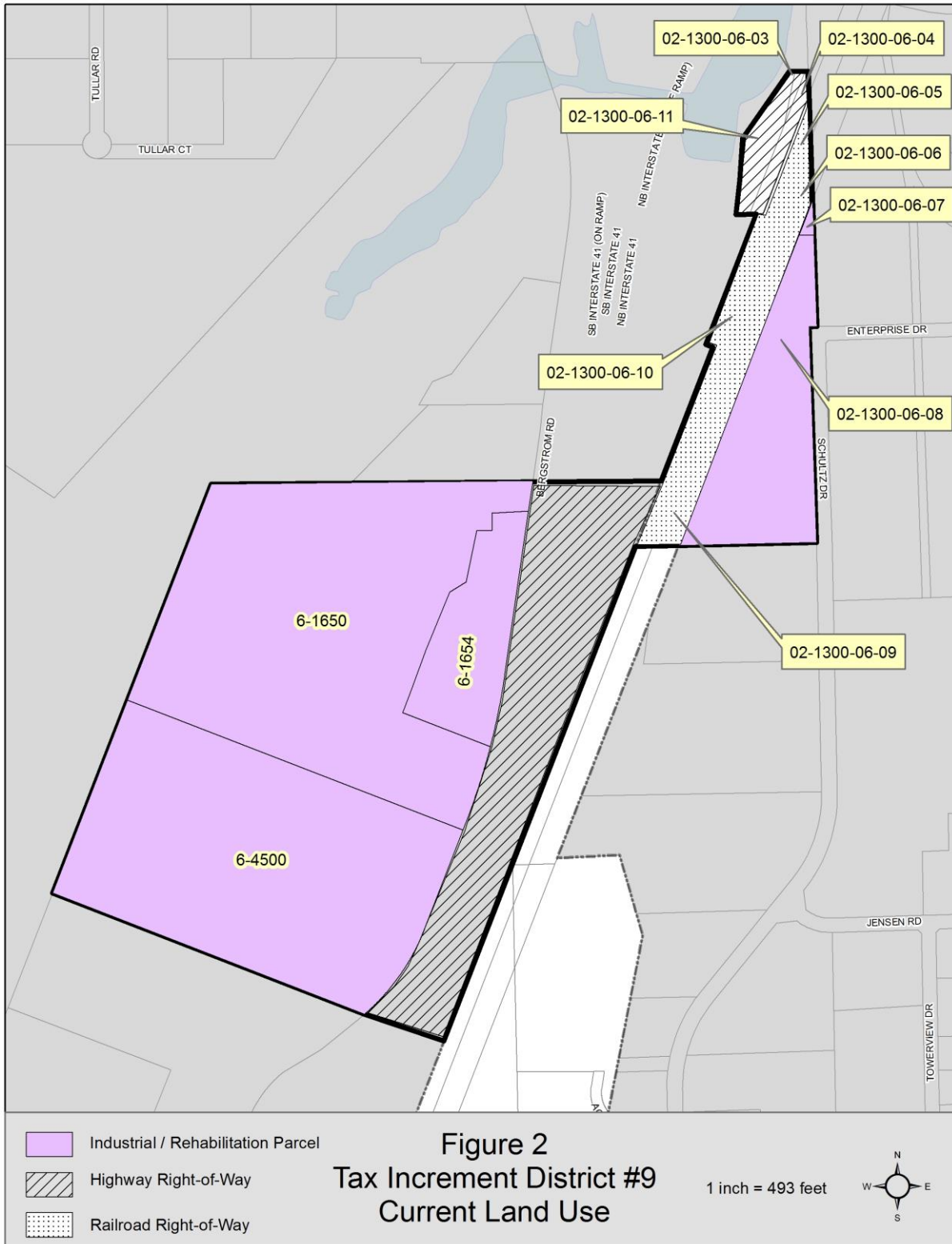


FIGURE 3: PROPOSED LAND USES

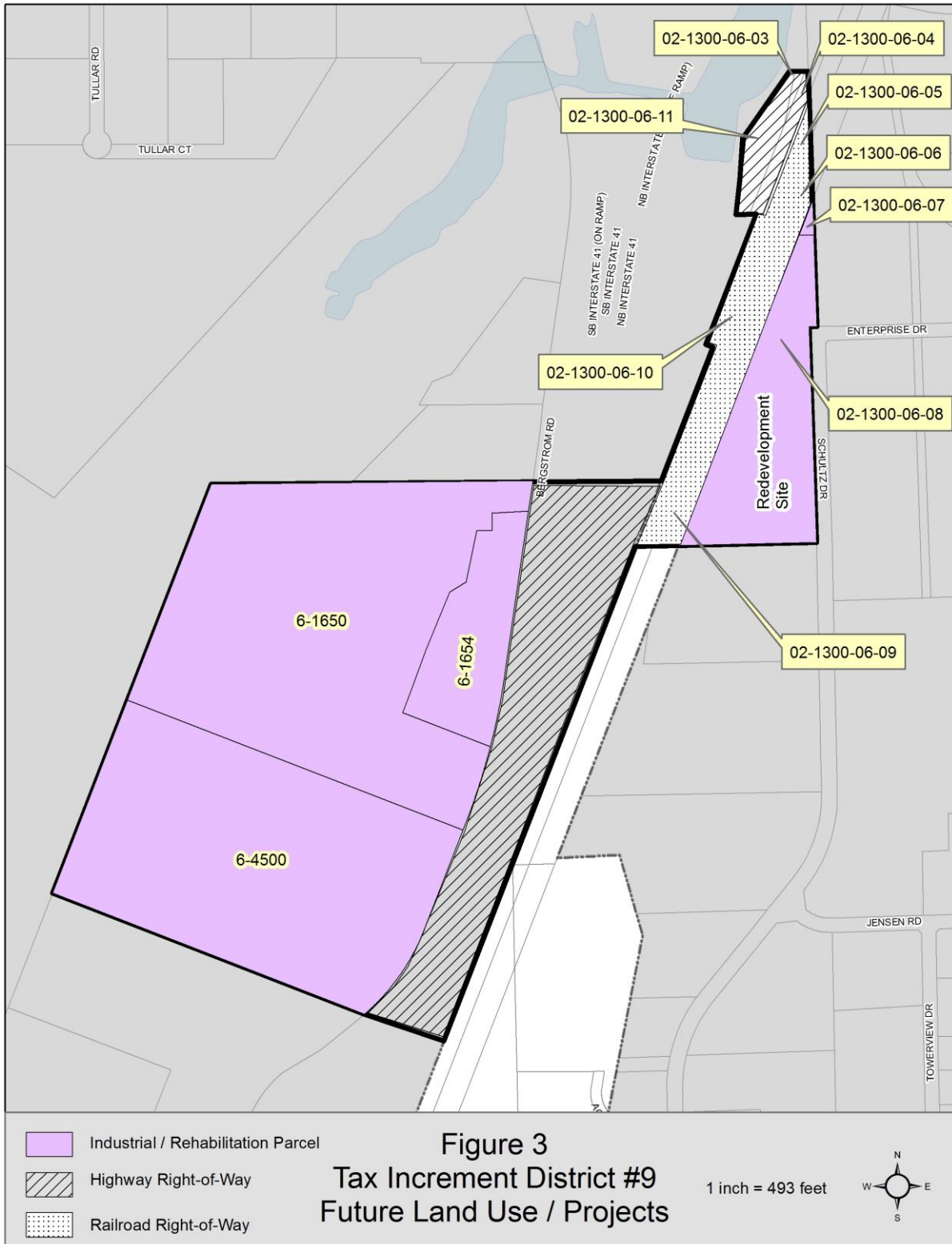
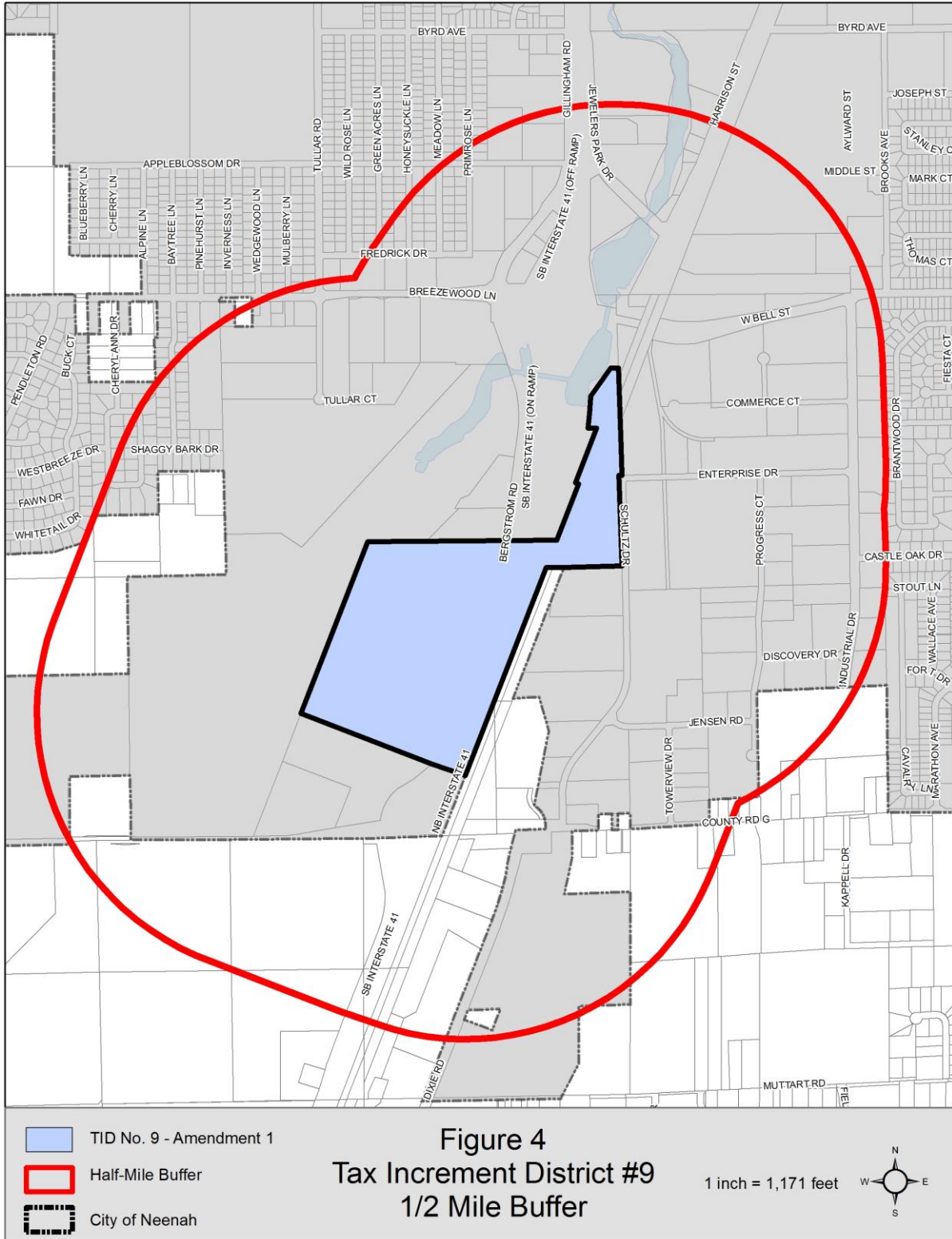


FIGURE 4: HALF MILE BUFFER







**APPENDIX B  
FINANCING & FEASIBILITY PLAN**

		Project Costs					Capital Borrowing				Project Revenues			Net Excess Revenue	Cumulative Revenue	
	Year	Date	Utility & Access Improvements	Planning & Project Support	Land Acquisition	Administration	Redevelopment Assistance/Incentives	G.O. Debt Service Principal	G.O. Debt Service Interest	Other	Total Plan Costs	Property Tax Increment Projected	Other	Total Plan Revenues	Over Costs	Over Costs
	1	2015	\$ 100,000	\$ 40,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2	2016	\$ 300,000	\$ 40,000		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	3	2017	\$ -	\$ 15,000		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4	2018	\$ -	\$ 15,000.00		\$ 30,000	\$ 169,821	\$ 25,000	\$ 12,718	\$ -	\$ 237,539	\$ 242,601	\$ -	\$ 242,601	\$ (194,758)	\$ (194,758)
	5	2019	\$ -	\$ 15,000.00	\$ 1,000,000.00	\$ 30,000	\$ 164,803	\$ 65,000	\$ 11,630	\$ -	\$ 271,433	\$ 235,433	\$ -	\$ 235,433	\$ (230,803)	\$ (425,562)
	6	2020	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 65,000	\$ 17,664	\$ -	\$ 277,467	\$ 235,433	\$ -	\$ 235,433	\$ (236,837)	\$ (662,399)
	7	2021	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 70,000	\$ 83,524	\$ -	\$ 348,327	\$ 235,433	\$ -	\$ 235,433	\$ (307,697)	\$ (970,096)
	8	2022	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 75,000	\$ 62,168	\$ -	\$ 331,971	\$ 235,433	\$ -	\$ 235,433	\$ (291,341)	\$ (1,261,437)
	9	2023	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 70,000	\$ 60,568	\$ -	\$ 325,371	\$ 235,433	\$ -	\$ 235,433	\$ (284,741)	\$ (1,546,178)
	10	2024	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 75,000	\$ 58,931	\$ -	\$ 328,734	\$ 235,433	\$ -	\$ 235,433	\$ (288,104)	\$ (1,834,283)
	11	2025	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 80,000	\$ 57,143	\$ -	\$ 167,143	\$ 293,683	\$ -	\$ 293,683	\$ 96,540	\$ (1,737,743)
	12	2026	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 145,000	\$ 53,631	\$ -	\$ 228,631	\$ 293,683	\$ -	\$ 293,683	\$ 35,052	\$ (1,702,691)
	13	2027	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 90,000	\$ 49,018	\$ -	\$ 169,018	\$ 293,683	\$ -	\$ 293,683	\$ 94,665	\$ (1,608,026)
	14	2028	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 215,000	\$ 42,947	\$ -	\$ 287,947	\$ 293,683	\$ -	\$ 293,683	\$ (24,264)	\$ (1,632,290)
<b>Max Expenditure Date</b>	15	2029	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 210,000	\$ 34,863	\$ -	\$ 274,863	\$ 293,683	\$ -	\$ 293,683	\$ (11,180)	\$ (1,643,470)
	16	2030	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 105,000	\$ 28,463	\$ -	\$ 163,463	\$ 293,683	\$ -	\$ 293,683	\$ 100,220	\$ (1,543,250)
	17	2031	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 105,000	\$ 23,738	\$ -	\$ 158,738	\$ 293,683	\$ -	\$ 293,683	\$ 104,945	\$ (1,438,305)
	18	2032	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 110,000	\$ 18,900	\$ -	\$ 158,900	\$ 293,683	\$ -	\$ 293,683	\$ 104,783	\$ (1,333,522)
	19	2033	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 115,000	\$ 13,838	\$ -	\$ 158,838	\$ 293,683	\$ -	\$ 293,683	\$ 104,845	\$ (1,228,677)
	20	2034	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 120,000	\$ 8,550	\$ -	\$ 158,550	\$ 293,683	\$ -	\$ 293,683	\$ 105,133	\$ (1,123,544)
	21	2035	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 130,000	\$ 2,925	\$ -	\$ 162,925	\$ 293,683	\$ -	\$ 293,683	\$ 100,758	\$ (1,022,786)
	22	2036	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (789,103)
	23	2037	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (555,420)
<b>Estimated Closure Date</b>	24	2038	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (321,737)
	25	2039	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (88,054)
	26	2040	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ 145,629
<b>Max Closure Date</b>	27	2041	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ 379,312
	<b>TOTALS</b>		\$ 400,000	\$ 380,000.00	\$ 1,000,000.00	\$ 780,000	\$ 1,158,639	\$ 1,870,000	\$ 641,219	\$ -	\$ 4,389,858	\$ 6,647,810	\$ -	\$ 6,647,810	\$ 379,312	

APPENDIX C  
SCHEDULE OF PROJECTED TAX INCREMENTS  
APPORTIONED AMONG TAXING ENTITIES

			*ESTIMATED APPORTIONMENT AMONG TAXING ENTITES*				
			Neenah School District	City of Neenah	Winnebago County	Fox Valley Technical College	State of Wisconsin
Year	Collection Year	Projected Tax Increment	35.00%	37.60%	22.80%	4.60%	0.00%
1	2018	\$ 242,601	\$ 84,910.35	\$ 91,217.98	\$ 55,313.03	11,160	\$ -
2	2019	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 53,678.72	10,830	\$ -
3	2020	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 53,678.72	10,830	\$ -
4	2021	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
5	2022	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
6	2023	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
7	2024	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
8	2025	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
9	2026	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
10	2027	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
11	2028	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
12	2029	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
13	2030	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
14	2031	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
15	2032	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
16	2033	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
17	2034	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
18	2035	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
19	2036	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
20	2037	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
21	2038	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
22	2039	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
23	2040	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
24	2041	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
<b>TOTALS</b>		<b>\$ 6,647,810.00</b>	<b>\$ 2,326,733.50</b>	<b>\$ 2,499,576.56</b>	<b>\$ 1,311,790.48</b>	<b>\$ 305,799.26</b>	<b>\$ -</b>



February 15, 2019

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

RE: City of Neenah Tax Increment Finance District #9, First Amendment

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 City of Neenah Tax Increment Finance District #9 ("Project Plan"). 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 Sections 66.1105 generally and 66.1105(4)(f) specifically, Wis. Stats. It is my opinion that the TID #9 Project Plan is in compliance with all of the provisions of Sections 66.1105(2)(g) and 66.1105(4)(f), Wis. Stats. 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,



James G. Godlewski  
City Attorney

JGG:gh