

MINUTES OF THE CITY OF NEENAH JOINT REVIEW BOARD

January 17, 2019

Present: **Board members: Andrew Thorson, Mark Harris, Mike Faulks, and Amy Von Straten (FVTC).**

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

Board Chairman Faulks called the meeting to order at 3:30 p.m.

MSC Harris/Thorson, the Joint Review Board to approve the June 20, 2017 meeting minutes. Motion carried.

Discuss pending Tax Increment District #9 actions:

Director Haese 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.

Director Haese 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.

Schedule next Board meeting for a date between February 21, 2019 and February 27, 2018:

Date option 1 – February 22nd at 3:00 p.m.

Date option 2 – February 25th at 3:30 p.m.

Member Harris will be unable to attend the dates during the range suggested. Community Development will confirm whether or not a designee can represent the County.

Announcements and Future Agenda Items: None.

Adjournment: MSC Thorson/Harris to adjourn at 3:50 p.m.

Respectfully Submitted,



Samantha Jefferson, Office Manager of Community Development and Assessment