AGENDA
CITY OF NEENAH STANDING JOINT REVIEW BOARD
Tuesday, August 11, 2026
3:30 P.M.
Hauser Room, Neenah City Hall

1. Approve minutes of July 17, 2025 meeting.

2. Review of 2025 TID Annual Report.

3. 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 17, 2025
Hauser Room, Neenah City Hall

Present: **Board members: Mike Faulks (public representative), Jon Joch (NJSD), Koby Schellenger (representative from Winnebago County), and Amy Van Straten (FVTC).**
Also present: Community Development Director Kelly Nieforth, Ald. Cari Lendrum, Finance Deputy Director Andrew Kahl and Community Development Specialist Samantha Jefferson. Excused: Ald. Mark Ellis.

Board Chairman Faulks called the meeting to order at 3:00 p.m.

Introduction of Kelly Nieforth, Community Development Director: New Community Development Director Kelly Nieforth introduced herself. Her last role was Director of Community Development for the City of Oshkosh. Her experience with TIDs and economic development is extensive – Oshkosh has over 30 TIDs of all types.

Approval of July 18, 2024 meeting minutes: MSC Faulks/Joch, the Joint Review Board approved the minutes of the July 18, 2024 Joint Review Board meeting. Motion passed.

Review of 2024 TID Annual Reports:

An annual review of the City of Neenah's Tax Increment Districts was completed to assess progress, identify any concerns, and ensure compliance with state reporting requirements (reports were submitted to the DOR by the required July 1). Each district was discussed in detail, with attention given to financial performance, development activity, and projected closure timelines.

TID 7, the city's oldest TID, is scheduled to close in 2033. It encompasses the I-41 westside business corridor and currently serves as a donor district for TID 8. TID 7 has been very successful, with a strong track record of development, including multiple development agreements. The district continues to generate solid increment, and overall, it is performing exceptionally well. Once TID 8 no longer requires financial support, TID 7 is expected to close.

TID 8 is scheduled to close one year earlier, in 2032. This district includes a portion of Doty Island along the southern shore of the Fox River in the downtown area. Although initial projections overestimated the increment growth, recent development activity has exceeded expectations. Major projects such as Solaris, 201 West, and Plexus have added considerable value, and overall, the district is performing better than previously anticipated. If incremental growth continues at this pace (and with help from donor TID 7), there may be an opportunity to close the district earlier than scheduled.

TID 9, covering the I-41 South Industrial Redevelopment area, is currently on track to close in 2038. This district has seen strong growth and a notable increase in value. Developments within the district, including investments by Menasha Corporation, have contributed to its success. Based on current performance, it is anticipated that TID 9 could close ahead of schedule.

TID 10 includes the Downtown Gateway Redevelopment District and is set to close in 2040. This TID covers the Plexus Design Center, Arrowhead Park, the proposed downtown parking ramp, and the warehouse parcel. While the warehouse site has yet to be redeveloped, it represents a promising opportunity for future increment generation. The city is currently conducting a parking analysis to help guide development decisions in this area. Overall, this district holds strong long-term potential.

TID 11, which includes the Pendleton Park townhome and apartment developments, is scheduled to close in 2032. The district has performed very well and is tracking ahead of projections. No issues are anticipated.

TID 12 supports the Bridgewood Redevelopment Area and is set to close in 2042. This district includes the hotel expansion and multi-phase apartment development. The city provided $630,000 in TIF assistance for the hotel project and just over $3 million for the apartments, with 80% and 70% increment sharing, respectively. The housing created through this TID addresses a critical local need and has performed well. The district continues to generate healthy increment and is meeting expectations.

TID 13 is the city's newest district, located in the Southpark industrial expansion area. It is scheduled to close in 2044.

This TID has seen strong early success with two active development agreements. Gunderson Cleaners is relocating to this area, bringing with it 50 new jobs, and RGL recently held a ribbon-cutting ceremony and is already beginning Phase 2 of their project. There are no longer any vacant lots in the TID, and the city is implementing traffic improvements to support continued development. This TID represents a major opportunity for industrial redevelopment and is off to a strong start.

In terms of overall financial health, all of the City of Neenah's TIDs are performing well. The city remains comfortably under the state's 12% test, currently sitting at approximately 8%. TID 7, as the largest and most valuable district, significantly contributes to that percentage but will eventually be closed once its donor responsibilities are fulfilled. TID 8 was the only district that required proactive financial support in earlier years, but it has since rebounded and is now on solid footing.

Member Joch inquired whether there were any areas of concern within the city's current TID portfolio. Director Nieforth responded that while TID 8 had previously been a point of concern, it is now performing much better. However, despite its recent progress, TID 8 will still likely require ongoing support from TID 7. She noted that this is manageable and should not present a problem, as TID 7 is strong and capable of serving as a donor. The goal is that TID 8 will eventually carry a positive cash balance and will only need donor support to cover existing debt obligations.

Ald. Lendrum provided further context on TID 8's earlier challenges, explaining that one major setback was the unexpected cost of environmental mitigation related to the former Glatfelter site. The extent of contamination was greater than anticipated, which significantly increased costs and was not factored into the original projections. Additionally, the timing of the housing market crash had a detrimental effect on property values, further complicating early performance.

Regarding TID 10, Member Joch asked about the status of Arrowhead Park and the potential redevelopment of the warehouse parcel. Director Nieforth explained that the primary intent of TID 10 is to support the construction of a parking ramp and the eventual redevelopment of the warehouse site. However, the situation surrounding Arrowhead Park is complex due to its location within the lakebed. Because of this, any improvements or redevelopment efforts must go through multiple levels of approval from the Wisconsin Department of Natural Resources (DNR). Due to these constraints, the city does not expect to generate increment from the park portion of the site.

Member Faulks raised a question about whether the city would be allowed to build in that area given the regulatory constraints. Director Nieforth responded that it depends heavily on how the state interprets the public trust doctrine, which governs the use of navigable waters and lakebed lands. What type of buildings will be permitted is still an open question and will require further legal and regulatory guidance.

Announcements and Future Agenda Items: Director Nieforth mentioned future JRB Training for members.

Director Nieforth and the Community Development Specialist Jefferson provided an overview of the City's Houses into Homes program, which was funded using increment generated by keeping TIDs 5 and 6 open for one additional year. Since its launch in 2024, the program has supported over 50 projects, with approximately $295,000 invested to date. The initiative offers a combination of grants and loans aimed at preserving Neenah's housing stock and supporting affordable housing efforts. Due to overwhelming demand, the 2025 program cycle closed quickly after reaching funding limits. The city is currently evaluating potential program modifications for the 2026 cycle to improve accessibility and impact.

Construction activity continues at a rapid pace throughout the city, with several major residential projects in progress. At the former Shattuck School site, the developer has received approval for 31 new residential lots concentrated along Reed and Elm Streets. The City is partnering with the developer to construct a stormwater management pond to support the development. On the west side, the Freedom Acres subdivision remains highly active, with new lots being built out quickly and strong momentum continuing.

Member Joch raised the question of what more could be done to create housing opportunities within the community. In response, Director Nieforth noted that, as part of the ongoing housing study, the city is actively exploring ways to diversify housing options across a range of income levels. The goal is to identify and support the development of different types of housing that can meet the needs of residents at various economic stages.

Adjournment: Meeting adjourned at 3:27 p.m.

Respectfully Submitted,

Samantha Jefferson
Community Development Specialist

Form PE-300	# TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **70261**	Municipality **NEENAH**		County **WINNEBAGO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **007**	TID type **3**	TID name **Westside Business Corridor**	Creation date **07/05/2000**	Mandatory termination date **07/05/2037**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$0**

Section 3 – Revenue	Amount
Tax increment	$1,985,108
Investment income	$50,803
Debt proceeds	
Special assessments	
Shared revenue	$193,513
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$2,229,424**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$147,360
Professional services	$1,150
Interest and fiscal charges	$60,227
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$539,108
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 008	$1,403,577
Developer grants	
Developer name Spring Creek Center II LLC	$77,852
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$2,229,424**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$0**
Future costs	**$15,818,152**
Future revenue	**$26,741,842**
Surplus or deficit	**$10,923,690**

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	**TID New Construction Increase**	**TID New Construction Decrease**	**Prior Year Correction**	**TID Net New Construction (NNC)**
007	$1,611,600	$0	$-7,500	$1,604,100
008	$844,200	$-697,300	$-6,500	$140,400
009	$0	$0	$-800	$-800
010	$0	$0	$-100	$-100
011	$0	$0	$0	$0
012	$5,172,800	$-25,300	$0	$5,147,500
013	$22,731,300	$0	$0	$22,731,300
Total	**$30,359,900**	**$-722,600**	**$-14,900**	**$29,622,400**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
007	$1,604,100	$3,336,645,400	0.05	$19,083,328	$9,542
008	$140,400	$3,336,645,400	0.00	$19,083,328	$0
009	$-800	$3,336,645,400	0.00	$19,083,328	$0
010	$-100	$3,336,645,400	0.00	$19,083,328	$0
011	$0	$3,336,645,400	0.00	$19,083,328	$0
012	$5,147,500	$3,336,645,400	0.15	$19,083,328	$28,625
013	$22,731,300	$3,336,645,400	0.68	$19,083,328	$129,767
Total	**$29,622,400**	**$3,336,645,400**	**0.88**	**$19,083,328**	**$167,933**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	**Increase per $100,000**
$167,933	$1.67933

Historical Allowable Levy Increase Attributable to TID NNC						
Year	**TID**	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
2024	007	$4,901,900	$3,107,857,600	0.16	$18,847,725	$30,156
2024	008	$2,088,300	$3,107,857,600	0.07	$18,847,725	$13,193
2024	009	$764,100	$3,107,857,600	0.02	$18,847,725	$3,770
2024	010	$59,400	$3,107,857,600	0.00	$18,847,725	$0
2024	011	$0	$3,107,857,600	0.00	$18,847,725	$0

2024	012	$300	$3,107,857,600	0.00	$18,847,725	$0
2024	**Total**	**$7,814,000**	**$3,107,857,600**	**0.25**	**$18,847,725**	**$47,119**
2023	007	$2,900,000	$2,731,410,000	0.11	$18,219,275	$20,041
2023	008	$11,500,000	$2,731,410,000	0.42	$18,219,275	$76,521
2023	009	$143,600	$2,731,410,000	0.01	$18,219,275	$1,822
2023	010	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	011	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	012	$-240,000	$2,731,410,000	-0.01	$18,219,275	$-1,822
2023	**Total**	**$14,303,600**	**$2,731,410,000**	**0.53**	**$18,219,275**	**$96,562**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Vicky K Rasmussen**	Preparer title **Director of Finance / Treasurer**
Preparer email **vrasmussen@neenahwi.gov**	Preparer phone **(920) 886-6140**
Contact name **Vicky K Rasmussen**	Contact title **Director of Finance / Treasurer**
Contact email **vrasmussen@neenahwi.gov**	Contact phone **(920) 886-6140**

Submission Information

Co-muni code	**70261**
TID number	**007**
Submission date	**06-23-2026 12:33 PM**
Confirmation	**TIDAR20251929O1781190913955**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **70261**	Municipality **NEENAH**		County **WINNEBAGO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **008**	TID type **3D**	TID name **Doty Island Business District**	Creation date **09/05/2001**	Mandatory termination date **09/05/2038**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-5,473,495**

Section 3 – Revenue		Amount
Tax increment		$1,459,708
Investment income		$16,836
Debt proceeds		
Special assessments		
Shared revenue		$298,745
Sale of property		
Allocation from another TID		
TID number	007	$1,403,577
Developer guarantees		
Developer name	Ground Lease/Property Value Shortfall Payment	$36,608
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source		
Total Revenue (deposits)		**$3,215,474**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 4 – Expenditures		Amount
Capital expenditures		
Administration		$147,360
Professional services		$10,637
Interest and fiscal charges		$501,860
DOR fees		$150
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt		$2,360,877
Environmental costs		
Real property assembly costs		
Allocation to another TID		
TID number		
Developer grants		
Developer name	Solaris on Main LLC	$194,655
Developer name	201 West Wisconsin LLC	$168,759
Transfer to other funds		
Fund		
Other expenditures		
Name		
Total Expenditures		**$3,384,298**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-5,642,319**
Future costs	**$19,122,637**
Future revenue	**$38,468,016**
Surplus or deficit	**$13,703,060**

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
007	$1,611,600	$0	$-7,500	$1,604,100
008	$844,200	$-697,300	$-6,500	$140,400
009	$0	$0	$-800	$-800
010	$0	$0	$-100	$-100
011	$0	$0	$0	$0
012	$5,172,800	$-25,300	$0	$5,147,500
013	$22,731,300	$0	$0	$22,731,300
Total	**$30,359,900**	**$-722,600**	**$-14,900**	**$29,622,400**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
007	$1,604,100	$3,336,645,400	0.05	$19,083,328	$9,542
008	$140,400	$3,336,645,400	0.00	$19,083,328	$0
009	$-800	$3,336,645,400	0.00	$19,083,328	$0
010	$-100	$3,336,645,400	0.00	$19,083,328	$0
011	$0	$3,336,645,400	0.00	$19,083,328	$0
012	$5,147,500	$3,336,645,400	0.15	$19,083,328	$28,625
013	$22,731,300	$3,336,645,400	0.68	$19,083,328	$129,767
Total	**$29,622,400**	**$3,336,645,400**	**0.88**	**$19,083,328**	**$167,933**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$167,933	$1.67933

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	007	$4,901,900	$3,107,857,600	0.16	$18,847,725	$30,156
2024	008	$2,088,300	$3,107,857,600	0.07	$18,847,725	$13,193
2024	009	$764,100	$3,107,857,600	0.02	$18,847,725	$3,770
2024	010	$59,400	$3,107,857,600	0.00	$18,847,725	$0
2024	011	$0	$3,107,857,600	0.00	$18,847,725	$0

2024	012	$300	$3,107,857,600	0.00	$18,847,725	$0
2024	**Total**	**$7,814,000**	**$3,107,857,600**	**0.25**	**$18,847,725**	**$47,119**
2023	007	$2,900,000	$2,731,410,000	0.11	$18,219,275	$20,041
2023	008	$11,500,000	$2,731,410,000	0.42	$18,219,275	$76,521
2023	009	$143,600	$2,731,410,000	0.01	$18,219,275	$1,822
2023	010	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	011	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	012	$-240,000	$2,731,410,000	-0.01	$18,219,275	$-1,822
2023	**Total**	**$14,303,600**	**$2,731,410,000**	**0.53**	**$18,219,275**	**$96,562**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information	
Preparer name **Vicky K Rasmussen**	Preparer title **Director of Finance / Treasurer**
Preparer email **vrasmussen@neenahwi.gov**	Preparer phone **(920) 886-6140**
Contact name **Vicky K Rasmussen**	Contact title **Director of Finance / Treasurer**
Contact email **vrasmussen@neenahwi.gov**	Contact phone **(920) 886-6140**

Submission Information	
Co-muni code	**70261**
TID number	**008**
Submission date	**06-23-2026 12:35 PM**
Confirmation	**TIDAR20251929O1781194046147**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **70261**	Municipality **NEENAH**		County **WINNEBAGO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **009**	TID type **3**	TID name **I-41 South Industrial Redevelopment District**	Creation date **03/18/2015**	Mandatory termination date **03/18/2042**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-98,032**

Section 3 – Revenue	Amount
Tax increment	$172,484
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	$97,530
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$270,014**

Section 4 – Expenditures	Amount
Capital expenditures	$9,799
Administration	$122,800
Professional services	$1,150
Interest and fiscal charges	$32,005
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$298,333
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$464,237**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-292,255**
Future costs	**$2,732,861**
Future revenue	**$5,112,535**
Surplus or deficit	**$2,087,419**

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
007	$1,611,600	$0	$-7,500	$1,604,100
008	$844,200	$-697,300	$-6,500	$140,400
009	$0	$0	$-800	$-800
010	$0	$0	$-100	$-100
011	$0	$0	$0	$0
012	$5,172,800	$-25,300	$0	$5,147,500
013	$22,731,300	$0	$0	$22,731,300
Total	**$30,359,900**	**$-722,600**	**$-14,900**	**$29,622,400**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
007	$1,604,100	$3,336,645,400	0.05	$19,083,328	$9,542
008	$140,400	$3,336,645,400	0.00	$19,083,328	$0
009	$-800	$3,336,645,400	0.00	$19,083,328	$0
010	$-100	$3,336,645,400	0.00	$19,083,328	$0
011	$0	$3,336,645,400	0.00	$19,083,328	$0
012	$5,147,500	$3,336,645,400	0.15	$19,083,328	$28,625
013	$22,731,300	$3,336,645,400	0.68	$19,083,328	$129,767
Total	**$29,622,400**	**$3,336,645,400**	**0.88**	**$19,083,328**	**$167,933**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$167,933	$1.67933

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	007	$4,901,900	$3,107,857,600	0.16	$18,847,725	$30,156
2024	008	$2,088,300	$3,107,857,600	0.07	$18,847,725	$13,193
2024	009	$764,100	$3,107,857,600	0.02	$18,847,725	$3,770
2024	010	$59,400	$3,107,857,600	0.00	$18,847,725	$0
2024	011	$0	$3,107,857,600	0.00	$18,847,725	$0

2024	012	$300	$3,107,857,600	0.00	$18,847,725	$0
2024	**Total**	**$7,814,000**	**$3,107,857,600**	**0.25**	**$18,847,725**	**$47,119**
2023	007	$2,900,000	$2,731,410,000	0.11	$18,219,275	$20,041
2023	008	$11,500,000	$2,731,410,000	0.42	$18,219,275	$76,521
2023	009	$143,600	$2,731,410,000	0.01	$18,219,275	$1,822
2023	010	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	011	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	012	$-240,000	$2,731,410,000	-0.01	$18,219,275	$-1,822
2023	**Total**	**$14,303,600**	**$2,731,410,000**	**0.53**	**$18,219,275**	**$96,562**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

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Contact name **Vicky K Rasmussen**	Contact title **Director of Finance / Treasurer**
Contact email **vrasmussen@neenahwi.gov**	Contact phone **(920) 886-6140**

Submission Information

Co-muni code	**70261**
TID number	**009**
Submission date	**06-23-2026 12:36 PM**
Confirmation	**TIDAR20251929O1781202588963**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **70261**	Municipality **NEENAH**		County **WINNEBAGO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **010**	TID type **2**	TID name **Downtown Gateway Redevelopment District**	Creation date **08/05/2015**	Mandatory termination date **08/05/2042**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$1,326,318**

Section 3 – Revenue	Amount
Tax increment	$238,968
Investment income	$44,112
Debt proceeds	
Special assessments	
Shared revenue	$29,835
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$312,915**

Section 4 – Expenditures	Amount
Capital expenditures	$810
Administration	$49,120
Professional services	$1,150
Interest and fiscal charges	$108,270
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$253,250
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$412,750**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$1,226,483**
Future costs	**$7,477,072**
Future revenue	**$8,947,007**
Surplus or deficit	**$2,696,418**

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
007	$1,611,600	$0	$-7,500	$1,604,100
008	$844,200	$-697,300	$-6,500	$140,400
009	$0	$0	$-800	$-800
010	$0	$0	$-100	$-100
011	$0	$0	$0	$0
012	$5,172,800	$-25,300	$0	$5,147,500
013	$22,731,300	$0	$0	$22,731,300
Total	**$30,359,900**	**$-722,600**	**$-14,900**	**$29,622,400**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
007	$1,604,100	$3,336,645,400	0.05	$19,083,328	$9,542
008	$140,400	$3,336,645,400	0.00	$19,083,328	$0
009	$-800	$3,336,645,400	0.00	$19,083,328	$0
010	$-100	$3,336,645,400	0.00	$19,083,328	$0
011	$0	$3,336,645,400	0.00	$19,083,328	$0
012	$5,147,500	$3,336,645,400	0.15	$19,083,328	$28,625
013	$22,731,300	$3,336,645,400	0.68	$19,083,328	$129,767
Total	**$29,622,400**	**$3,336,645,400**	**0.88**	**$19,083,328**	**$167,933**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$167,933	$1.67933

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	007	$4,901,900	$3,107,857,600	0.16	$18,847,725	$30,156
2024	008	$2,088,300	$3,107,857,600	0.07	$18,847,725	$13,193
2024	009	$764,100	$3,107,857,600	0.02	$18,847,725	$3,770
2024	010	$59,400	$3,107,857,600	0.00	$18,847,725	$0
2024	011	$0	$3,107,857,600	0.00	$18,847,725	$0

2024	012	$300	$3,107,857,600	0.00	$18,847,725	$0
2024	**Total**	**$7,814,000**	**$3,107,857,600**	**0.25**	**$18,847,725**	**$47,119**
2023	007	$2,900,000	$2,731,410,000	0.11	$18,219,275	$20,041
2023	008	$11,500,000	$2,731,410,000	0.42	$18,219,275	$76,521
2023	009	$143,600	$2,731,410,000	0.01	$18,219,275	$1,822
2023	010	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	011	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	012	$-240,000	$2,731,410,000	-0.01	$18,219,275	$-1,822
2023	**Total**	**$14,303,600**	**$2,731,410,000**	**0.53**	**$18,219,275**	**$96,562**

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Section 7 – Preparer/Contact Information

Preparer name **Vicky K Rasmussen**	Preparer title **Director of Finance / Treasurer**
Preparer email **vrasmussen@neenahwi.gov**	Preparer phone **(920) 886-6140**
Contact name **Vicky K Rasmussen**	Contact title **Director of Finance / Treasurer**
Contact email **vrasmussen@neenahwi.gov**	Contact phone **(920) 886-6140**

Submission Information

Co-muni code	**70261**
TID number	**010**
Submission date	**06-23-2026 12:37 PM**
Confirmation	**TIDAR20251929O1781208713259**
Submission type	**ORIGINAL**

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Section 1 – Municipality and TID					
Co-muni code **70261**	Municipality **NEENAH**		County **WINNEBAGO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **011**	TID type **6**	TID name **Pendleton Development Area**	Creation date **02/01/2017**	Mandatory termination date **02/01/2038**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$613,415**

Section 3 – Revenue	Amount
Tax increment	$529,090
Investment income	$32,889
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$561,979**

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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$49,120
Professional services	$1,150
Interest and fiscal charges	$36,339
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$1,750
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Pendleton Park LLC	$272,706
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$361,215**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$814,179**
Future costs	**$4,272,922**
Future revenue	**$6,505,137**
Surplus or deficit	**$3,046,394**

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
007	$1,611,600	$0	$-7,500	$1,604,100
008	$844,200	$-697,300	$-6,500	$140,400
009	$0	$0	$-800	$-800
010	$0	$0	$-100	$-100
011	$0	$0	$0	$0
012	$5,172,800	$-25,300	$0	$5,147,500
013	$22,731,300	$0	$0	$22,731,300
Total	**$30,359,900**	**$-722,600**	**$-14,900**	**$29,622,400**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
007	$1,604,100	$3,336,645,400	0.05	$19,083,328	$9,542
008	$140,400	$3,336,645,400	0.00	$19,083,328	$0
009	$-800	$3,336,645,400	0.00	$19,083,328	$0
010	$-100	$3,336,645,400	0.00	$19,083,328	$0
011	$0	$3,336,645,400	0.00	$19,083,328	$0
012	$5,147,500	$3,336,645,400	0.15	$19,083,328	$28,625
013	$22,731,300	$3,336,645,400	0.68	$19,083,328	$129,767
Total	**$29,622,400**	**$3,336,645,400**	**0.88**	**$19,083,328**	**$167,933**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$167,933	$1.67933

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	007	$4,901,900	$3,107,857,600	0.16	$18,847,725	$30,156
2024	008	$2,088,300	$3,107,857,600	0.07	$18,847,725	$13,193
2024	009	$764,100	$3,107,857,600	0.02	$18,847,725	$3,770
2024	010	$59,400	$3,107,857,600	0.00	$18,847,725	$0
2024	011	$0	$3,107,857,600	0.00	$18,847,725	$0

2024	012	$300	$3,107,857,600	0.00	$18,847,725	$0
2024	**Total**	**$7,814,000**	**$3,107,857,600**	**0.25**	**$18,847,725**	**$47,119**
2023	007	$2,900,000	$2,731,410,000	0.11	$18,219,275	$20,041
2023	008	$11,500,000	$2,731,410,000	0.42	$18,219,275	$76,521
2023	009	$143,600	$2,731,410,000	0.01	$18,219,275	$1,822
2023	010	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	011	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	012	$-240,000	$2,731,410,000	-0.01	$18,219,275	$-1,822
2023	**Total**	**$14,303,600**	**$2,731,410,000**	**0.53**	**$18,219,275**	**$96,562**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Vicky K Rasmussen**	Preparer title **Director of Finance / Treasurer**
Preparer email **vrasmussen@neenahwi.gov**	Preparer phone **(920) 886-6140**
Contact name **Vicky K Rasmussen**	Contact title **Director of Finance / Treasurer**
Contact email **vrasmussen@neenahwi.gov**	Contact phone **(920) 886-6140**

Submission Information

Co-muni code	**70261**
TID number	**011**
Submission date	**06-23-2026 12:38 PM**
Confirmation	**TIDAR20251929O1781209136119**
Submission type	**ORIGINAL**

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Section 1 – Municipality and TID					
Co-muni code **70261**	Municipality **NEENAH**		County **WINNEBAGO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **012**	TID type **6**	TID name **Bridgewood Redevelopment**	Creation date **08/03/2022**	Mandatory termination date **08/03/2042**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$303,851**

Section 3 – Revenue	Amount
Tax increment	$39,409
Investment income	$9,088
Debt proceeds	
Special assessments	
Shared revenue	$16,076
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$64,573**

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Section 4 – Expenditures	Amount
Capital expenditures	$71,166
Administration	$49,120
Professional services	$1,150
Interest and fiscal charges	$73,550
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$195,136**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$173,288**
Future costs	**$6,555,794**
Future revenue	**$6,859,810**
Surplus or deficit	**$477,304**

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	**TID New Construction Increase**	**TID New Construction Decrease**	**Prior Year Correction**	**TID Net New Construction (NNC)**
007	$1,611,600	$0	$-7,500	$1,604,100
008	$844,200	$-697,300	$-6,500	$140,400
009	$0	$0	$-800	$-800
010	$0	$0	$-100	$-100
011	$0	$0	$0	$0
012	$5,172,800	$-25,300	$0	$5,147,500
013	$22,731,300	$0	$0	$22,731,300
Total	**$30,359,900**	**$-722,600**	**$-14,900**	**$29,622,400**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
007	$1,604,100	$3,336,645,400	0.05	$19,083,328	$9,542
008	$140,400	$3,336,645,400	0.00	$19,083,328	$0
009	$-800	$3,336,645,400	0.00	$19,083,328	$0
010	$-100	$3,336,645,400	0.00	$19,083,328	$0
011	$0	$3,336,645,400	0.00	$19,083,328	$0
012	$5,147,500	$3,336,645,400	0.15	$19,083,328	$28,625
013	$22,731,300	$3,336,645,400	0.68	$19,083,328	$129,767
Total	**$29,622,400**	**$3,336,645,400**	**0.88**	**$19,083,328**	**$167,933**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	**Increase per $100,000**
$167,933	$1.67933

Historical Allowable Levy Increase Attributable to TID NNC						
Year	**TID**	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
2024	007	$4,901,900	$3,107,857,600	0.16	$18,847,725	$30,156
2024	008	$2,088,300	$3,107,857,600	0.07	$18,847,725	$13,193
2024	009	$764,100	$3,107,857,600	0.02	$18,847,725	$3,770
2024	010	$59,400	$3,107,857,600	0.00	$18,847,725	$0
2024	011	$0	$3,107,857,600	0.00	$18,847,725	$0

2024	012	$300	$3,107,857,600	0.00	$18,847,725	$0
2024	**Total**	**$7,814,000**	**$3,107,857,600**	**0.25**	**$18,847,725**	**$47,119**
2023	007	$2,900,000	$2,731,410,000	0.11	$18,219,275	$20,041
2023	008	$11,500,000	$2,731,410,000	0.42	$18,219,275	$76,521
2023	009	$143,600	$2,731,410,000	0.01	$18,219,275	$1,822
2023	010	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	011	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	012	$-240,000	$2,731,410,000	-0.01	$18,219,275	$-1,822
2023	**Total**	**$14,303,600**	**$2,731,410,000**	**0.53**	**$18,219,275**	**$96,562**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Vicky K Rasmussen**	Preparer title **Director of Finance / Treasurer**
Preparer email **vrasmussen@neenahwi.gov**	Preparer phone **(920) 886-6140**
Contact name **Vicky K Rasmussen**	Contact title **Director of Finance / Treasurer**
Contact email **vrasmussen@neenahwi.gov**	Contact phone **(920) 886-6140**

Submission Information

Co-muni code	**70261**
TID number	**012**
Submission date	**06-23-2026 12:39 PM**
Confirmation	**TIDAR20251929O1781530472006**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **70261**	Municipality **NEENAH**		County **WINNEBAGO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **013**	TID type **5**	TID name **Industrial Park Expansion Area**	Creation date **07/17/2024**	Mandatory termination date **07/17/2044**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$109,972**

Section 3 – Revenue	Amount
Tax increment	$0
Investment income	$856
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$856**

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Section 4 – Expenditures	Amount
Capital expenditures	$31,805
Administration	$49,120
Professional services	$1,100
Interest and fiscal charges	$51,910
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$134,085**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-23,257**
Future costs	**$7,710,200**
Future revenue	**$12,967,993**
Surplus or deficit	**$5,234,536**

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
007	$1,611,600	$0	$-7,500	$1,604,100
008	$844,200	$-697,300	$-6,500	$140,400
009	$0	$0	$-800	$-800
010	$0	$0	$-100	$-100
011	$0	$0	$0	$0
012	$5,172,800	$-25,300	$0	$5,147,500
013	$22,731,300	$0	$0	$22,731,300
Total	**$30,359,900**	**$-722,600**	**$-14,900**	**$29,622,400**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
007	$1,604,100	$3,336,645,400	0.05	$19,083,328	$9,542
008	$140,400	$3,336,645,400	0.00	$19,083,328	$0
009	$-800	$3,336,645,400	0.00	$19,083,328	$0
010	$-100	$3,336,645,400	0.00	$19,083,328	$0
011	$0	$3,336,645,400	0.00	$19,083,328	$0
012	$5,147,500	$3,336,645,400	0.15	$19,083,328	$28,625
013	$22,731,300	$3,336,645,400	0.68	$19,083,328	$129,767
Total	**$29,622,400**	**$3,336,645,400**	**0.88**	**$19,083,328**	**$167,933**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$167,933	$1.67933

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	007	$4,901,900	$3,107,857,600	0.16	$18,847,725	$30,156
2024	008	$2,088,300	$3,107,857,600	0.07	$18,847,725	$13,193
2024	009	$764,100	$3,107,857,600	0.02	$18,847,725	$3,770
2024	010	$59,400	$3,107,857,600	0.00	$18,847,725	$0
2024	011	$0	$3,107,857,600	0.00	$18,847,725	$0

2024	012	$300	$3,107,857,600	0.00	$18,847,725	$0
2024	**Total**	**$7,814,000**	**$3,107,857,600**	**0.25**	**$18,847,725**	**$47,119**
2023	007	$2,900,000	$2,731,410,000	0.11	$18,219,275	$20,041
2023	008	$11,500,000	$2,731,410,000	0.42	$18,219,275	$76,521
2023	009	$143,600	$2,731,410,000	0.01	$18,219,275	$1,822
2023	010	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	011	$0	$2,731,410,000	0.00	$18,219,275	$0
2023	012	$-240,000	$2,731,410,000	-0.01	$18,219,275	$-1,822
2023	**Total**	**$14,303,600**	**$2,731,410,000**	**0.53**	**$18,219,275**	**$96,562**

Section 7 – Preparer/Contact Information

Preparer name **Vicky K Rasmussen**	Preparer title **Director of Finance / Treasurer**
Preparer email **vrasmussen@neenahwi.gov**	Preparer phone **(920) 886-6140**
Contact name **Vicky K Rasmussen**	Contact title **Director of Finance / Treasurer**
Contact email **vrasmussen@neenahwi.gov**	Contact phone **(920) 886-6140**

Submission Information

Co-muni code	**70261**
TID number	**013**
Submission date	**06-23-2026 12:40 PM**
Confirmation	**TIDAR20251929O1781533311707**
Submission type	**ORIGINAL**