

CITY OF NEENAH
FINANCE AND PERSONNEL COMMITTEE MEETING
Monday, November 24, 2025– 5:30 p.m.
Hauser Room, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Neenah Common Council and must be noticed as such. The Council will follow the same agenda as the committee but will not take any formal action at this meeting.

AMENDED AGENDA

1. Public Appearances
2. Approval of Minutes from November 10, 2025 Regular Meeting (minutes can be found on the City's website)
3. **Make Recommendation to approve the Term Sheet with Eminent Development Corporation to facilitate the construction of a mixed-use development consisting of workforce housing and commercial space on city-owned property within the 1300 block of South Commercial Street. (Nieforth) (Attachment)**
4. Make Recommendation of Adoption of Resolution 2025-17, Approving the Neenah Central City Business Improvement District 2026 Operating Plan (Schmidt) (Attachment)
5. Make Recommendation to Upgrade Servers and Storage, not to exceed \$285,000 (Schroeder) (Attachment)
6. Fiscal Matters: October 2025 Vouchers (Rasmussen) (Attachments)
7. City Attorney Report (Rashid) (no report)
8. 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) 886-6110 or e-mail clerk@neenahwi.gov** at least 48 hours prior to the scheduled meeting or event to request an accommodation.

**CITY OF NEENAH
MINUTES OF THE
FINANCE AND PERSONNEL COMMITTEE MEETING
Monday, November 10, 2025 at 5:00 p.m.
Hauser Room, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin**

Call to Order.

The meeting was called to order at 5:00 PM by Chairman Steiner.

Present: Chairman Steiner, Vice-Chair Erickson, Council President Borchardt, Aldermen Ellis and Bruno, Director of Finance Rasmussen, and City Clerk Nagel.

Also present: Mayor Lang, City Attorney Rashid, and Aldermen Lendrum and Pollnow.

Absent/Excused: None.

1. Public Appearances.

a. None.

2. [Approval of Minutes from October 27, 2025 Regular Meeting](#) (minutes can be found on the City's website)

Motion by Ellis, seconded by Erickson to approve the October 27, 2025 Minutes as presented. Motion carried unanimously.

3. Make recommendation to Approve Resolution 2025-15 Adjusting Election Inspector Wages to an Hourly Rate Effective January 1, 2026. (Nagel) (Attachment)

Motion by Borchardt, seconded by Erickson to recommend Council approve Resolution 2025-15 Adjusting Election Inspector Wages to an Hourly Rate Effective January 1, 2026. Motion carried unanimously.

4. Make recommendation to approve Resolution 2025-16 Designating City Services Building, 1495 Tullar Road, as a polling location for the 2026-2027 election cycle. (Nagel) (Attachment)

Motion by Borchardt, seconded by Erickson to recommend Council approve Resolution 2025-16 Designating City Services Building, 1495 Tullar Road, as a polling location for the 2026-2027 election cycle. Motion carried unanimously.

5. City Attorney Report (Rashid)

a. The Committee may convene in closed session pursuant to Pursuant to Wis. Stat. Sec. 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and pursuant to Wis. Stat. Sec. 19.85(1)(g) to confer with City Attorney who will render advice concerning strategies with respect to pending or impending litigation involving the City, specifically regarding: Director of Human Resources.

Motion by Ellis, seconded by Borchardt for the Committee to convene in closed session pursuant to Pursuant to Wis. Stat. Sec. 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or

REPORT

REPORT

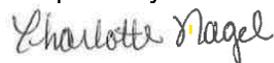
exercises responsibility and pursuant to Wis. Stat. Sec. 19.85(1)(g) to confer with City Attorney who will render advice concerning strategies with respect to pending or impending litigation involving the City, specifically regarding: Director of Human Resources. Motion carried unanimously.

The Finance & Personnel Committee adjourned in closed session.

6. Adjournment.

Motion to adjourn by Erickson, seconded by Ellis to adjourn. Motion carried unanimously. Meeting adjourned at 5:11 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Charlotte Nagel".

Charlotte Nagel
City Clerk



M E M O R A N D U M

DATE: November 21, 2025
TO: Chairman Steiner and Finance and Personnel Committee Members
FROM: Kelly Nieforth, Director of Community Development and Assessment
RE: **Eminent Development Corporation Term Sheet for South Commercial Mixed-Use Development**

Attached for your review and consideration is a proposed Term Sheet with Eminent Development Corporation for the construction of workforce housing units and commercial space within the South Commercial Street corridor. Eminent Development Corporation, a housing developer out of Madison, WI, submitted a proposal to the City of Neenah in response to a Request for Proposals that was created by the City to solicit interest for the City's property on the westside of the 1300 block along South Commercial Street. The City has been acquiring property along the South Commercial Street corridor for multiple years to create a developable parcel.

Eminent Development is proposing to construct forty-five (45) workforce housing units and 3,000sq ft of commercial space along South Commercial Street. Eminent Development will submit an application to the Wisconsin Housing and Economic Development Authority (WHEDA) for tax credits through the Housing Tax Credit Program to assist with the funding for this project.

The purpose of the Term Sheet is to provide Eminent Development assurances that they have control of the site to complete due diligence and can purchase the property for \$1 as long as they offer the residential units to individuals who earn 80% or less of the Median Income per the US Dept. of Housing and Urban Development (HUD). A Term Sheet with basic terms is required as part of Eminent Development's pre-application due to WHEDA on December 5, 2025. Should Eminent be selected to move forward with submitting a formal application by March 20, 2026, and have tax credits awarded for the project in May of 2026, a formal Development Agreement between the City and Eminent Development will be created for Council consideration.

The proposed project is consistent with the City's Comprehensive Plan, South Commercial Street Corridor Plan, the Redevelopment Area No. 4 South Commercial Street Redevelopment Plan, and Neenah Housing Study and Needs Assessment recommendations. Facilitating additional workforce housing in the City was a key strategy identified in the recently adopted housing plan.

In summary, the proposed Term Sheet contains the following terms:

- Eminent will submit a tax credit application to WHEDA by March 20, 2026.
- Eminent will purchase the +/-2-acre site from the City for a sale price of \$1.00 with a closing no later than October 31, 2026. The price of the land is dependent upon the units being made available to individuals who make 80% or less of the Median Income per HUD.
- Gunderson will construct approximately forty-five (45) housing units and 3,000 sq ft of commercial space.
- Construction shall commence no later than twelve (12) months after the property acquisition and shall be substantially completed by October 31, 2028.

Appropriate action is to recommend Council approve the Term Sheet with Eminent Development Corporation to facilitate the construction of a mixed-use development consisting of workforce housing and commercial space on city-owned property within the 1300 block of South Commercial Street.

City of Neenah and Eminent Development Corporation Term Sheet

Eminent Development Corporation (Eminent/Developer) is proposing to construct a mixed-use residential community along the west side of the 1300 block of South Commercial Street. The residential development will help grow housing opportunities in the City of Neenah (City) and will assist with the redevelopment of South Commercial Street. The proposed housing development will create an estimated 45 workforce housing units and 3,000sq ft of commercial space (Project).

The City owns approximately 2 acres of property on the west side of the 1300 block of South Commercial Street. The City has made multiple purchases in the past ten years to remove blight and prepare the site for future redevelopment. The City is proposing the following terms to assist Eminent's mixed-use development and creation of workforce housing units within the South Commercial Street Redevelopment Area.

Developer's Obligations:

- Eminent will submit a pre-application for tax credits through the WHEDA Wisconsin Housing Tax Credit Program by December 5, 2025. If the pre-application is not submitted or not chosen to move forward in the application process, this Term Sheet, including the Land Option, is null and void.
- If recommended to submit a full application by WHEDA, the application must be submitted by March 20, 2026. If the application is not submitted or not chosen to be awarded tax credits, this Term Sheet, including the Land Option, is null and void.
- If awarded tax credits, Eminent will purchase +/- 2.0 acres (shown in Exhibit B) of the City-owned property located along the west side of the 1300 block of South Commercial Street. The land shall be purchased by Eminent before October 31, 2026.
- The land shall be sold by the City to Eminent for \$1 if all the residential units are below 80% of the Median Family Income as determined by the US Department of Housing and Urban Development and further described in Exhibit A.
- If the residential units are above 80% of the Median Family Income as determined by the US Department of Housing and Urban Development, the land will be sold for \$2.50 per square foot.
- Eminent will construct approximately forty-five (45) workforce housing units comprised of one (1) mixed-use building along South Commercial Street and

townhomes to the west of South Commercial Street on the city property as shown on Exhibit B.

- Eminent will construct approximately 3,000 sq ft of commercial space on the first floor along South Commercial Street as shown on Exhibit B.
- Eminent shall commence construction of the Project within twelve (12) months after acquiring the property from the City. For purposes hereof, “commencement of construction” shall mean the building permit has been issued, the building contractor is on site, and the start of site improvements such as site grading or clearing.
- The Project must follow all applicable federal, state, and local codes.
- A site plan shall be reviewed and approved by the City prior to construction of the Project.
- The Project must be substantially completed by October 31, 2028. For purposes hereof, “substantially complete” shall mean the issuance of a certificate of occupancy.

City Obligations:

- The City will negotiate with the owner of 118 West Peckham Street to purchase a portion of the entire property to increase the acreage for Eminent’s proposed development should the asking price be within a reasonable range.
- The City will grant an Option to Purchase for the city-owned property along the west side of the 1300 South Commercial Street block to Eminent. The Option to Purchase will be valid until October 31, 2026. The Option to Purchase will include exclusive access rights to Eminent to conduct site due diligence.
- The City will combine the existing parcels into a +/- 2-acre parcel via a certified survey map (CSM).
- The City will rezone the property, allowing for mixed-use and residential uses.
- The City agrees to assist with the coordination of an existing stormwater pipe and easement on the subject property should Eminent request it be relocated.

Exhibit A

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Oshkosh-Neenah, WI MSA	\$103,600	Very Low (50%) Income Limits (\$) Click for More Detail	36,300	41,450	46,650	51,800	55,950	60,100	64,250	68,400
		Extremely Low Income Limits (\$)* Click for More Detail	21,800	24,900	28,000	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	58,050	66,350	74,650	82,900	89,550	96,200	102,800	109,450

NOTE: **Winnebago County** is part of the **Oshkosh-Neenah, WI MSA**, so all information presented here applies to all of the Oshkosh-Neenah, WI MSA.

The **Oshkosh-Neenah, WI MSA** contains the following areas: Winnebago County, WI;



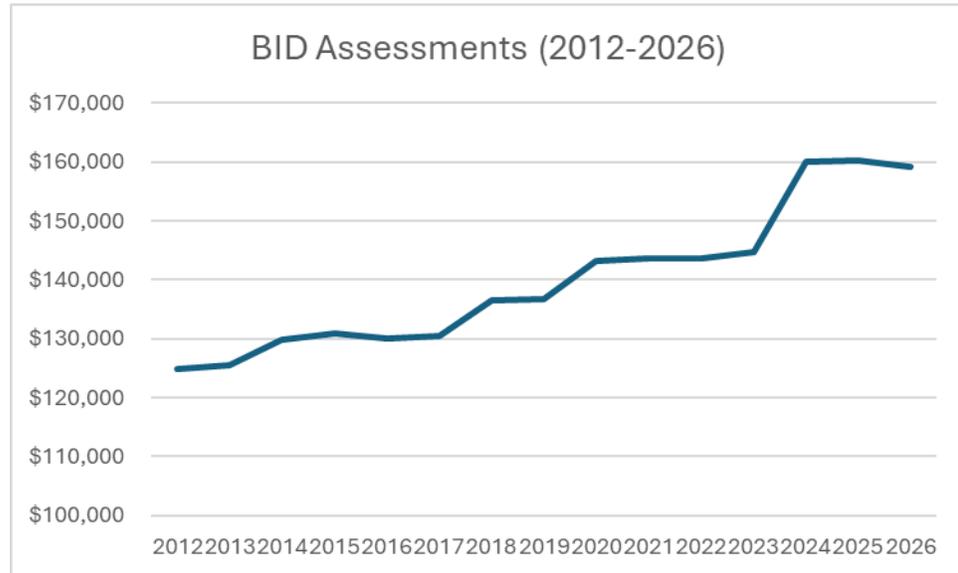
MEMORANDUM

DATE: November 24, 2025
TO: Chairman Steiner and the Finance and Personnel Committee
FROM: Brad Schmidt, Deputy Director
RE: 2026 BID Operating Plan and Schedule of Assessments

At its November 18, 2025, meeting, the Neenah Central City BID Board approved its 2026 Operating Plan and recommends Council adoption of the same. A copy of the plan is attached.

Schedule of Assessments

2013 -- \$125,560
2014 -- \$129,886
2015 -- \$131,020
2016 -- \$129,992
2017 -- \$130,379
2018 -- \$136,528
2019 -- \$136,694
2020 -- \$143,268
2021 -- \$143,534
2022 -- \$143,731
2023 -- \$144,797
2024 -- \$160,107
2025 -- \$160,334
2026 -- \$158,349



Net decrease in BID Assessment Collection from 2025 Level= \$1,985.

In addition to the \$158,749 in assessment collections, the BID will be carrying over \$27,363 in funds from 2025, making the final BID budget for 2026, \$185,713.

An appropriate motion would be to recommend Council adoption of Resolution No. 2025-17, approving the Neenah Central City Business Improvement District 2026 Operating Plan.



RESOLUTION NO. 2025-17

A RESOLUTION APPROVING THE NEENAH CENTRAL CITY BUSINESS IMPROVEMENT DISTRICT 2026 OPERATING PLAN

WHEREAS, the Neenah Central City Business Improvement District was created to establish a stable stream of revenue from a broad base of benefactors aimed at achieving common objectives for the benefit of district property and business owners; and

WHEREAS, the Neenah Central City Business Improvement District has four operating goals, namely District Maintenance, Retention and Recruitment, Public Relations and Marketing, and Centralized Management; and

WHEREAS, the Business Improvement District Board of Directors exists to implement programs and activities in accordance with the annual Operating Plan for the District; and

WHEREAS, the Business Improvement District Board of Directors did, on November 18, 2025, approve the 2026 Operating Plan for the District and recommend its adoption by the Common Council of the City of Neenah.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WISCONSIN this 3rd day of December 2025, that the Neenah Central City Business Improvement District Operating Plan for calendar year 2026 is hereby adopted.

Recommended by:

CITY OF NEENAH, WISCONSIN

Moved: _____

Jane B. Lang, Mayor

Passed: _____

Charlotte Nagel, City Clerk

Neenah Central City Business Improvement District Year Twenty-Five Operating Plan - 2026

Approved
Future Neenah Board: Pending
BID Board: Pending
Council: Pending

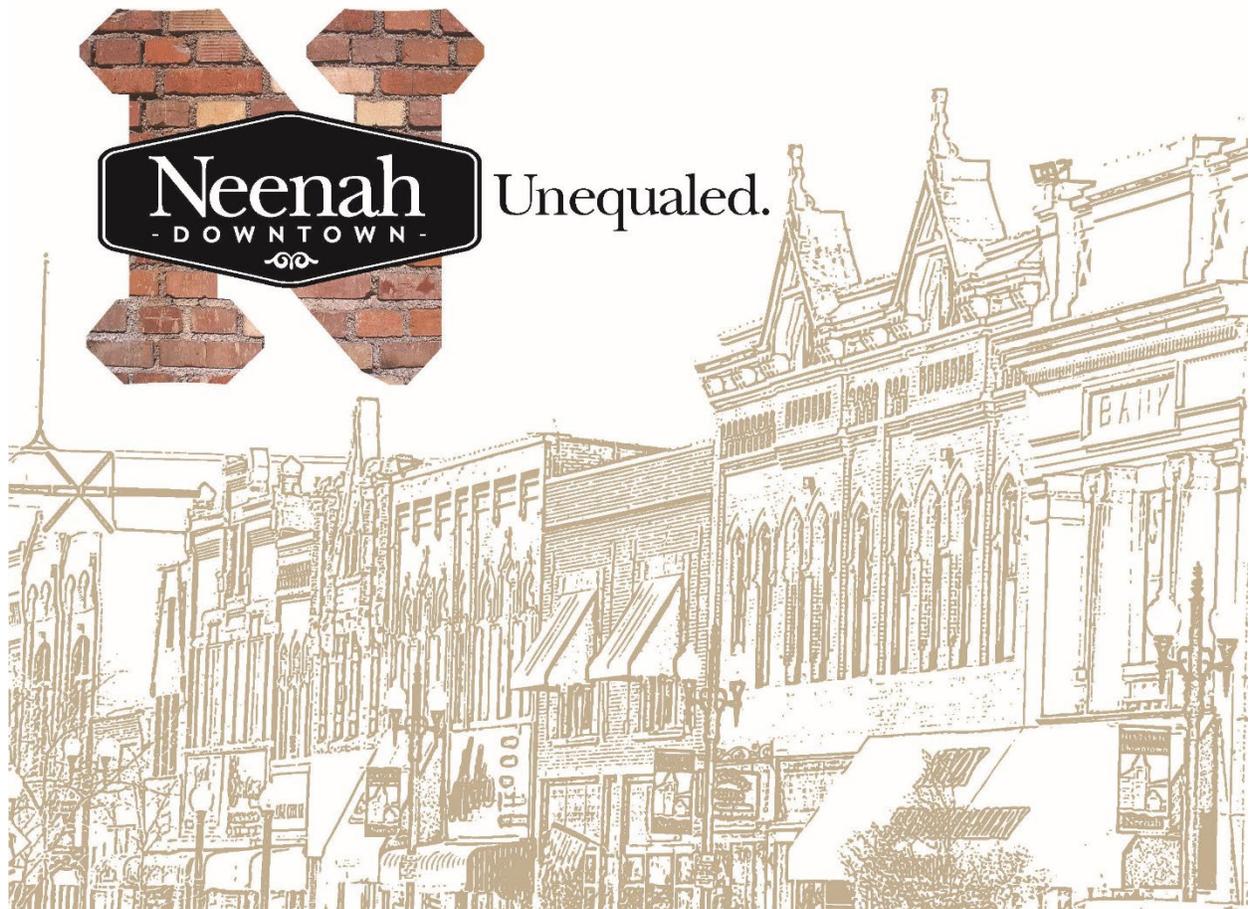


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Downtown Neenah Brand Statement

We are Neenah, Wisconsin.

Born on the banks where the Winnebago flows into the mighty Fox, we were named for running water. And that water has long since been our heart and our soul. It has fueled paper mills and steel industry, and it has fueled an unequalled culture that is truly built on water.

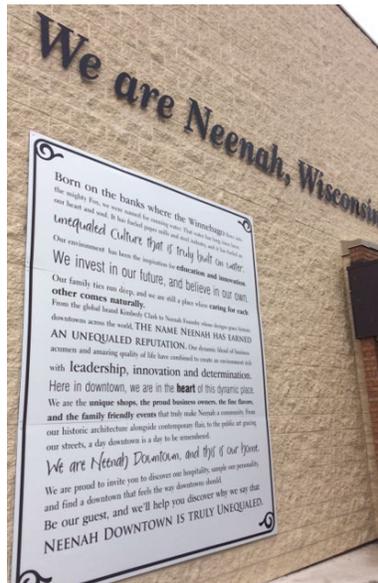
Our environment has been the inspiration for education and innovation. We invest in our future and believe in our own. Our family ties run deep, and we are still a place where caring for each other comes naturally.

From the global brand Kimberly-Clark to Neenah Foundry whose designs grace historic downtowns across the world the name Neenah has earned an unequalled reputation. Our dynamic blend of business acumen and amazing quality of life have combined to create an environment rich with leadership, innovation and determination.

And here in downtown, we are the heart of this dynamic place. We are the unique shops, the proud business owners, the fine flavors, and the family friendly events that truly make Neenah a community. From our historic architecture alongside contemporary flair to the public art gracing our streets, a day downtown is a day to be remembered.

We are Neenah Downtown, and this is our home. We are proud to invite you to discover our hospitality, sample our personality, and find a downtown that feels the way downtowns should. Be our guest, and we'll help you discover why we say that Neenah Downtown is truly Unequaled.

District Brand Statement Signage (below).



**2026
OPERATING PLAN
NEENAH CENTRAL CITY BUSINESS IMPROVEMENT DISTRICT**

I. INTRODUCTION

Under Wisconsin Act 184, signed into law in 1984, Wisconsin municipalities are authorized to create Business Improvement Districts (BIDs) upon petition of at least one property owner within the proposed district. The State Legislature created Section 66.1109 of the Wisconsin Statutes (the “BID Law”) to provide a mechanism “...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” See Appendix E, 1983 Wis. Act 184, Section 1, legislative declaration. In many instances, BIDs are designed to promote, develop, redevelop, manage, and maintain the district. BIDs use various methods to determine assessments. A majority of Wisconsin BID’s levy is based on each parcel’s assessed value. Under the BID law, properties used exclusively for residential purposes may not be assessed.

Business improvement district assessments are quite similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike traditional special assessments, however, business improvement district assessments can be used to finance a wide range of activities, services, and improvements. Business improvement districts in Wisconsin have been used to fund a broad scope of activity including business retention and recruitment programs, marketing and promotional activities, environmental enhancement, maintenance programs, parking utilization, services such as snow removal, façade renovations, as well as crime prevention and security activities.

In 2001, business and property owners located within the Neenah Central City Business Improvement District (the “District”) signed a petition requesting the creation of a Business Improvement District. The purpose of the District is to sustain the competitiveness of Downtown and ensure a safe, clean environment conducive to business and recreational activity. The petition was included as part of the Initial Operating Plan that was developed in accordance with the BID statutes. The Neenah Common Council approved the Plan and created the District on November 20, 2001. The BID District functions as a cooperative partnership with the City of Neenah (City) and Future Neenah, Inc. (FNI).

This 2026 Operating Plan will govern the operation and management of the BID for the next year. It is anticipated that the BID will be renewed for subsequent years with essentially the same terms and conditions (with options to modify work plans, budgets, etc.), and in the manner prescribed under section 66.1109 (3) (b) of the BID law.

The provisions set forth herein shall constitute the “Operating Plan” of the Neenah Central City BID. As used herein, “BID” shall refer to the business improvement district’s operating and governance mechanism and “District” shall refer to the real estate located within the physical boundaries of the business improvement district, as provided herein.

A. Purpose of the BID

Since its inception, the objectives of the BID have been and continue to be to attract merchants and entrepreneurs that will increase customer traffic downtown, better enabling the Downtown District to compete for customers with suburban, residential, and commercial areas, and to position it as a destination point. Key focus areas are management, retention, recruitment, marketing, public relations and physical maintenance of the District. These are proposed because

1. Use of the BID mechanism to create a broad based entity focused on achieving specified goals and objectives, and led by a volunteer Board of Directors will help ensure that a sustainable management, retention, recruitment, marketing and maintenance program will continue on a long-term basis.

2. The District includes a variety of properties in differing types and sizes. Existing public funding sources used to maintain and promote the District in the past have not been sufficient. Unified development efforts will have to be financed with new private resources as well as existing public and private dollars. A system of shared costs, responsibilities, and programs will provide for long-term results that would otherwise not be obtainable. An example of the benefit of this effort will be the District supplementing the maintenance provided by the City in order to increase the appearance and cleanliness of Downtown. The City will continue to provide its current level of maintenance and service. The City, FNI, and the District have developed a Cooperation Agreement to address the common goal of maintaining a clean, safe, and vibrant central business district. This agreement defines roles and responsibilities among the parties, improves communication, makes efficient use of time and resources, and encourages success. The Cooperation Agreement will be extended for a two-year renewal, through December 31, 2027, with the adoption of the 2025 Operating Plan. Future renewal is subject to the mutual agreement of all parties. A retreat of all parties involved (City/FNI/BID) was last held October 21, 2025 to update this Cooperative Agreement. At that time, action was taken to replace this working document with an Agreement that more accurately reflects the partnership and shared duties/responsibilities. All parties agreed to meet every other year in similar fashion to renew this Cooperative Agreement. (Appendix L)
3. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City of Neenah and Future Neenah, Inc. to develop and maintain the District. The goals and objectives of the 2040 Comprehensive Plan, the 2022 Neenah Next Downtown Plan, the 2013 Market Analysis & Branding Study, the Waterfront Design and Development Master Plan, the 2008 Glatfelter Mill Redevelopment Master Plan, the 2014 parking study, and other programs that promote the economic vitality of the Downtown will be consulted in the management of the BID.
4. The continued use of the BID mechanism helps to ensure that the entire District will be promoted, managed and developed as expeditiously and cost effectively as possible, further ensuring that efforts to showcase and benefit the District continue into the future.
5. There have been more than 1000 BID's formed in North America, including 88 BIDs in Wisconsin. BIDs are a critical ingredient in commercial area revitalization and have proven to be successful by funding improvements and services that enhance the overall vitality of a business district. Success is measured by higher occupancies, sales, and property values.

II. DEVELOPMENT PLAN

This shall be the Business Improvement District Operating Plan for the Neenah Central City Business Improvement District, for the year 2026.

A. Plan Objectives

The BID seeks to protect public and private investments in Downtown Neenah, and to attract new investment to the District. The BID exists to promote the orderly development and physical maintenance of the District, including implementation of the Downtown element of Neenah's 2040 Comprehensive Plan, and to develop, redevelop, maintain, operate and promote the District efficiently and effectively. The BID shall work to preserve and improve economic, cultural, and social conditions within the District by facilitating partnerships of people and organizations to achieve mutual goals. The BID provides the necessary funding to plan, evaluate, facilitate and implement District development projects, planning activities, services and promotional activities that will help to acquire and grow

sustainable consumer markets that Downtown Neenah can attract and serve, thus strengthening its competitiveness in the regional marketplace.

B. Plan of Action For 2026

The BID shall carry out its objectives by renewing the contract with FNI to carry out the administrative and management of the Plan of Action. It will be the task and responsibility of the BID Board and its standing committees to define and direct the implementation of the Plan of Action. The 2026 Plan of Action of the BID Board, as established by its four standing committees, is identified in the attached Appendix G.

C. Benefits

Funds collected by the BID under this plan will be spent for the benefit of the District.

Activities will:

1. Help District property owners secure and retain quality tenants.
2. Assist property owners and prospective tenants with governmental processes.
3. Assist property owners in retaining existing tenants by providing programs and services to troubleshoot, problem solve, and educate.
4. Assist property owners in recruiting new businesses to the District by using various proactive methods such as:
 - Track market trends, strengths, and weaknesses in order to target those new business sectors that should be recruited in the District.
 - Implement a marketing strategy and material to assist in attracting new businesses.
 - Continue to refine a database that tracks all property available within the BID. Use the database for informing potential new business of these locations.
5. Offer information and referral for financial assistance in developing and improving property.
6. Assist property owners in promoting not only their property, but also the District as a whole.
7. Address parking issues and concerns by working with City officials and recommending improvements to the Downtown Parking System.
8. Address safety issues through cooperative work with business owners and City officials in order to develop new programs aimed at keeping the BID safe for customers, owners, pedestrians, and residents.

Help increase the value of property in the District by:

1. Improving the image of the District.
 - Continue to implement and update the marketing and branding study to attract new customers, businesses, and pedestrian traffic to the area.
 - Continue to educate business and property owners, Downtown employees, and customers on parking availability, rules, and regulations.
2. Encouraging property owners and tenants to make improvements and enhancements to buildings in the District.
 - Continue to support the City's efforts at securing funding for continuation of the façade grant program.
 - Encourage and promote any new building improvements through the use of marketing campaigns, newsletters and media.
3. Expanding promotional and retail events that increase pedestrian traffic in the District.
 - Promote events such as Farmers Market, the Christmas Event, Ultimate Ladies Day, Shattuck Park Summer Concert Series, etc.
 - Work cooperatively with event organizers to develop new events and grow existing events that create public awareness of what businesses are located within the BID and encourage people to come to the District.

Help tenants and existing businesses in the District become stronger by:

1. Developing vacant property and land.
2. Working with business owners in finding and obtaining tenants/owners to purchase/lease available space.
3. Assisting in marketing the BID to the general public and to private developers.
4. Working with area businesses and City officials to develop solutions for undesirable property.
5. Monitoring the enforcement of codes on properties that are neglected due to absentee owners.

D. BID Organization and Operating Board

The Mayor of the City of Neenah, as outlined below, shall appoint the BID Board (“Board”), with input from the current BID Board membership, Future Neenah, Inc., City Officials and the property/business owners in the District. Appointments to the Board shall be made before the commencement of the Plan Year for which the Operating Plan was adopted.

This Board’s primary responsibility shall be to implement the current year’s Operating Plan, to contract for the carrying out of the Operating Plan, contracting for preparation of an annual report and audit or review on the District, annually considering and making changes to the Operating Plan and submitting the Operating Plan for the following Plan Year to the Common Council of the City of Neenah for approval. These responsibilities may require the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and, to ensure District compliance with provisions of applicable statutes and regulations.

The BID Board shall be structured as follows:

1. Board size—11
2. Composition – The Board shall be made up of representatives from the following groups/interests:
 - Six (6) owners of property within the District.
 - One (1) representative from each of the following three (3) downtown business sectors:
 - Service/retail
 - Hospitality
 - Office
 - One (1) community representative with no direct property ownership or business interests within the District. This appointee shall be a City of Neenah resident.
 - One (1) representative of the City of Neenah administration, appointed by the Common Council.

Board appointments are made by the Mayor and confirmed by the Common Council. Any Board member who no longer meets the eligibility requirements associated with his/her particular appointment category (i.e. sale of property, employment change, etc.) shall be replaced. The Board shall recommend a replacement appointee to the Mayor, who will present a nominee for Council confirmation within 30 days.

3. Term — Appointments to the Board shall be for a period of three (3) years, on staggered terms, each ending on December 31 of the year of expiration except that the City of Neenah administration representative shall be appointed for a one year term at the annual April organizational meeting of the Common Council. The Board may remove by majority vote, any BID Board member who is absent from more than 3 meetings, without valid cause, and may recommend a replacement appointee to the Mayor, who will present a nominee for Council confirmation within 30 days.
4. Compensation —None.
5. Meetings — All meetings of the Board shall be conducted in strict adherence to the Wisconsin Open Meeting Law, Chapter 426, Laws of 1975. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt Roberts Rules of Order to govern the conduct of its meetings, and shall meet regularly, at least annually.
6. Recordkeeping — Files and records of the Board’s affairs shall be kept pursuant to public record requirements.

7. Staffing — The Board will contract for services pursuant to this Plan and subsequent modifications thereof. Unless requested otherwise by the Board, any staff members or employees of contractors may attend all meetings of the Board, but will not have voting authority.
8. Officers — The Board shall appoint a Chairman, Vice-Chairman, Treasurer and Secretary, any two of the four of which shall have the authority to execute documents on behalf of the full Board, for the purposes authorized by the full Board, including the authorization for the writing of checks.
9. For purposes of this section “person” means an individual owner of a parcel, or a representative of an entity owner of such parcel. No one individual, and no more than one representative of any entity, may hold more than one Board position. If, during the course of a term, a Board member’s situation changes, so that they no longer fit the definition for that seat, such as by selling their parcel, they shall resign within 10 days of selling their parcel.
10. Future Neenah, Inc. shall have a representative on the BID Board. Depending on that representative’s status, they may or may not be a voting member per the provisions of Section D. 2. above.

E. Annual Review

This Operating Plan, when adopted, shall be the governing plan for the Plan Year. Approval by the City’s Common Council of such Plan shall be conclusive evidence of compliance of such Plan with the BID Law, Section 66.1109 (3) (b).

The BID Law allows the BID to annually present amendments to its Plan. The following process for approval of the amended Plan will be followed.

1. The proposed Operating Plan for the following Plan Year will be drafted by FNI as the administrative arm of the BID with input from the BID and FNI Boards as well as the City, then submitted to the BID Board and the FNI Board for review and input.
2. The Plan may be re-drafted and submitted to the BID Board for approval based on comments by the BID and FNI Boards.
3. The BID Board will review the proposed BID Plan and make a recommendation to the Common Council.
4. The Common Council will act on the proposed BID Operating Plan for the following Plan Year.
5. Mayoral appointment and Council confirmation of new members to the BID Board will be made 30 days prior to the expiration of outgoing Board members terms. It is anticipated that the BID Board will continue to revise and develop the master Operating Plan for later Plan Years, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein. Included in these changes for later Plan Years will be changes in the BID budget and assessments.

F. Relationship to Plans for the Orderly Development of the City

Under Wisconsin Statutes Section 66.1109 (1)(f)(4), this Operating Plan is required to specify how the creation of a Business Improvement District promotes the orderly development of the City. The District will enhance the cleanliness, safety, development, and marketability of the Downtown, consequently, encouraging commerce in the City. Further, increased business activity in the City will increase sales tax revenues and property tax base. Orderly development of the City is consistent with the City of Neenah’s 2040 Comprehensive Plan, 2022 Neenah Next Downtown Plan, the Waterfront Design and Development Master Plan, the 2008 Glatfelter Mill Redevelopment Master Plan, and will promote the orderly development of the City in general and the Downtown in particular.

G. Powers

The BID, and the Board managing the BID, shall have all the powers authorized by law, and by this Plan, and shall have all powers necessary or convenient to implement the Operating Plan, including, but not limited to, the following powers:

1. To manage the affairs of the District.
2. To promote new investment and appreciation in value of existing investments in the District.
3. To contract on behalf of the BID with Future Neenah Incorporated to implement the Operational Plan.
4. To develop, advertise and promote the existing and potential benefits of the District.
5. To acquire, improve, lease and sell properties within the District, and otherwise deal in real estate.
6. To undertake on its own account, public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.
7. To apply for, accept, and use grants and gifts for the benefit of the District. This will be accomplished by utilizing FNI's 501 (c) 3 not-for-profit status.
8. To elect officers, hire employees and contract out work as necessary to achieve its goals.
9. To insure the security of the District.
10. To elect Officers to assist in carrying out the day-to-day work authorized by the BID Board, including authorizing the payment of invoices, bills, claims and contracts on behalf of the Board, and to adopt By-Laws governing the conduct of the BID Board, its Officers and the day-to-day operation of the BID Board and Board meetings.

H. Budget

All of the estimated expenditures of the BID are shown on Appendix A, the Budget. All of the expected expenditures will be financed by the collection of BID assessments and with other revenues generated by City participation, gifts, donations, in-kind services, grant applications, etc.

The BID will continue to contract with FNI for staff/administrative/management/implementation services. Funds collected through BID assessments shall be used to pay for this contract in order to implement a full-fledged, successful and sustainable downtown management program. The BID Board and FNI will cooperatively and jointly raise additional funds through public and private sources to cover the remaining funds needed for any other projects not identified herein.

Except as identified herein, all expenditures will be incurred during the Plan Year. Any funds remaining on any line item above may be moved to another budget line item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be deposited into contingency funds or designated for specific uses in the following Plan Year. If any additional funds are received by the BID, whether from gifts, grants, government programs, or other sources, they shall be expended for the purposes identified herein, and in the manner required by the source of such funds, or, if the funds have no restrictions, in the manner determined by the BID Board and in keeping with the objectives of the BID Operating Plan. All physical improvements made with these funds shall be made in the District. The location of other expenditures shall be as determined by the BID Board, but for the benefit of the District.

In 2007, the BID Board created a Capital Reserve Account. Each year, the Board may approve a specific amount of the District's assessment or reserve to be set-aside and deposited in the Account. The Account is for long term capital needs or projects that may require extraordinary funding during a budget year. Also included are segregated funds for snow emergency and sign/public art savings.

III. DISTRICT BOUNDARIES

The District is defined by the current configuration of those tax key parcels, listed in Appendix B, attached hereto and incorporated herein by this reference, reflecting the parcels as they preexisted and/or existed in the City of Neenah's Assessor's records as of November 1, 2025.

The District is generally bounded on the North by the Southern Water Canal, on the East by Oak and Walnut Streets, on the West by Millview Drive and Main Street, and extending South along Commercial Street to Jackson Street. Properties zoned for commercial use by the City of Neenah on both sides of boundary streets are included in the District. The District includes 80 taxable parcels subject to BID assessment. Notwithstanding the above, parcels of property that are not subject to general real estate taxes, and real properties used exclusively for residential purposes shall be excluded from the District by definition, even though they lie within the boundaries shown on Appendix B. Land parcels exempt from general real estate taxes, but which have taxable real estate improvements upon them, may have those improvements assessed.

IV. FINANCING METHOD

The proposed expenditures outlined in the Appendix A, Budget, will be financed with funds collected from the BID assessment. Monies collected from the BID assessment will also be used to contract for services from FNI in accordance with the Contract for Services between the BID and FNI.

V. METHOD OF ASSESSMENT

A. Parcels Assessed

All taxable property used for commercial purposes will be assessed. Properties used exclusively for residential purposes will not be assessed as required by the BID Law. Mixed-use properties containing some residential use will be fully assessed by the District. All real property used exclusively or in part for manufacturing will be assessed at this time. Property exempt from paying real estate taxes or owned by government agencies will not be assessed, as required by BID law.

B. Levy of Assessment

Special assessments under this Operating Plan are hereby levied, through the adoption of this Operating Plan by the City of Neenah against each taxable property within the District, in the amount shown on the assessment schedule, which is attached as Appendix C.

The assessments shown in Appendix C were calculated at the rate of \$2.95 per \$1000 of assessed value, with no parcel assessed more than \$7000.00 and no parcel assessed less than \$750.00. Property values used to calculate the BID assessment represent the assessed value of real property, as certified by the City of Neenah Assessor, as of Jan 1, 2024.

The principal behind the assessment methodology is that each non-exempt parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel in the District will benefit equally, nor should each parcel, regardless of size or value, contribute in exact ratio of property value. It is assumed that a minimum and maximum benefit can be achieved for each parcel, thus minimum and maximum BID assessments have been established. The Operating Plan projects that in the future, the annual maximum assessment per tax parcel, if increased, will not be adjusted by more than the prevailing Consumer Price Index for that given period.

C. Schedule of Assessments

Appendix C provides a Schedule of Assessments of all non-exempt and non-taxable parcels within the BID, based on the formula described above.

D. Assessment Collection and Dispersal

The City of Neenah will make available a list of all of the non-exempt parcels assessed amounts which can be paid early, prior to being placed on the tax bill. Any assessments that remain unpaid shall be included as special assessments levied herein as a separate line item on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special assessment and in the same manner as such taxes, and shall turn over all funds so collected to the BID Board for distribution in accordance with the BID Plan.

All BID assessments shall be shown on the real estate tax bill as due and owing in full with the first installment of taxes (January 31), and shall carry the same penalties and interest if not so paid.

The City shall hold funds collected for BID assessments in a segregated account. Any BID assessments collected by the City before or after the Plan Year for which the assessments were made are to be used by the BID Board in the manner as if received during the applicable Plan Year. This provision is intended to govern BID assessments prepaid by December prior to the applicable Plan Year, and/or delinquent and late payments made after the Plan Year.

The BID Board shall prepare and make available to the public and City Council annual reports (app F) describing the current status of the BID, including expenditures and revenues (app A), at the time it submits its amended Plan to the City for the following year. Following the end of the fiscal year, an independent certified audit or review as specified by WI State Statute 66.1102 Sub. (3) (c) shall be obtained by the Board, and will be paid out of the BID Budget.

Disbursement of BID funds shall be made in accordance with the approved BID Operating Plan and Budget. Disbursements for contracted services, such as those provided by Future Neenah, Incorporated, shall be made on a reimbursement basis. Invoices and documentation of services performed shall be submitted to the BID Board for approval of payment or reimbursement.

The presentation of the proposed Plan to the City shall be deemed a standing order of the Board under 66.1109 (4) Wis. Stats. to disburse the BID assessments in the manner provided herein. This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method, or accounting method. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

E. Annual Report

The Board will prepare an annual report (app F) as required by sec 66.1109(3)(c) of the WI Statutes. The report will include the required audit or review. The BID will be solely responsible for payment of any funds specified for the BID Audit or Review and related to BID activities for Audit or Review.

VI. CITY ROLE IN DISTRICT OPERATIONS

The City of Neenah is committed to helping owners and occupants in the District promote the objectives outlined in this Operating Plan, while maintaining autonomy in the preparation and adoption of its annual budget. Historically, the City has made significant annual investments in the Central Business District for maintenance, upkeep, and infrastructure. The City will continue providing quality services, capital improvements, funds for maintenance, facade renovation, enhancement of the waterfront, and staff support for economic development. Details are provided in appendix L. In furtherance of its continued commitment, the City shall:

1. Assist with implementation and refinement of the Cooperation Agreement.
2. Encourage the County, State, and Federal Governments to support activities of the District.

3. Actively monitor and when appropriate, apply for outside funds, which could be used in support of the District.
4. Collect assessments and maintain a segregated account.
5. Provide disbursement of BID Funds to service providers in accordance with the BID Operating Plan and Budget.
6. Contract with a firm to conduct the Audit or Review.
7. Provide a cost estimate for said audit no later than October 1 for the following year.
8. Provide a separate monthly financial statement to the BID Board.
9. Review annual audits or reviews as required per 66.1109 (3) of the BID Law.
10. Provide to the BID Board, through the Assessor's Office, no later than November 15th each Plan Year, the official City records on assessed value for each tax key number within the District, as of that date in each Plan Year, for the purposes of calculating the BID assessment.
11. Adopt this Plan in the manner required by the BID Law.
12. Appoint and confirm new BID Board members as required herein.

VII. REQUIRED STATEMENTS

The Business Improvement District Law requires the Plan to include several specific statements.

66.1109 (1) (f) (1m): The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

66.1109 (5) (a): Property known to be used exclusively for residential purposes will not be assessed under the initial and future years Operating Plan.

66.1109 (1) (f) 5: A legal opinion from Neenah City Attorney, indicating that the Operating Plan complies with all applicable provisions of Section 66.1109(1)(f)(1-4), is attached as Appendix D.

VIII. RELATIONSHIP

A. Future Neenah, Incorporated

The BID shall be a separate entity from Future Neenah Incorporated (FNI), notwithstanding the fact that officers and directors may be in part shared. FNI shall remain a private not-for-profit organization. Any contracting with FNI to provide services to BID shall be exempt from the requirements of 62.15, Stats, because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable to assure open, competitive procurement of contracts and purchases. Further, the annual accounting required under section 66.1109 (3)(c), Stats, shall be deemed to fulfill the requirements under 62.15 (14) Stats. Ownership of assets of Future Neenah, Incorporated shall remain solely with Future Neenah, Incorporated.

B. Binding Clause

The adoption of this Operating Plan is subject to the BID Board renewal of the contract for services with Future Neenah, Incorporated to carry out this Operating Plan; and if said contract is not renewed, then this Plan shall be null and void.

IX. SEVERABILITY AND EXPANSION

The Business Improvement District has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin.

Should any court find any portion of the BID Law or this Plan invalid or unconstitutional, said decision will not invalidate or terminate the Business Improvement District, and this Operating Plan will be amended to conform to the law without need of re-establishment.

Should any Legislature amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Neenah as part of, and when it conducts its annual budget approval, and without necessity to undertake any other act.

All of the above is specifically authorized under Section 66.1109 (3) (b) of the BID Law.

If it is determined by a court or administrative body that a parcel(s) of property not subject to general real estate taxes may not be included within the District, then such parcel(s) shall be excluded from the definition of the District.

All appendices are hereby incorporated by reference.

A. Measures of Success

The success of the BID is ultimately determined by the level of satisfaction of those who create it and who control the life of the BID. This measure of success is anecdotal and is indicated by efforts or lack thereof to dissolve the BID.

Other anecdotal information useful in understanding the success of the BID would measure the level of customer satisfaction with the goods and services provided in Downtown Neenah. This information can be attained through various surveys and questionnaires.

Efforts to track sales are burdensome because independent retail and hospitality providers are often unwilling to provide such information.

In addition to the anecdotal evidence suggested above, the following measures will be established and evaluated as quantifiable measures of success:

1. Vision 2040

The downtown element of the City of Neenah's 2040 Comprehensive Plan contains action steps for both public and private sectors. Many of these actions are identified in this Operating Plan. The accomplishment of these objectives shall indicate one measure of success for the BID.

In addition to the City of Neenah's Comprehensive Plan, other planning tools offer benchmarks of success. The achievement of goals from the 2022 Neenah Next Downtown Plan, the 2013 Downtown Market and Branding Analysis, the Waterfront Master Plan, the 2008 Glatfelter Mill Redevelopment Master Plan, the 2023 Arrowhead District Plan and the 2014 Parking Study could serve a function in the evaluation of the BID implementation plan. The BID partnered with community development toward the development of a Downtown plan in 2022.

2. Commercial Facilitation

One measure that can easily be quantified is the number of businesses, both existing and new, that receive help, either financial or advocacy services, by the BID. (See Appendix F, 2024 Annual Report for commercial facilitation success in the past year.)

3. Commercial Valuations

One measure of success is related to the growth in value of private property in Downtown Neenah. Quantifiable valuation measures are calculated annually to measure success over time. (See Appendix C)

4. Occupancy Rates and Business Inventory

In addition to City of Neenah statistics, private sources offer insight as to the success of the BID. For these measures, 2002 data will serve as baseline.

APPENDIX A

CENTRAL CITY MANAGEMENT BUSINESS IMPROVEMENT DISTRICT PROPOSED 2026 BUDGET

CENTRAL CITY BUSINESS IMPROVEMENT DISTRICT				
2026 Budget Worksheet				
	ESTIMATED			
	YTD Total	2025	2026	
	2025	BUDGET	BUDGET	
Beginning Balance	\$ 27,750.00	\$23,360.00		\$27,363.00
INCOME				
BID assessment	\$ 160,334.00	\$160,334.00		\$158,350.00
Total Income	\$ 188,084.00	\$183,694.00		\$185,713.00
CENTRALIZED MANAGEMENT				
CENTRALIZED MANAGEMENT	69,889.00	70,241.00		70,200.00
PUBLIC RELATIONS	29,950.00	32,925.00		33,290.00
RETENTION and RECRUITMENT	14,875.00	31,250.00		27,220.00
MAINTENANCE	46,007.00	49,278.00		55,003.00
Total Expenses	\$ 160,721.00	\$ 183,694.00		\$ 185,713.00
Remaining Funds Available	\$ 27,363.00	\$ -		\$ -
CENTRALIZED MANAGEMENT				
Auto Allowance	235.00	100.00		245.00
Postage	55.00	60.00		65.00
Conferences and Meetings	555.00	810.00		610.00
Auditing	3,450.00	3,450.00		3,700.00
Banking Fees	24.00	96.00		-
Professional	65,220.00	65,200.00		65,220.00
Office Supplies	350.00	525.00		360.00
Total - Centralized Management	69,889.00	70,241.00		70,200.00
PUBLIC RELATIONS				
Outside Printing	340.00	1,150.00		680
Advertising & Publications	5,685.00	6,000.00		6685
Promotional Activites and Events	8,930.00	8,500.00		9430
Outside Services	760.00	1,150.00		1160
Gift Certificates	14,010.00	15,900.00		14660
Brand Implementation	225.00	225.00		675
Total Public Relations	\$ 29,950.00	\$ 32,925.00		\$33,290.00

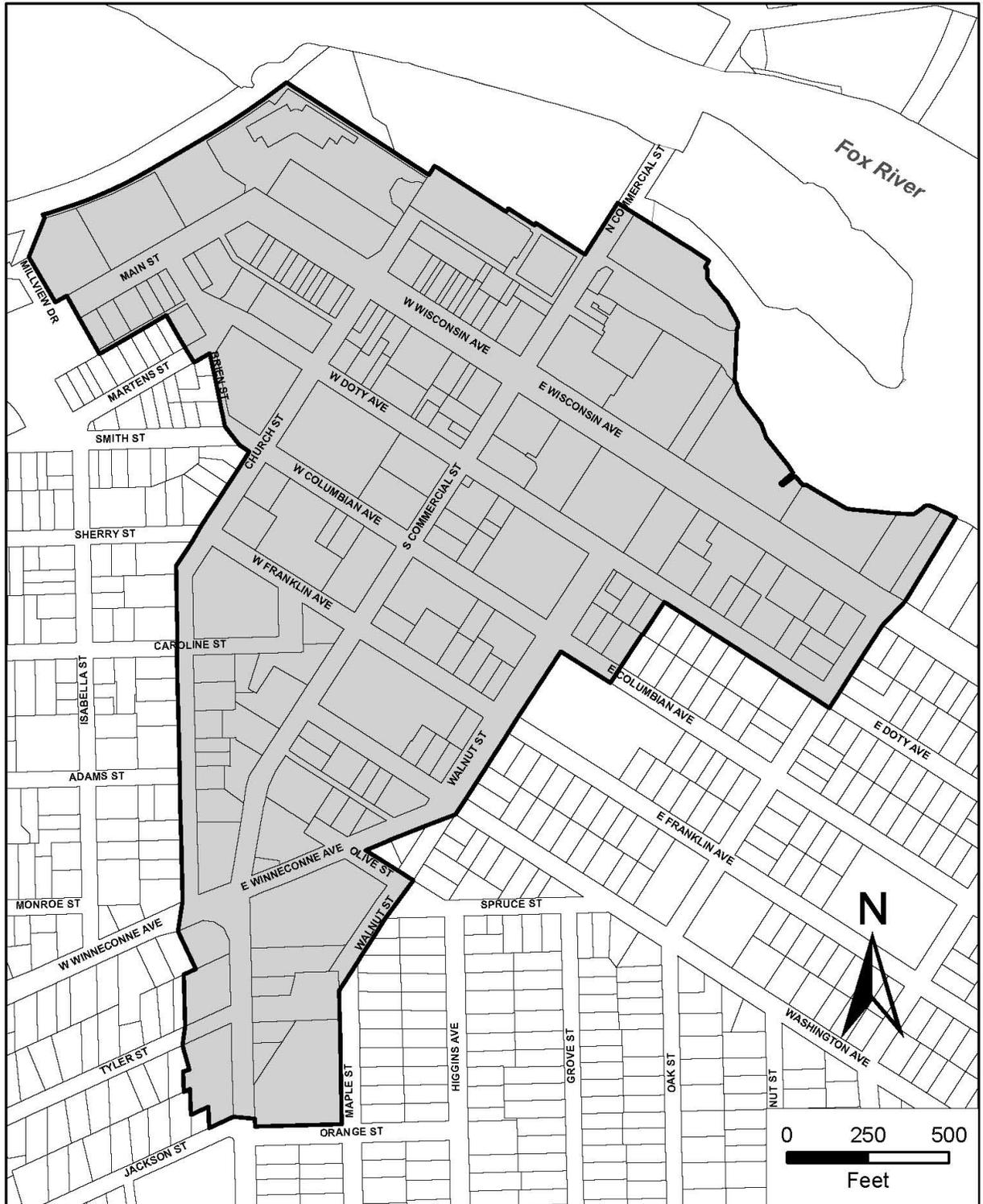
APPENDIX A

CENTRAL CITY MANAGEMENT BUSINESS IMPROVEMENT DISTRICT PROPOSED 2026 BUDGET

RETENTION and RECRUITMENT			
Misc. Expenditures	3,275.00	\$ 4,000.00	\$ 5,750.00
Awning / Sign / Sandw Bd Grant	600.00	4750	1800
Recruitment Tools	1,000.00	1250	4050
Retention Grant Program	10,000.00	17250	12500
Placemaking Grant Program	-	4000	3120
Total Retention and Recruitment	\$ 14,875.00	\$ 31,250.00	\$ 27,220.00
MAINTENANCE			
Banners	5,505.00	3750	3250
Snow Removal	1,970.00	5500	3750
Recycling	10,615.00	11500	12250
Tree Lights & Holiday Décor	925.00	3500	6720
All Other Supplies	780.00	750	790
Storage Rental	1,610.00	1580	1600
Flower	21,245.00	18660	21500
Fixtures & Facilities	3,357.00	4038	5143
Total Maintenance Task Force	\$ 46,007.00	\$ 49,278.00	\$55,003.00
Total Expenses	\$ 160,721.00	\$ 183,694.00	\$ 185,713.00
Capital Reserve Fund	16,763.00	\$ 23,062.00	\$ 14,763.00
Interest Earnings	1,155.00	150.00	900.00
Savings - Signage	11,072.00	11,376.00	11,072.00
Maintenance Savings *	3,200.00	3,200.00	3,200.00
Gift Certificate Revenue	33,500.00	33,500.00	33,500.00
Reserve Fund Balance	\$ 65,690.00	\$ 71,288.00	\$ 63,435.00

*Snow back up fund from sale of John Deere.

APPENDIX B
MAP OF DISTRICT BOUNDARIES
CENTRAL CITY BUSINESS IMPROVEMENT DISTRICT



APPENDIX C SCHEDULE OF ASSESSMENTS

Tax Key No.	Address	Owner	Type	Asm. Value	B.ID. Tax Amount
02-0087-00-00	521 S. COMMERCIAL ST	MAHABAI, LLC	C	365,000	1,076.75
02-0090-00-00	501 S. COMMERCIAL ST	KT REAL ESTATE HOLDINGS, LLC	C	384,000	1,132.80
08-0016-01-00	500 S. COMMERCIAL ST	OAK STREET INVESTMENT GRADE NE	C	1,680,500	4,957.48
08-0019-00-00	512 S. COMMERCIAL ST	BRIGHT STAR PROPERTIES, LLC	C	174,500	750.00
08-0022-00-00	526 S. COMMERCIAL ST	COMMUNITY CR UNION WINNEBAGO	C	600,000	1,770.00
08-0027-00-00	600 S. COMMERCIAL ST	COMMERCIAL STREET PROPERTY, LL	C	1,288,500	3,801.08
10-0033-00-00	251 E. WISCONSIN AVE	16TH STREET HOLDINGS, LLC	C	280,000	826.00
10-0034-00-00	247 E. WISCONSIN AVE	NEENAH DOWNTOWN REDEVELOPMENT	C	81,500	750.00
10-0035-00-00	241 E. WISCONSIN AVE	KANE LODGE #61	X		
10-0036-00-00	231 E. WISCONSIN AVE	CITY OF NEENAH	X		
10-0037-00-00	219 E. WISCONSIN AVE	NICOLET NATIONAL BANK	C	187,500	750.00
10-0039-00-00	211 E. WISCONSIN AVE	MIX RESTAURANT, LLC	C	242,000	750.00
10-0040-00-00	205 E. WISCONSIN AVE	WPA NEENAH SPE, LLC	C	206,000	750.00
10-0054-00-00	244 E. DOTY AVE	NEENAH DOWNTOWN REDEVELOPMENT	C	51,000	750.00
10-0058-00-00	123 E. WISCONSIN AVE	WPA NEENAH SPE, LLC	C	7,819,000	7,000.00
10-0065-00-00	111 E. WISCONSIN AVE	INVESTMENT CREATIONS, LLC	C	1,015,000	2,994.25
10-0067-00-00	101 E. WISCONSIN AVE	INVESTMENT CREATIONS, LLC	C	215,000	750.00
10-0069-00-00	116 S. COMMERCIAL ST	INVESTMENT CREATIONS, LLC	C	947,000	2,793.65
10-0076-00-00	100 W. WISCONSIN AVE	ASSOCIATED BANK NA, INC	C	2,300,000	6,785.00
10-0076-01-00	106 W. WISCONSIN AVE	INVESTMENT CREATIONS, LLC	C	210,000	750.00
10-0079-00-00	108 W. WISCONSIN AVE	MIX RESTAURANT, LLC	C	340,000	1,003.00
10-0081-00-00	110 W. WISCONSIN AVE	OLD NEENAH, LLC	C	436,500	1,287.68
10-0084-00-00	124 W. WISCONSIN AVE	NEENAH MARKETPLACE, LLC	C	780,000	2,301.00
10-0084-04-00	116 W. WISCONSIN AVE	HISTORIC NEENAH PROPERTIES, LL	C	405,000	1,194.75
10-0087-00-00	126 W. WISCONSIN AVE	HISTORIC NEENAH PROPERTIES, LL	C	575,500	1,697.73
10-0089-00-00	130 W. WISCONSIN AVE	INVESTMENT CREATIONS, LLC	C	285,000	840.75
10-0090-00-00	132 W. WISCONSIN AVE	BLACK & TAN HOLDINGS, LLC	C	367,500	1,084.13
10-0090-01-00	134 W. WISCONSIN AVE	GREENERICHTER, LLC	C	562,000	1,657.90
10-0092-00-00	120 S. CHURCH ST	CITY OF NEENAH	X		
10-0094-00-00	129 W. DOTY AVE	CITY OF NEENAH	X		
10-0095-00-00	127 W. DOTY AVE	CITY OF NEENAH	X		
10-0096-00-00	119 W. DOTY AVE	CITY OF NEENAH	X		
10-0098-00-00	117 W. DOTY AVE	WISCONSIN TELEPHONE	X		
10-0100-00-00	117 S. COMMERCIAL ST	WISCONSIN TELEPHONE	X		
10-0101-00-00	108 W. DOTY AVE	FIRST UNITED METHODIST CHURCH	X		
10-0102-00-00	200 S. CHURCH ST	FIRST PRESBYTERIAN CHURCH	X		
10-0105-00-00	109 W. COLUMBIAN AVE	BOYS BRIGADE ASSOC	X		
10-0107-00-00	211 WALNUT ST	CITY OF NEENAH	X		
10-0112-00-00	115 E. DOTY AVE	CITY OF NEENAH	X		
10-0113-00-00	109 E. DOTY AVE	FIRST NAT'L BANK NEENAH	C	269,000	793.55
10-0113-01-00	206 S. COMMERCIAL ST	INVESTMENT CREATIONS, LLC	C	130,000	750.00
10-0113-02-00	220 S. COMMERCIAL ST	JAZ OF THE FOX VALLEY, LLC	C	247,500	750.00
10-0113-03-00	210 S. COMMERCIAL ST	JAZ OF THE FOX VALLEY, LLC	C	152,500	750.00
10-0114-00-00	200 S. COMMERCIAL ST	CITY OF NEENAH	X		
10-0117-00-00	112 E. COLUMBIAN AVE	CITY OF NEENAH	X		

**APPENDIX C
SCHEDULE OF ASSESSMENTS**

Tax Key No.	Address	Owner	Type	Asm. Value	B.ID. Tax Amount
10-0131-00-00	213 E. DOTY AVE	CITY OF NEENAH	X		
10-0132-00-00	207 E. DOTY AVE	CITY OF NEENAH	X		
10-0133-00-00	205 E. DOTY AVE	CITY OF NEENAH	X		
10-0134-00-00	216 WALNUT ST	CITY OF NEENAH	X		
10-0135-00-00	214 WALNUT ST	CITY OF NEENAH	X		
10-0136-00-00	206 E. COLUMBIAN AVE	CITY OF NEENAH	X		
10-0137-00-00	210 E. COLUMBIAN AVE	CITY OF NEENAH	X		
10-0340-00-00	125 N. COMMERCIAL ST	NEENAH DOWNTOWN REDEVELOPMENT	C	210,000	750.00
10-0343-00-00	N. COMMERCIAL ST	CITY OF NEENAH	X		
10-0346-01-00	2 NEENAH CTR	NEENAH DOWNTOWN REDEVELOPMENT	C	3,400,000	7,000.00
10-0350-00-00	3 NEENAH CTR	NEENAH DWNTWN RDV CORP-3 CNTR	C	3,700,000	7,000.00
10-0360-01-00	1 NEENAH CTR	NEENAH DWNTWN RDV CORP-1 CNTR	C	3,900,000	7,000.00
10-0360-02-00	200 E. WISCONSIN AVE	CITY OF NEENAH	X		
10-0363-00-00	210 E. WISCONSIN AVE	CITY OF NEENAH	X		
10-0364-00-00	240 E. WISCONSIN AVE	NEENAH-LIBRARY	X		
10-0365-00-00	250 E. WISCONSIN AVE	CITY OF NEENAH	X		
10-0366-00-00	E. WISCONSIN AVE	CITY OF NEENAH	X		
10-0378-00-00	135 N. CHURCH ST	CITY OF NEENAH	X		
10-0378-01-00	120 N. COMMERCIAL ST	ALTA RESOURCES CORP	C	15,644,500	7,000.00
10-0379-00-00	122 N. COMMERCIAL ST	CITY OF NEENAH	X		
10-0384-00-00	112 N. COMMERCIAL ST	ALTA REALTY, LLC	C	51,500	750.00
10-0390-00-00	101 W. WISCONSIN AVE	ALTA REALTY, LLC	C	578,500	1,706.58
10-0392-00-00	109 W. WISCONSIN AVE	KNOX HOLDINGS, LLC	C	594,500	1,753.78
10-0393-01-00	110 CANAL ST	CITY OF NEENAH	X		
10-0394-00-00	113 W. WISCONSIN AVE	DCF INVESTMENTS, LLC	C	399,500	1,178.53
10-0394-01-00	116 CANAL ST	CITY OF NEENAH	X		
10-0395-00-00	119 W. WISCONSIN AVE	RAMOS ENTERPRISES, LLC	C	464,500	1,370.28
10-0396-00-00	120 CANAL ST	CITY OF NEENAH	X		
10-0397-00-00	121 W. WISCONSIN AVE	WISC AVE PROPERTIES, LLC	C	311,000	917.45
10-0398-00-00	123 W. WISCONSIN AVE	WISC AVE PROPERTIES, LLC	C	300,500	886.48
10-0399-00-00	125 W. WISCONSIN AVE	IRA RESOURCES FBO ROBERT S WED	C	250,000	750.00
10-0400-00-00	127 W. WISCONSIN AVE	OLD NEENAH, LLC	C	178,500	750.00
10-0401-00-00	129 W. WISCONSIN AVE	INVESTMENT CREATIONS, LLC	C	340,500	1,004.48
10-0402-00-00	133 W. WISCONSIN AVE	AJP PROPERTIES, LLC	C	183,000	750.00
10-0403-00-00	135 W. WISCONSIN AVE	FUTURE NEENAH DEV CORP	X		
10-0404-00-00	145 W. WISCONSIN AVE	HISTORIC NEENAH PROPERTIES, LL	C	892,500	2,632.88
10-0416-00-00	109 N. CHURCH ST	CITY OF NEENAH	X		
10-0438-00-00	120 MAIN ST	NEENAH DOWNTOWN REDEVELOPMENT	C	13,500,000	7,000.00
10-0442-00-00	200 MAIN ST	WOLFGANG INVESTMENTS, LLC	C	237,000	750.00
10-0443-00-00	206 MAIN ST	STEVEN ERATO V	C	137,000	750.00
10-0444-00-00	208 MAIN ST	CITY OF NEENAH	X		
10-0445-00-00	210 MAIN ST	PAULA J. PITTSCH	C	222,500	750.00
10-0447-01-00	220 MAIN ST	CITY OF NEENAH	X		
10-0464-00-00	300 W. DOTY AVE	JAMES W. MARTIN	C	157,000	750.00
10-0466-00-00	200 W. WISCONSIN AVE	INVESTMENT CREATIONS, LLC	C	285,500	842.23

APPENDIX D
LEGAL OPINION
(to be inserted after review by city atty Rashid)

APPENDIX E

Wisconsin State BID Statute

66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under sub. (3) (a).
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
- (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
- (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
- (e) "Municipality" means a city, village or town.
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 2. The kind, number and location of all proposed expenditures within the business improvement district.
 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 5. A legal opinion that subds. 1. to 4. have been complied with.
- (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
 - (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
 - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
 - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

- (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
- (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
- (2m) A municipality may annex territory to an existing business improvement district if all of the following are met:
 - (a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.
 - (b) The planning commission has approved the annexation.
 - (c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.
 - (d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.
- (3)
 - (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
 - (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
 - (c) The board shall prepare and make available to the public annual reports describing the current status of the business

improvement district, including expenditures and revenues.
The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
 2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
- (cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
- (cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
- (4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).
- (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the

operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

- (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
 - (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
 - (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
 - (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
 - (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)
- (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
 - (b) A municipality may terminate a business improvement district at any time.
 - (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
 - (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

APPENDIX F

2025 ANNUAL REPORT

The Neenah Central City Business Improvement District (BID) has successfully completed 24 full years of operation. We are pleased to report that as we review the accomplishments of this past year, many challenges and opportunities were addressed, and new partnerships were formed. Significant progress was made toward attaining the four goals and objectives of the BID, while also ensuring the long-term sustainability of the Neenah City Central Business Improvement District.

Served the Downtown as the central administrative hub:

- Continued implementation of a multi-party Cooperative Agreement between the BID, FNI and the City of Neenah to address volunteer and staffing solutions for maintenance and programming in the district. (Next meeting '27.) Most recent partner meeting was held Oct 21, 2025.
- Hosted BID annual meeting with a walk-in format including info sharing and continental breakfast at Future Neenah office – Spring 2025.
- Staff attended the Fox Cities Convention and Visitors Bureau Annual Meeting, also the WDAC annual conference in Beloit in May.
- Worked cooperatively and met with BID representatives from surrounding communities.
- Continued investment in the Downtown community of over \$160,334.
- Future Neenah awarded Urban Market Neenah the 2024 Downtown Business of the Year.
- Conducted a review of the BID's 2024 financials.
- Continued distribution of "Neenah To Know" email blasts to district businesses.
- Future Neenah carried on its 42-year history of supporting the Downtown and BID through administrative support.

Sustained the competitiveness of Downtown through an ongoing program of marketing:

Enhanced the availability of BID information on the web:

- Media Management: Instagram account for Downtown Neenah. #downtownneenah (2,580 followers on Nov. 1 * a 19% increase over 2024)
- Utilized neenah.org as website base for informational pages such as: Business List, Gift Certificates, Downtown, Ladies Day, Dining/Entertainment, Shopping, BID. In '25 Future Neenah redesigned and reformatted the site to be more user friendly and attractive.
- Utilized Future Neenah's 'MailChimp' email blast program (1,536 subscribers) to promote Downtown events and activities such as the Ladies Day, Warm Your Heart, Shop & Stroll, Cookie Crawl with Luminaries, Summer Madness Sale and Gift Certificate Sales.
- Facebook. Future Neenah = 18,298 followers. 44% Neenah; 21% Appleton; 11% Menasha; 10% Oshkosh; 5% Greenville. Also paid to 'boost' exposure of posts.

Events (in partnership with Future Neenah):

- Hosted 11th Warm Your Heart event on Feb. 8 to drive traffic in the district during the shoulder season with 350 in attendance.
- Hosted 20th Annual Ultimate Ladies Day with 170 in attendance.
- Future Neenah Farm Market sponsor. To effectively translate market traffic (15,100 attendees over 18 weeks) to district shoppers, we used a gift certificate sale opening day of the market (see stats below).
- Sponsored Ice Sculpture at Future Neenah's A Very Neenah December Event. Businesses participated with a window display.
- The BID alley between Town Council and Future Neenah was decorated for the holidays – Spring Flower Alley (wood & metal flowers by NJSD students), Summer Pinwheel Alley, Halloween Spooky Forest, Christmas Candy Cane Lane.
- Spring: Easter Ns Scavenger Hunt + Tiny Doors Scavenger Hunt with fired & painted clay doors by NJSD students.
- Hosted 2 "Shop & Stroll" events: Spring with 135 in attendance on March 20. Preholiday with 125 in attendance on Nov 13.
- Hosted a new Love Local Saturday Event on April 12 giving away 100 free bags with coupons and Neenah swag.
- Hosted the 12th annual Summer Madness Sale, *Great Places, Great Prices, Great Fun*, July 30 - August 2 (3 days).
- 15 Businesses participated in Future Neenah's 5th annual Wine Walk Event on May 10 (moved to spring from fall). There were 277 paid attendees. Attendees received \$5 in cork cash (gift certificates) as an incentive to make downtown purchases.
- Hosted a successful 9th annual Downtown Neenah Employee Appreciation Day on June 26.
- Hosted 2 art shows at The Ballroom at the Reserve (spring & fall). Showcased unique downtown venue, Neenah artists and brought traffic Downtown on a weeknight.
- 8th annual luminary pop-up event with a cookie crawl on December 11, 2025. 400 cookie passports sold out.
- Future Neenah hosted 2 summer street dances with bands on Wisconsin Avenue. Both drew thousands of visitors to our Downtown. Glam Band in June = 6,200 & Boogie in August = 7,200
- Future Neenah hosted 2nd Old Fashioned Saturday on October 4, 2025 with 400 in attendance – showcase Downtown bars and restaurants and increased foot traffic.
- Future Neenah showcased our Downtown to 185 guests for the 10th annual Farm to Table Dinner held at The Plaza.
- Future Neenah organized Last Light: Neenah, an illuminated projection show, to bring guests to our community.

Community & Business Partnerships:

- Quarterly meetings with our Community Development partners.
- Worked in conjunction with the City of Neenah Dept of Community Development and was awarded a Vibrant Spaces Grant. (Alta Alley!)

APPENDIX F
2025 ANNUAL REPORT
Continued...

Market analysis and branding study. Year 12 of implementation:

- Purchased Downtown Neenah branded items such as pens.

Destination Advertising/Marketing:

- Partnered with the Convention & Visitors Bureau:
 - One-page co-op ad in the upcoming 2026 Convention & Visitors Bureau Guide with Downtown Neenah editorial copy featuring our brand/logo.
- Quarter page ad in the quarterly Future Neenah Magazine (circulation 6,000 & online).
- Supported the Little Lake Trestle Loop whenever possible. The trail loop brings trail users directly into our Downtown. Future Neenah hosted a Log Your Loops challenge for the 7-year anniversary of the trestle loop to encourage traffic and awareness of the recreational trail. 1,125 people registered to Log their Loops and 325 completed 50+ loops. Loop counters in 3 locations tracked average daily traffic during a 3-week period in June. 902 Doty Island Trestle, 558 Arrowhead Trestle, 288 Arrowhead Railroad Switchback.
- Worked with district photographer Landon Rankin to update downtown photo inventory with models inside downtown businesses.
- Purchased Q4 television advertising with channel 5 including 18 downtown businesses. (in addition to free live promos throughout the year).

2025 Gift Certificate Program:

Sales Promotion Results:

- January 20 sale to boost post-holiday shoulder season sale at Downtown Businesses. 135 bundles Sold. District impact of \$6,750+.
- June 14: 135 bundles Sold. District impact of \$6,750+

Rewards Promotion Results:

- September 13 Ladies Day Rewards: 158 customers redeemed over \$13,929 in receipts.
 - November 7 & 8: 665 rewards distributed with sales receipts totaling \$51,807.
- December Gift Certificate Saturday: XX scratch & win issued for \$XXX. \$XXXX in sales that day. (TBD 12.13.25)

Overall Program:

Through October 31, 2024: Certificates valued at \$57,124 were issued.

Examined & pursued opportunities for business assistance, retention & recruitment:

- Connected business prospects looking to relocate to the BID.
- Hosted Women In Commercial Real Estate Meeting.
- Because the aesthetics of the district are so important to our image, in 2025 the district continued the \$500 sign / awning grant to repair, replace or remove business signs or awnings that were in disrepair and the \$100 sandwich board sign grant. As of November 1, 2025, one sign and one sandwich board sign were granted. Continued offering the placemaking grant to create attractive destinations (up to \$500 on a 1to1).
- 5 new businesses opened in the district, 2 closed, 1 under new ownership, 1 business moved out of state, 1 relocated within the district, 1 office consolidated operations outside of Neenah.
- Subscribed to Placer AI for generation of demographic and traffic stats.
- Promoted Retention & Recruitment Grant Program. See Appendix F. 2 applications granted. 1 pending
- Promoted the façade improvement grant program and assisted businesses with the application process. Since program inception, 45 grant applications have been received. \$256,394 has been granted toward projects valued at \$561,422. See Appendix K.
- Hosted several grand opening ribbon cuttings for new businesses.
- Worked with community development to communicate new guidelines for sidewalk furniture and fixtures.

Analyzed, improved and responded to maintenance issues:

- Banners. Purchased new DINE/SHOP/EXPLORE design banners and added to bracketing system and large snowflake banner inventories.
- Maintained alley lighting for safety.
- Worked with students for volunteer clean up days.
- Executed a single year contract to professionally plant and maintain flowers in hanging lamp post planters. Added new large planters at Chase Bank bumpout, in addition to the Plaza and Marketplace bumpouts.
- Sandblasted and re-powder coated rusted cans and benches.
- Updated the snow removal map and routes. Renewed contract with service for all snows over trace flurries – this was a new policy in '25.

APPENDIX F
2025 ANNUAL REPORT
Continued...

- Annual walking inspection tour of the district including the entire board of directors.
- City of Neenah improved intersection at Church & WI.
- Ordered new bench and picnic table for improved corner at 201 West.
- Contracted with Memorial Florists to mulch the tree beds.
- Relocated murals and flowers to dumpster corral wall on Church Street.
- Worked with the City of Neenah to update string lights in Gateway Park.
- Winter/Holiday - added décor and greenery to blue pots at bump outs.
- Contracted with Sparkle Wash for power washing of Church Street, 2 corrals and all automated trash cans.
- Work with Memorial Florists to fully wrap tree lights at Marketplace bump out.

Downtown Refuse & Recycling:

- Continued contract for recycling services with GFL for a two-year contract to 12/31/26. Added additional Dec. tip at Marketplace.
- Removed over 6,000 yards of recycling from 3 common use refuse stations.
- Proactive corral monitoring and maintenance by staff Cannon.
- Work with city staff on dumpster camera monitoring.
- Ordered two new automated trash cans.

Retention & Recruitment Grant Program Results:								
Project #	Year	Property Owner	Business Name	Address	Grant Approved	Grant Awarded	Total Project Value	Status
1	2005	Cy & Vong Thounsavath	Art Affair	108 W. WI Ave.	\$5,000.00	\$5,000.00	\$25,000.00	complete
2	2005	James Busch	The Saint James	211 E. WI Ave.	\$5,000.00	\$5,000.00	\$250,000.00	complete
3	2005	Kyle & Debbie Rasmus	Cannova's	113 W. WI Ave.	\$5,000.00	\$5,000.00	\$40,000.00	complete
4	2007	Lester Fink	Mom & Pop Place	119 W. WI Ave.	\$5,000.00	\$5,000.00	\$45,000.00	complete
5	2007	Lester Fink	Mom & Pop Place	117 W. WI Ave.	\$5,000.00	\$4,076.69	\$15,000.00	complete
6	2008	Umer Sheikh	Investment Creations	107 Church Street	\$5,000.00	\$5,000.00	\$85,000.00	complete
7	2008	Jim & Sheila Hackstock	Appearances	206 S. Commercial	\$1,000.00	\$1,287.88	\$4,000.00	complete
8	2009	Cy & Vong Thounsavath	uncorked	108 W. WI Ave.	\$5,000.00	\$5,000.00	\$31,660.00	complete
9	2009	Ron Phillips	Vintage	131 W. WI Ave.	\$2,042.00	\$2,042.00	\$4,084.00	complete
10	2009	Ron Phillips	Lucy's Closet	129 W. WI Ave.	\$5,000.00	\$5,000.00	\$11,236.10	complete
11	2009	Jim Fletcher	Five Generations	134 W. WI Ave.	\$5,000.00	\$5,000.00	\$16,000.00	complete
12	2009	Ron Phillips	Vintage	131 W. WI Ave.	\$2,571.54	\$2,571.54	\$5,143.08	complete
13	2009	Amy Marrazzo	Red Radish	447 S. Commercial	\$5,000.00	\$5,000.00	\$12,469.00	complete
14	2010	Sherry Haskett	Cheveux	206 W. WI Ave.	\$2,487.50	\$2,487.50	\$4,975.00	complete
15	2010	Umer Sheikh	Investment Creations	130 W. WI Ave.	\$5,000.00	\$5,000.00	\$23,968.00	complete
16	2010	Sherry Haskett	Cheveux	206 W. WI Ave.	\$950.00	\$950.00	\$2,135.00	complete
17	2010	John Skyrms	Historic Neenah Prop	128 W. WI Ave.	\$5,000.00	\$5,000.00	\$15,900.00	complete
18	2011	John Skyrms	Historic Neenah Prop	145 W. WI Ave.	\$5,000.00	\$5,000.00	\$21,235.05	complete
19	2012	Kyle & Debbie Rasmus	Cannova's	113 W. WI Ave.	\$4,317.00	\$3,596.33	\$10,789.00	complete
20	2012	TaylorGreene, LLC	Greene's Pour House	134 W. WI Ave.	\$5,000.00	\$5,000.00	\$17,595.00	complete
21	2012	Umer Sheikh	Investment Creations	124 W. WI Ave.	\$5,000.00	\$5,000.00	\$27,694.50	complete
22	2012	John Powell	Holt's Jew elry	121 W. WI Ave.	\$1,108.33	\$1,075.00	\$3,225.00	complete
23	2013	Shelly Stone	Signature Events	125 W. WI Ave.	\$4,500.00	\$4,450.00	\$13,350.00	complete
24	2013	Future Neenah, Inc.	Future Neenah, Inc.	135 W. WI Ave.	\$5,000.00	\$5,000.00	\$16,501.00	complete
25	2014	Umer Sheikh	Investment Creations	116 S. Commercial	\$5,000.00	\$5,000.00	\$41,450.00	complete
26	2014	Bill Casper	Ignite Nutrition	202 W. WI Ave.	\$5,000.00	\$2,219.00	\$6,657.00	complete
27	2014	Adria Ramos	Mom & Pop Place	117/119 W. WI Ave.	\$1,894.00	\$1,894.00	\$5,682.00	complete
28	2014	Umer Sheikh	Investment Creations	124 W. WI Ave.	\$1,917.00	\$1,917.00	\$5,750.00	complete
29	2015	Bill Casper	Ignite Nutrition	202 W. WI Ave.	\$2,781.00	\$2,781.00	\$9,035.00	complete
30	2015	John Skyrms	Great Harvest	116 W. WI Ave.	\$5,000.00	\$5,000.00	\$16,994.00	complete
31	2016	Umer Sheikh	Red Door Mercantile	130 W. WI Ave.	\$1,752.08	\$1,652.08	\$4,956.25	complete
32	2016	Warren Tran	Pastry Pixie	214 W. WI Ave.	\$5,000.00	\$5,000.00	\$16,200.00	complete
33	2016	Leeann Wasinger	Tailored Hide	447 S. Commercial	\$2,127.90	\$1,363.25	\$6,383.70	complete
34	2017	Morgan Wiswall	The Natural Boutique	125 W. WI Ave.	\$3,390.00	\$3,390.00	\$12,180.00	complete
35	2017	Umer Sheikh	Polka Dot Umbrella	114.5 W. WI Ave.	\$3,333.00	\$3,333.00	\$30,350.00	complete
36	2017*	Mary Powell	Vacant/Open Space	123 W. WI Ave.	\$5,000.00	\$5,000.00	\$26,315.00	complete
37	2017**	Mary Powell	Apt.	121 W. WI Ave.	\$2,500.00	\$2,500.00	\$23,208.78	complete
38	2018	Umer Sheikh	Jessie's Beauty & Barber	103 Church Street	\$633.00	\$633.00	\$1,900.00	complete
39	2018	Umer Sheikh	My Sole Loves	124 W. WI Ave.	\$1,500.00	\$1,476.67	\$4,500.00	complete
40	2018	Umer Sheikh	Investment Creations	124 W. WI Ave.	\$766.00	\$766.00	\$2,300.00	complete
41	2018	Umer Sheikh	Chase Bank	111 E. WI Ave	\$5,000.00	\$5,000.00	\$100,000.00	complete
42	2021	Bill Casper	The Hang Up	204 W. WI Ave.	\$2,533.33	\$2,300.95	\$6,902.85	complete
43	2021	Robert Wedge	Apt.	125 1/2 W. WI Ave.	\$5,000.00	\$5,000.00	\$26,000.00	complete
44	2021	JAZ of the Fox	J. Anthony Jew elers	220 S. Commercial Street	\$1,445.00	\$1,445.00	\$4,335.00	complete
45	2021	Ramos Enterprises	Vacant/Open Space	117/119 W. WI Ave.	\$2,848.00	\$2,689.22	\$8,067.66	complete
46	2021	Mix Restaurant LLC	Sante	108 W. WI Ave.	\$833.33	\$833.33	\$2,500.00	complete
47	2021	U. Sheikh/Old Neenah LLC	Bill Paul	112 W. WI Ave.	\$2,337.00	\$2,333.33	\$7,000.00	complete
48	2021	Historic Neenah Properties	Great Harvest	116 W. WI Ave.	\$2,000.00	\$2,000.00	\$6,000.00	complete
49	2022	Cy & Vong Thounsavath	Sante	108 W. WI Ave.	\$1,766.67	\$1,766.67	\$5,300.00	complete
50	2022	Umer Sheikh	Anthology	106 W. WI Ave.	\$5,000.00	\$5,000.00	\$13,399.00	complete
51	2022	Leeann Wasinger	The Tailored Hide	447 S. Commercial	\$4,466.33	\$4,466.33	\$16,500.00	complete
52	2023	Debbie Rasmus	Apt.	113 W. WI Ave.	\$2,500.00	\$2,500.00	\$22,400.00	complete
53	2023	Ramos Enterprises	Brehmer Law	117 W. WI Ave.	\$5,000.00	\$5,000.00	\$25,000.00	complete
54	2023	Tadych	Bona Fide	201 W. WI Ave.	\$5,000.00	\$5,000.00	\$85,000.00	complete
55	2023	Tadych	Urban Market Neenah	207 W. WI Ave	\$5,000.00	\$5,000.00	\$400,000.00	complete
56	2024	Ahmad Fima	Tow n Council	133 W. WI Ave.	\$2,821.33	\$2,821.33	\$8,463.99	complete
57	2024	Megan Jacquet	Coldwell	210 W. WI Ave.	\$5,000.00	\$5,000.00	\$23,536.00	complete
58	2024	Historic Neenah Properties	Great Harvest	116 W. WI Ave.	\$3,061.33	\$3,061.33	\$9,184.00	complete
59	2025	Four Brothers - John Houlihan	Wilmar Chocolates	220 W. WI Ave.	\$5,000.00	\$5,000.00	\$16,656.00	complete
60	2025	Union Star - Jon Metzgi	The Cheese Table	125 W. WI Ave.	\$5,000.00	\$5,000.00	\$20,000.00	complete
		*paid out in June 2018		Total Approved	\$218,182.67			
		**paid out in March 2019		Total Grants Awarded		\$212,679.43		
				Total Project Value			\$1,722,065.96	

APPENDIX G

Work Plans of Standing Committees

MAINTENANCE TASK FORCE **2026 WORK PLAN PRIORITIES**

- Negotiate a new contract for comingle removal through 12.31.28.
- Manage garbage/trash and recycling. BID contracts for comingle recycling services in 3 corrals and the City contracts for garbage/trash.
- Address new/emerging maintenance issues that may arise with ongoing west end development including Arrowhead zone.
- Coordinate efforts and manage snow removal process. Removal of all snow over trace / flurry.
- Continue schedule of steam cleaning of sidewalks, corrals, and cans with professional company.
- Upkeep of black & wooden district fixtures (cans & tables) including washing, painting, removing rust.
- Promote full utilization and maintenance of district green areas, especially tree and flower bed areas, through private contracted services.
- Promote the placemaking grant to create attractive destinations within the district.
- Continue ongoing clean-up work as needed to maintain a clean, attractive, inviting business district, and perform seasonal maintenance tasks (i.e. monitor dumpster corrals, sidewalk sweeping/scrubbing, snow removal, weed control, and leaf pickup).
- Continue implementation of on-going banner program and seasonal banner and bracket rotation plan.
- Work jointly with the City of Neenah on the holiday program of banners, lighting and décor. Create a lighting plan.
- Apply for a DNR Urban Forestry Grant.
- Stress personal business responsibility for property maintenance and upkeep of common areas.
- Showcase cleanliness of district prior to major community events, parade, marathon, etc.
- Continue to implement the updated Market Analysis and Branding Study as it pertains to maintenance during year 14. Such items may include but are not limited to: Uniform maintenance personnel in branded attire to demonstrate the value of Future Neenah and the BID at work. Incorporate branding system graphics and elements in streetscape furnishings, seasonal décor, wayfinding signage/markers interpretive elements and trestle trail loop. Work to enhance and maintain the district's common areas, public spaces, and special features.
- Maintain Alta Alley space.
- Beautification of former bus stop area at Doty and Church.

RECRUITMENT AND RETENTION COMMITTEE **2026 WORK PLAN PRIORITIES**

- Continue sign, sandwich board and awning grant programs to accept requests for either/both in 2026 for uniformity and aesthetics. Partner with City as they reformat the sign codes in 2026.
- Order additional professional photos of the district for recruitment, retention and promotional purposes including interiors and exteriors and the housing development.
- Work with Community Development on implementing the new downtown plan and former warehouse zone at Millview.
- Host a joint meeting with the BID PR and Marketing Committee.
- Promote Recruitment & Retention and Facade Grants and the small business loan program to new and existing businesses.
- Augment those important retention tools such as snow and recycling as needed.
- Ambassador visits both in and outside of the district.
- Continue to work with the BID to implement the updated Market Analysis and Branding Study as it pertains to retention & recruitment for year 14. Such items may include but are not limited to: Sharing information collected in the market analysis with businesses so they can track our market trends. Also, use this information as a benchmark and update it on a bi-annual basis with newest Claritas data and by repeating the business survey. Collect testimonials from property owners to use in collateral materials.
- Continue to monitor the need for refinements to parking and trash management policies with the City. Utilize data gathered by the LPR (license plate reader) systems. Advocate for parking solutions including a new ramp.
- Educate. Conduct workshops/seminars & provide other educational opportunities and information.
- Continue exit interviews with businesses that leave the BID due to business closure or relocation.
- Utilize PlacerAI subscription to it's maximum potential for statistical data.
- Host open house as needed to fill vacancies if needed. Work with City, developers, businesses, and residents to capitalize on West end developments to benefit the district.

APPENDIX G
Work Plans of Standing Committees

MARKETING & PUBLIC RELATIONS COMMITTEE
2026 WORK PLAN PRIORITIES

Initiatives are ongoing to enhance the overall image and marketability of the District, as a way to attract a wide array of consumers, promote BID shops, restaurants, and other attractions and leverage the many positive changes in the District. New businesses and new investment opportunities are working together to create an exciting business mix.

Public Relations to raise awareness of the District and its unique shopping, dining, business and entertainment opportunities.

Update Directory (print & online) to help consumers find their way around and to locate specific businesses incorporating the new brand system.

Welcome any new employee groups and residents that may join the district with West End developments.

Collaborative Marketing among a diverse group of merchants and vendors in an effort to leverage marketing funds and resources.

Website & Social Media that maintains current information on area businesses and contact information. Integrate elements of brand. Effectively manage and promote the use of website in conjunction with the newly updated FNI web site. Continue to grow Instagram numbers. Obtain a social media plan.

Communication, including periodic District mailings or e blasts to keep businesses and property owners informed and updated on projects and initiatives. Continue use of newsletter format to distribute info to district businesses. Connect with residents of new developments to foster 24/7 live, work, play environment.

Support of Special Events (both new and existing) that bring attention to the District and encourage visitors to shop, dine and play (including The Plaza and both residential developments). Fill spring gap that has fewer activities. Addition of new Holiday Market.

Little Lake Trestle Loop work to connect the loop with and to the district and our activities.

Work to implement the Market Analysis and Branding Study as it pertains to marketing and PR for year 14. Ideas to include, but not limited to: Enhance the presence of Downtown Neenah in social media applications including promotions such VIE (very important employee) or Facebook Friday. Engage Downtown employees with an ongoing event or loyalty rewards

Brand Identity (Continued): Activities may include but are not limited to: Create a limited-time marketing grant program offering a rebate to businesses utilizing branding system graphics in marketing materials and advertisements. Provide branded elements for businesses to utilize such as: tags, store hours signs, window clings, branded merchandise (logoed shirts). Track brand usage investments made by Downtown area businesses. Promote public art projects.

Promote gift certificate program to increase district sales. Work toward online sales capability.

EXECUTIVE COMMITTEE
2026 WORK PLAN PRIORITIES

The Executive Committee of the Board will undertake activities in 2025 to strengthen the BID and improve service to businesses by:

- Partner with the city to promote any new parking and residential developments.
- Work to implement the Market Analysis and Branding Study during year 14.
- Monitor long term savings for continued investment.
- Assist with implementation of the recommendations in the City's 2040 comp plan and RDG's 2023 plan.
- Remain involved with district development especially as it pertains to the district's western corridor.
- Do an annual compensation review for centralized management.
- Analyze BID priorities and allocate budget accordingly.

APPENDIX H

NEENAH CENTRAL CITY BUSINESS IMPROVEMENT DISTRICT 2026 MAYORAL BID BOARD APPOINTEES

Name	Company	Category	Term (years)	Term Expiration
Alex Noskowiak	Bergstrom Corporation	Property Owner	3	12/31/26
George Brownell	Associated Bank	Property Owner	3	12/31/25
Bob Gillespie	Knox Furniture Gallery of Neenah	Property Owner	3	12/31/27
Umer Sheikh	Investment Creations	Property Owner	3	12/31/25
Ben Ziemba	J. Anthony Jewelers	Property Owner	3	12/31/27
Robert Wedge	Landlord 125 W WI Ave.	Property Owner	3	12/31/27
Christine Rondeau	Investment Planners	Business (Office/Professional)	3	12/31/27
Alex Wenzel	Lions Tail Brewing Co.	Business (Hospitality)	3	12/31/28
Tori Dorn	Fibre	Business (Service/Retail)	3	12/31/26
Michelle Bauer		Community Representative	3	12/31/25
Mark Ellis	First District Alderperson	City of Neenah Representative	1	4/1/26

**APPENDIX I
RESOLUTION**

(to be inserted after Dec. 3, 2025 common council meeting)

**APPENDIX J
REVIEW**



**Neenah Central City
Business Improvement District
(A Component Unit of the
City of Neenah)**

Financial Statements

December 31, 2024

**Neenah Central City Business Improvement District
(A Component Unit of the City of Neenah)**

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December 31, 2024

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Independent Accountant's Review Report

To the Board of Directors of
Neenah Central City Business Improvement District

We have reviewed the accompanying financial statements of the Neenah Central City Business Improvement District (the District), a component unit of the City of Neenah, Wisconsin, as of and for the year ended December 31, 2024 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents. A review includes primarily applying analytical procedures to management's financial data and making inquiries of District management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountants' Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our conclusion on the financial statements is not affected by this missing information.

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Report on Other Legal and Regulatory Requirements

We have also issued our report dated April 22, 2025 on our tests of its compliance with Wisconsin State Statutes Section 66.1109. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

Baker Tilly US, LLP

Madison, Wisconsin
April 22, 2025

Neenah Central City Business Improvement District
(A Component Unit of the City of Neenah)

Statement of Net Position
December 31, 2024

Assets

Current Assets

Cash and investments	\$ 208,670
Assessment receivable	<u>160,334</u>
Total current assets	<u>369,004</u>

Noncurrent Assets

Capital assets	11,000
Less accumulated depreciation	<u>(10,450)</u>
Total noncurrent assets	<u>550</u>

Total current and noncurrent assets	<u>369,554</u>
-------------------------------------	----------------

Liabilities, Deferred Inflows of Resources and Net Position

Liabilities

Current liabilities:	
Accounts payable	<u>109,577</u>
Total current liabilities	<u>109,577</u>

Deferred Inflows of Resources

Unearned revenue	<u>160,334</u>
Total deferred inflows of resources	<u>160,334</u>

Net Position

Net investment in capital assets	550
Unrestricted	<u>99,093</u>
Total net position	<u>\$ 99,643</u>

See notes to financial statements

Neenah Central City Business Improvement District
(A Component Unit of the City of Neenah)

Statement of Revenues, Expenses and Changes in Net Position - Actual and Budget
Year Ended December 31, 2024

	Actual	Budget (Original and Final)	Variance
Operating Revenues			
Assessments	\$ 160,108	\$ 160,108	\$ -
Total operating revenues	<u>160,108</u>	<u>160,108</u>	<u>-</u>
Operating Expenses			
Postage	56	55	(1)
Conferences and meetings	492	400	(92)
Auditing	3,200	3,200	-
Banking fees	96	96	-
Office supplies	331	560	229
Professional	65,000	65,000	-
Outside printing	334	3,210	2,876
Advertising and publications	4,024	4,000	(24)
Promotional activities and events	7,458	9,220	1,762
Outside services	275	750	475
Gift certificates	15,409	16,750	1,341
Brand implementation	112	225	113
Awning grant	4,156	500	(3,656)
Recruitment tools & workshops	1,000	1,500	500
Grant program	15,883	20,000	4,117
Banners	3,598	4,100	502
Maintenance of equipment	1,072	2,830	1,758
Waste removal/recycle	11,230	10,605	(625)
Tree lights and holiday décor	1,244	4,250	3,006
All other supplies	615	1,200	585
Storage rental	1,520	1,440	(80)
Flower beds	14,272	14,250	(22)
Fixtures and facilities	1,800	2,500	700
Depreciation	550	-	(550)
Decorative lighting	1,629	-	(1,629)
Total operating expenses	<u>155,356</u>	<u>166,641</u>	<u>11,285</u>
Operating income (loss)	<u>4,752</u>	<u>(6,533)</u>	<u>11,285</u>
Nonoperating Revenues			
Investment income	94	-	94
Total nonoperating revenues	<u>94</u>	<u>-</u>	<u>94</u>
Change in net position	4,846	(6,533)	11,379
Net Position, Beginning	<u>94,797</u>	<u>94,797</u>	<u>-</u>
Net Position, Ending	<u>\$ 99,643</u>	<u>\$ 88,264</u>	<u>\$ 11,379</u>

See notes to financial statements

Neenah Central City Business Improvement District
(A Component Unit of the City of Neenah)

Statement of Cash Flows

Year Ended December 31, 2024

Cash Flows From Operating Activities	
Received from customers	\$ 160,108
Paid to suppliers for goods and services	<u>(132,794)</u>
Net cash flows from operating activities	<u>27,314</u>
Cash Flows From Investing Activities	
Investment income	<u>94</u>
Net cash flows from investing activities	<u>94</u>
Net change in cash and cash equivalents	27,408
Cash and Cash Equivalents, Beginning	<u>181,262</u>
Cash and Cash Equivalents, Ending	<u>\$ 208,670</u>
Reconciliation of Operating Income to Net Cash Flows From Operating Activities	
Operating income	\$ 4,752
Adjustments to reconcile operating income to net cash provided from operating activities:	
Depreciation expense	550
Change in assets, liabilities and deferred inflows or resources:	
Assessments receivable	(226)
Accounts payable	22,012
Unearned revenues	<u>226</u>
Net cash flows from operating activities	<u>\$ 27,314</u>
Noncash Activities	
None	

See notes to financial statements

Neenah Central City Business Improvement District (A Component Unit of the City of Neenah)

Notes to Financial Statements
December 31, 2024

1. Summary of Significant Accounting Policies

The accounting policies of the Neenah Central City Business Improvement District (the District) conform to accounting principles as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Government Auditing Standards Board (GASB).

Description of Reporting Entity

This report contains the financial information of the Neenah Central City Business Improvement District, which is a component unit of the City of Neenah, Wisconsin (the City). The financial activities of the District are not material to the City and therefore have not been included in the City's financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1109. It is the purpose of that section to authorize municipalities to create one or more business improvement districts to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.

The District is a legal entity separate and distinct from the City. The District is governed by an 11-member board appointed and approved by the common council. The members serve staggered, three-year terms. A majority of the board members shall own or occupy real property in the District.

Basis of Accounting/Measurement Focus

The accounting and financial reporting treatment applied to the District is determined by its measurement focus. The transactions of the District are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources, liabilities and deferred inflows of resources associated with the operations are included on the statement of net position. Net position (i.e., total assets net of total liabilities) is segregated into net investment in capital assets, restricted and unrestricted components.

The statement of net position and statement of revenues, expenses and changes in net position are reported using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Assessments are levied upon all property within the District and are recognized as revenues in the year for which they are levied. Unbilled receivables are recorded as revenues when services are provided.

The District distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the District's principal ongoing operations. The principal operating revenues of the District are charges to the District members. Operating expenses for the District include professional services, operation and maintenance, business development and promotions. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Neenah Central City Business Improvement District (A Component Unit of the City of Neenah)

Notes to Financial Statements
December 31, 2024

Special Assessment Method

The District is authorized to levy special assessments to fund its operations. The method of levy is based on assessed valuation of all real property within the District except property used exclusively for residential and manufacturing purposes.

Capital Assets

Capital assets are defined by the District as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets is recorded as an expense in the Statement of Revenues, Expenses and Changes in Net Position, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The estimated useful lives by type of asset are as follows:

Land improvements	20 years
Machinery and equipment	15 years

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net assets that applies to a future time period and, therefore, will not be recognized as an inflow of resources (revenue) until that future time.

Equity Classifications

Equity is classified as net position and displayed in three components:

- a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** - All other net position that do not meet the definition of restricted or invested in capital assets, net of related debt.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. The District did not have equity in restricted net position as of year-end.

Claims and Judgments

Claims and judgments are recorded as expenses when the related liabilities are incurred.

Operating Plan Budget

The budgetary information is derived from the annual operating plan budget and is presented using the same basis of accounting as described in Note 1.

**Neenah Central City Business Improvement District
(A Component Unit of the City of Neenah)**

Notes to Financial Statements
December 31, 2024

2. Deposits and Investments

For purposes of the statement of cash flows, the District considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of District funds is restricted by state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank, trust company or savings and loan association.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The District has not adopted an investment policy.

The District's deposits at year-end were comprised of the following:

	<u>Carrying Value</u>	<u>Bank Balance</u>	<u>Associated Risks</u>
Deposits	\$ 208,670	\$ 208,670	Custodial credit risk

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest-bearing and non-interest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$1,000,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

Custodial Credit Risk

Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the District's deposits may not be returned to the District.

The District does not have any deposits exposed to custodial credit risk.

**Neenah Central City Business Improvement District
(A Component Unit of the City of Neenah)**

Notes to Financial Statements
December 31, 2024

3. Capital Assets

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets being depreciated:				
Land improvements	\$ 11,000	\$ -	\$ -	\$ 11,000
Total capital assets	<u>11,000</u>	<u>-</u>	<u>-</u>	<u>11,000</u>
Less accumulated depreciation for:				
Land improvements	(9,900)	(550)	-	(10,450)
Total accumulated depreciation	<u>(9,900)</u>	<u>(550)</u>	<u>-</u>	<u>(10,450)</u>
Net capital assets being depreciated	<u>\$ 1,100</u>			<u>\$ 550</u>



Independent Accountants' Review Report on Other Legal and Regulatory Requirements

To the Board of Directors of
Neenah Central City Business Improvement District

We have reviewed the financial statements of the Neenah Central City Business Improvement District (the District), a component unit of the City of Neenah, Wisconsin as of and for the year ended December 31, 2024 and have issued our report thereon dated April 22, 2025. We conducted the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA.

In connection with our review, nothing came to our attention that caused us to believe that the District failed to comply with Wisconsin State Statutes Section 66.1109, insofar as it relates to accounting matters. However, our review was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the District's noncompliance with the above-referenced statutes, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the District's Board and management and is not intended to be and should not be, used by anyone other than these specified parties.

Baker Tilly US, LLP

Madison, Wisconsin
April 22, 2025

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**APPENDIX K
FAÇADE IMPROVEMENT PROGRAM**

NEENAH FAÇADE IMPROVEMENT PROGRAM										
App. #	Calendar Year	Owner/Agent	Business Name	Address	Action/Grant Approved	Grant Awarded	Owner Contribution	Total Project Value	Status	Improvements
1	2002/2005	Patrick and Sherry Haskett	Cheveux	206 W. Wisconsin Ave.	\$3,041.03	\$3,041.03	\$3,041.03	\$6,082.06	complete	Rear siding replacement, storm window replacement, install rear awning, replace light fixtures move gas meter, replace front entrance floor
2	2002	Sally Callaway Dey	Sassy Sal's	133 W. Wisconsin Ave.	\$2,182.50	\$2,182.50	\$2,182.50	\$4,365.00	complete	Tuckpoint front façade masonry
3	2003	James Busch	The Saint James	211 E. Wisconsin Ave.	\$10,000.00	\$10,000.00	\$10,000.00	\$24,000.00	complete	Concrete and masonry work to extend front entrance, construct entrance roof
4	2004	Isaac Pabst	Scharp's Office Supply	130 W. Wisconsin Ave.	\$2,500.00	\$2,500.00	\$2,500.00	\$5,000.00	complete	Replace 6 upper story windows, exterior and interior trim
5	2005	Les Fink	Erika's Bridal	117-119 W. Wisconsin Ave	\$10,000.00	\$10,000.00	\$10,000.00	\$21,506.40	complete	Replace storefront windows, trim, 3 doors, sill
6	2005	Cy and Vong Thounsavath	Art Affair	108 W. Wisconsin Ave.	\$2,386.00	\$2,386.00	\$2,386.00	\$4,772.00	complete	Remove shutters, repair and paint front and rear lower facades.
7	2006	Fox Meadows LLP	Paper City Pub	212 W. Wisconsin Ave.	\$7,000.00	\$7,000.00	\$7,000.00	\$14,000.00	complete	Restoration of lower façade glass
8	2006	Harry Kelderman	Soccer Locker	127 W. Wisconsin Ave.	\$7,237.75	\$7,237.75	\$7,237.75	\$14,475.50	complete	Tuckpointing, glass replacement upper story window replacement
9	2006	Downtown Neenah Properties	Planet Perk	124 W. Wisconsin Ave.	\$1,000.00	NA	NA	NA	withdrawn	Replace west door
10	2006	Downtown Neenah Properties	Great Harvest	116 W. Wisconsin Ave.	\$997.50	\$997.50	\$997.50	\$1,995.00	complete	Front door repairs
11	2006	Downtown Neenah Properties	Smile Creations	126 W. Wisconsin Ave.	NA	NA	NA	NA	app. withdrawn	
12	2007	Patrick and Sherry Haskett	Cheveux	206 W. Wisconsin Ave.	\$6,958.97	\$6,958.97	\$7,441.03	\$14,400.00	complete	Upper story façade renovation
13	2007	Robert and Peter Gillespie	Knox Furniture	111 W. Wisconsin Ave.	\$2,952.50	\$2,952.50	\$2,952.50	\$5,905.00	complete	Upper story window replacement
14	2007	David Priest	Cannova's	113-115 W. Wisconsin Ave.	\$3,592.50	\$3,592.50	\$3,592.50	\$7,185.00	complete	Upper story window replacement
15	2008	Umer Sheikh/Investment Creations	200 W. Wisconsin Ave. / 107 S. Church St.	200 W. Wisconsin Ave. / 107 S. Church St.	\$20,000.00	\$18,753.00	\$18,753.00	\$37,506.00	complete	Upper and lower story windows, EIFS, cleaning of brick
16	2008	Pinnacle Photo and Portraits/ Edward Scanlon	Pinnacle	433 S. Commercial St.	\$10,000.00	\$8,118.00	\$8,118.00	\$16,236.00	complete	Paint trim and cedar shakes, replace windows
17	2008	Gordon Stillings	Stillings and Buchinger Law Office	251 E. Wisconsin Ave.	\$5,000.00	\$3,925.00	\$11,562.61	\$11,562.61	complete	Reconstruct 2 stone columns, replace front steps (railing also installed)
18	2008	Daniel Goggin	Goggin Law Office	429 S. Commercial St.	\$5,500.00	\$4,686.00	\$4,686.00	\$9,372.00	complete	Replacement of windows
19	2008	Bill Casper	Hang Up	202/204 W. Wisconsin Ave	\$10,000.00					Replacement of windows
20	2009	Gina Vendola	Cranked	200 Main Street	\$7,500.00	\$6,439.33	\$6,439.32	\$12,878.65	complete	Masonry repairs, window and door replacement
21	2009	Keith Miller/Thounsavath	UnCorked Bistro	108 W. Wisconsin Ave.	\$2,700.00	\$2,690.47	\$2,690.48	\$5,380.95	complete	Door and awning replacement
22	2009	Ron Phillips/Mike Law	Cook/Vintage	129-131 W. Wisconsin	\$7,800.00	na	na	na	app. withdrawn	Window replacement
23	2009	Shannon Zambrano	Five Generations	134 W. Wisconsin Av	\$10,000.00	na	na	na	withdrawn	Masonry repairs

24	2010	Dr. Chris Abel & Dr. Carrie Richter-Abel	Neenah Family Chiropractic	116 W. Columbian Ave.	\$3,500.00	\$2,072.50	\$2,072.50	\$4,145.00	complete	Painting/staining
25	2010	Kelly Mjaanes, Sandi Johnson, Sue Brautigam/Warren Tran	The French Flea	214 W. Wisconsin Ave.	\$275.00	NA	NA	NA	withdrawn	Replacement of awning
26	2010	Stacy Frakes/John Powell	Holt's Jewelry	121 W. Wisconsin Ave.	\$4,000.00	\$3,700.00	\$3,700.00	\$7,400.00	complete	Replacement of awning and lower façade tile
27	2011	Winnebago Community Credit Union	Winnebago Community Credit Union	526 S. Commercial St.	App. Denied	NA	NA	NA	app. denied	Entrance
28	2012	Morgan Wiswall	125 W. Wisconsin Ave.	125 W. Wisconsin Ave.	\$8,135.50	\$8,135.50	\$8,135.50	\$17,796.00	complete	Window and door replacement
29	2014	Future Neenah, Inc.	Future Neenah, Inc.	135 W. Wisconsin Ave	\$10,000.00	\$10,000.00	\$16,859.00	\$26,859.00	complete	Windows, door, cornice, bulkhead
30	2015	Bill Casper	Ignite Nutrition	204 W. Wisconsin Ave.	\$1,150.00	\$1,150.00	\$1,450.00	\$2,600.00	complete	door and window replacement
31	2015	Investment Creations	Historic ERA	116 S. Commercial St.	\$10,000.00	\$10,000.00	\$10,000.00	\$20,975.00	complete	Doty Avenue entrance
32	2016	Historic Neenah Properties	Great Harvest	116 W. Wisconsin Ave.	\$10,000.00	\$10,000.00	\$10,000.00	\$48,275.00	complete	Storefront entrance/windows
33	2017	Mix Restaurant	Copperstill	211 E. Wisconsin Ave.	\$10,000.00	\$10,000.00	\$10,000.00	\$21,000.00	complete	Trim replacement
34	2018	Wisconsin Avenue Properties		121-123 W Wisconsin Ave	\$15,000.00	\$15,000.00	\$15,000.00	\$30,000.00	complete	window replacement
35	2019	Investment Creations	Chase Building	111 E. Wisconsin Ave	\$30,000.00	\$30,000.00	\$30,000.00	\$60,000.00	complete	window installation
36	2020	Investment Creations	Bill Paul Ltd.	114 W. Wisconsin Ave.	\$750.00	\$708.59	\$708.59	\$1,417.18	complete	window replacement
37	2020	Bill Paul Ltd.	Bill Paul Ltd.	110-114 W. Wisconsin Ave	\$7,500.00	\$7,432.95	\$7,432.95	\$14,865.90	complete	awning replacement
38	2020	Knox Furniture	Knox Furniture	109 W. Wisconsin Ave	\$7,500.00					tuckpointing
39	2021	Pike Products/Bedrock Coffee	Bedrock Coffee	214 W. Cecil Street	\$9,300.00	\$7,764.88	\$7,764.88	\$15,529.76	complete	Painting, door replacement
40	2021	Eric Soda Agency	Eric Soda Agency	1220 S. Commercial St.	\$10,000.00				complete	Exterior improvements
41	2022	Bob Wedge	125 W. Wisconsin Ave.	125 W. Wisconsin Ave.	\$8,500.00	\$4,250.00	\$4,250.00	\$8,500.00	complete	Window replacement
42	2022	Investment Creations	106 W. Wisconsin Ave.	106 W. Wisconsin Ave.	\$10,000.00	\$10,000.00	\$10,000.00	\$20,000.00	complete	Door and window replacement
43	2023	Pike Products	Bedrock Coffee	214 W. Cecil Street	\$3,142.50	\$3,142.50	\$3,142.50	\$6,285.00	complete	Door replacement
44	2024	Pike Products	Cornerstone Woodworking	216 W. Cecil Street	\$10,000.00					Window replacement
45	2024	Highland Ventures	Highland Ventures	1126 S. Commercial St.	\$10,000.00					Masonry repair, painting
				Total Grant (01, 02, 04, 05, 08, 09, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24)	\$365,397.00					
				Total Approved	\$317,101.75					
				Total Granted	\$236,817.47					
				Total Owner Contrib.	\$252,096.14					
				Total Project Value	\$522,270.01					
				Total Projects	34					
				Balance Available	\$128,579.53	9/30/2024				

**APPENDIX L
CO-OP PARTNERS WORK PLAN**

10.21.25

Co-Op Partners Work Plan Meeting

Members from the City, BID, and FNI gathered for our e/o year partners meeting as we all work together to keep the central city safe, attractive and vibrant.

In Attendance:

Beyer, Bowman, Brownell, Cannon, Dunning, Gillespie, Hanneman, Jefferson, Kaiser, Mayor, Neiforth, Noskowiak, Rathe, Schmidt, Sheikh, Wedge, Wenzel, Ziembra

WHAT'S NEW: *(since we last met 10/23)*

- Alta Alley (Vibrant Spaces Grant from WEDC)
- Bus Stop (removal from Church Street)
- Gateway (enhancements like string lights)
- Warehouse (city acquired warehouse by Millview)
- Arrowhead (ongoing development)
- Snow Threshold Decreased (was 2")
- Street Scape: Blue Planters, Sandblast & Recoat Rusted Benches, Order New Bench & Picnic Table (201 Corner), New Design for Automated Cans (more cost effective, better replacement parts), Directional Signage at Loop Trail Head and Bump Out Updated.
- PlacerAI (subscription service for ##s and demographics)
- Christmas Market (year one in '25)
- Meridian Barriers (for event safety)
- DORA (designated outdoor refreshment area)
- Illuminate Neenah (light projection shows)
- FNI Rebrand with Updated BID pages on site
- New Businesses (Wilmar, Cheese Table, Everweld, Evermore, Violet Mae)
- Murals Flowers (Church Street Dumpster Wall)
- Library Crosswalk (added in E WI block)

Worked through updates to the 2023 plan using feedback supplied in advance from board and staff in all the plan categories:

Street Sweeping	Sidewalks	Marketing
Refuse Collection	Trees & Flowers	Ret & Recr
Snow Removal	Banners/Décor/Displays	Centralized Mngt
City Parking Lots	Partnerships	Other

Your **Business Improvement District (BID)** Investment At Work

Public Relations & Marketing	Maintenance	Retention & Recruitment	Administration
Downtown Brochure	Keep district clean: sweep, weed, etc.	Grant Programs:	Office/Staff People/Information Services/ Acct.
BID Activities:	Purchase Banners	Retention & Recruitment Grant	Host BID annual meeting
Warm Your Heart (February)	Contract Flowers	Facade Grant Program	Communicate w/BID Newsletters & Email Updates
Spring Activity	Contract Centralized Recycling	Awning, Sign & Sandwich Board Grant, Placemaking Programs	Annual Operating Plan
Employee Apprec (June)	Snow removal	Recruit New & Retain Existing Businesses	Agendas & Minutes
Small Business Saturday (November)	Seasonal decor: lights, bows, garland, fall bales / stalks		Bi-annual Co-op Meetings w/City, BID & Future Neenah
Summer Sale (August)	Purchase & maintain: benches, picnic tables, trash cans		Represent Downtown Neenah
Luminary Night with Cookie Crawl (December)	Welcome monument at entrance to district		
Retail & Restaurant Promo Events	Contract for Power Washing		

Public relations & Marketing continued...

Community Event Partner: Historical Society PowWow, Farmers Market, Wine Walk and Very Neenah Christmas

Gift Certificate Program

Destination Marketing:

Partner w/Convention & Visitors Bureau: Signage & Advertise in Annual Guide

Kiosks & Directional Trail Signage

Market analysis and branding study w/ logo identity

Increase Awareness & Visibility:

MailChimp & email blasts

Updated website & Online Presence incl. Instagram Acct.

Facebook posts

Exposure In Future Neenah Magazine

Advertising to Promote District

Customer Service



M E M O R A N D U M

DATE: March 10, 2025
TO: Chairman Steiner and Members of the Finance and Personnel Committee
FROM: Matthew Schroeder, Director of Information Systems
RE: Server and Storage Upgrade

I am requesting approval to purchase equipment, software, and services from Heartland Business Systems and Camera Corner Connecting Point, to upgrade servers and storage at our primary and disaster recovery datacenters at a cost not to exceed \$285,000, with funding coming from the Information Systems capital equipment budget, the Information Systems fund balance, and the Capital Equipment fund balance.

In 2023, Information Systems budgeted \$75,000 to replace the storage at our Disaster Recovery (DR) Datacenter. This money has been carried forward since then, with a small amount used in 2024 to purchase hard drives to extend our existing storage. The existing storage solution at DR was originally purchased in 2016. A few years ago, the original manufacturer was acquired by another company, and our solution was discontinued and has not been supported since then. Our staff is not confident we could operate well in a disaster recovery scenario on existing equipment.

In 2020, Information Systems budgeted \$100,000 to replace the storage and servers at our Primary Datacenter. This equipment was purchased and installed in 2021, putting the primary datacenter equipment at approximately 4.5 years old. This equipment is still performing well, but we are starting to notice some performance issues and support for some existing hardware has started to be removed from software vendors. This equipment was expected to last 5 – 7 years.

In late 2023, Broadcom acquired VMware (our virtualization platform software). Since that acquisition, the cost model has changed, prices have reportedly increased anywhere between 3 and 8 times, and obtaining support for the product has gotten worse. Our existing licenses for VMware will expire in April of 2026, and we are expecting an approximate 3.5 times increase in software licensing costs.

We have recently replaced multiple old security cameras, and our storage needs to support saving video from these cameras has ballooned. We currently have about 20TB assigned to video storage and would require 80TB to properly support a minimum 30-day retention period on all security cameras. We have some that are currently only able to save a single day, making investigating incidents difficult.

In addition, with the recent move of Information Systems' operating budget into the general fund, we are anticipating an estimated \$150,000 of remaining fund balance that can help support a major infrastructure upgrade. Finance staff have indicated a one-time project purchase is ideal to spend this remaining fund balance.

All these events caused us to look at not only replacing our DR storage, but our entire server and storage infrastructure at both datacenters. We believe the age of current hardware and upcoming

expiration of software licensing provides the perfect timing to consider an entirely new platform. With that in mind, we released a Request for Proposals (RFP) document on Oct 13 to obtain suggested solutions and pricing to upgrade our entire infrastructure.

The RFP was sent to 4 vendors, and we received 6 proposals. After several discussions, demos, and solution modifications, the finalized pricing for each proposal is shown on the attached document. We received 1 proposal for all-new hardware, continuing to utilize the VMware platform; 2 proposals for mostly new hardware with some reuse also continuing to utilize VMware; 1 proposal to move to the Nutanix virtualization platform with a Hardware-as-a-Service (HaaS) model, similar to renting the equipment; and 2 proposals for all-new hardware moving to Nutanix.

After much discussion and analysis by Information Systems staff, we feel the best option for the city is to move forward with a purchase of Nutanix hardware and software from Heartland Business Systems, and a Synology storage unit for video storage from Camera Corner Connecting Point. IS staff have worked with both vendors on dozens of projects each and are very confident in the ability of these two vendors to provide a complete and fully functional solution for the city.

Though the software costs for the Nutanix solution are slightly higher than the VMware estimates, we feel the solution overall will save staff time in managing the solution, provide a single vendor to contact for support on both hardware and software, and provide a higher quality of support than what a VMware solution would offer. Pricing for VMware continues to be unknown and industry speculation is they will continue to raise prices substantially. Additionally, the lower hardware costs for the Nutanix solution make up for the higher software costs. All hardware has a 5-year warranty and support included in the costs.

The Synology solution is the ideal option for video storage, as staff are already familiar with the Synology platform. We currently run multiple Synology units that will be retired with the Nutanix purchase and have had positive experiences with them. IS staff estimated and requested a minimum of 120TB for video storage, however Camera Corner suggested based on camera specs and retention, that we should be purchasing closer to 300TB, thus their recommended solution offers 470TB of storage. Though we feel this could be a bit more than we need currently, it would allow us enough growth throughout the estimated 5 – 7-year lifespan, that we would likely not need to extend storage at all, while a 120TB solution may require additional storage around year 3 – 5 depending on new camera installs.

To support this purchase, IS recommends the Nutanix software be charged to our Multi-year Software Capital Equipment line item. One-time purchase costs, totaling \$248,995.79, would be partially funded from the remaining \$71,958 in our Redundant Data Storage Capital Equipment line item, and \$10,000 from our Technology Replacement Fund Capital Equipment line item. The remaining \$167,037.79 will first come from our Information Systems Fund Balance, currently estimated at \$150,000, with any remainder coming from the Capital Equipment Fund Balance, currently with an approximate balance of \$310,000.

By looking at a complete upgrade now, we would also be able to eliminate the \$150,000 requested in the 2027 IS Capital Equipment budget for primary datacenter server replacement. Staff would change the current practice of upgrading primary servers every 3 – 4 years and pushing the old primary equipment to the DR site. Instead, we would evaluate equipment at both sites at the 3 – 4-year mark, to determine when replacement would be appropriate for both sites between the expected 5 – 8-year lifespan of the equipment.

	Camera Corner Opt 1	Camera Corner Opt 2	CDWG	Heartland Opt 1	Heartland Opt 2	SHI	Requested Purchase
Server and Storage Description	3-tier VMware with all new HP hardware - Alletra MP all flash storage and 3x new DL360 Gen12 servers in production ; Alletra 5030 Hybrid storage and 2x new DL360 Gen12 servers in DR	3-tier VMware with mostly new HP hardware - Alletra 5030 Hybrid storage and 3x new DL360 Gen12 servers in production ; Expand and reuse Nimble Hybrid storage and 2x new DL360 Gen12 servers in DR	Nutanix Hyperconverged with Lenovo hardware - 3x Lenovo HX650 V4 in production ; 3x Lenovo HX630 V4 in DR	Nutanix Hyperconverged HaaS - 3x Nutanix nodes in production ; 3x Nutanix nodes in DR	Nutanix Hyperconverged purchase - 3x Nutanix NX-8170-G10 in production ; 3x Nutanix NX-1175S-G10 in DR	3-tier VMware with Dell hardware - Dell EMC Unity XT 380 Hybrid storage and 3x PowerEdge R770 servers in production ; reuse existing Nimble Hybrid storage and exiting HP DL380 Gen10 servers in DR	Heartland Option 2 - Nutanix Hyperconverged Purchase
Server and Storage cost	\$367,273.52	\$227,805.47	\$237,728.97	\$781,638.00	\$189,348.79	\$277,210.28	\$189,348.79
Video Storage Description	Synology HD6500 60-bay storage with 470TB usable	Synology SA6400 12-bay storage with 2 expansion trays with 415TB usable	Lenovo DG5200 with 120TB usable (install costs included above)	BCDVideo server with 131TB usable	BCDVideo server with 131TB usable	Video storage included in Dell EMC unit above	Camera Corner Option 1 - Synology HD6500
Video Storage cost	\$59,647.00	\$46,318.00	\$90,100.25	\$24,955.88	\$24,955.88	-	\$59,647.00
Virtualization Software	VMware - Unable to obtain an accurate quote due to Broadcom not allowing quoting until closer to expiration of existing licensing in April '26. Costing is estimated + 7% yearly increase (extremely volatile currently)	VMware - Unable to obtain an accurate quote due to Broadcom not allowing quoting until closer to expiration of existing licensing in April '26. Costing is estimated + 7% yearly increase (extremely volatile currently)	Nutanix - 5-year contracted cost shown	Nutanix - Included in Hardware-as-a-Service rental fee	Nutanix - 5-year contracted cost shown	VMware - Unable to obtain an accurate quote due to Broadcom not allowing quoting until closer to expiration of existing licensing in April '26. Costing is estimated + 7% yearly increase (extremely volatile currently)	Heartland Option 2 - Nutanix
Virtualization first-year cost	\$26,400.00	\$26,400.00	\$35,678.02	-	\$32,434.27	\$31,680.00	\$32,434.27
Virtualization 5-year cost	\$151,819.51	\$151,819.51	\$178,390.08	-	\$162,171.36	\$182,183.41	\$162,171.36
Total first-year cost	\$453,320.52	\$300,523.47	\$363,507.24	\$806,593.88	\$246,738.94	\$308,890.28	\$281,430.06
Total 5-year solution cost	\$578,740.03	\$425,942.98	\$506,219.30	\$806,593.88	\$376,476.03	\$459,393.69	\$411,167.15



MEMORANDUM

To: Members of the Finance and Personnel Committee
From: Chairman Steiner
Date: November 19, 2025
Re: October Voucher Review

On behalf of the Committee and Common Council, I have reviewed expenditure abstracts and other Finance Department records supporting:

1. October General Expenditure Voucher Nos. 3338 through 3446 (\$161,523.32) and 3273 through 3416 and 60892 through 61013 (\$2,519,576.84) and October payroll (\$0.00) for a combined total of \$2,681,100.16.
2. October Automated Transfers totaling \$4,094,990.73.

I recommend their approval.

Attached are schedules of October Automated Fund Transfers and Non-Payroll Expenditure Vouchers over \$2,000.

Attachments

EXPENDITURE ABSTRACT FOR PERIOD OCTOBER 1 THROUGH OCTOBER 31, 2025
EXPLANATION OF AUTOMATED TRANSFERS

Transfer Date	Amount	Vendor	Description
10/1/25	\$1,482.68	DELTA DENTAL	Vision Insurance
10/1/25	\$7,509.92	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/1/25	\$3,716.00	DELTA DENTAL	Dental Claims
10/2/25	\$31,619.84	UMR	9/24 - 9/30 Health Insurance Disbursements
10/3/25	\$1,513.32	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/7/25	\$2,534.77	BANCORP	FSA/HRA Debit Card Prefund
10/8/25	\$9,140.38	DELTA DENTAL	Dental Claims
10/8/25	\$868.82	DIVERSIFIED BENEFIT SERVICES	2025 Employee FSA Plan
10/8/25	\$2,824.70	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/9/25	\$99,153.60	UMR	10/1 - 10/7 Health Insurance Disbursements
10/9/25	\$20,989.37	MISSIONSQUARE	457 Deferred Comp. Contributions
10/9/25	\$3,271.25	MISSIONSQUARE	Employee IRA Contributions
10/9/25	\$2,301.16	MIDAMERICA	FICA Alternative Plan #3121
10/9/25	\$45.00	COMMUNITY FIRST CREDIT UNION	FD Local 275 Conduit
10/9/25	\$6,485.84	COMMUNITY FIRST CREDIT UNION	FD Union Dues
10/9/25	\$308.00	SIMPLICITY CREDIT UNION	Police Benevolent Fund
10/9/25	\$708.35	SIMPLICITY CREDIT UNION	Police Officers Fund
10/9/25	\$114.25	SIMPLICITY CREDIT UNION	Police Supervisors Fund
10/9/25	\$1,976.02	ASSOCIATED BANK	Child Support
10/9/25	\$515,314.73	EMPLOYEE PAYROLL	ACH Direct Deposit
10/9/25	\$1,320.00	NATIONWIDE	457 Deferred Comp. Contributions
10/9/25	\$1,200.00	NATIONWIDE	Employee IRA Contributions
10/10/25	\$62,372.94	DEPARTMENT OF THE TREASURY	Employer/Employee Social Security Federal Withholding
10/10/25	\$21,461.20	DEPARTMENT OF THE TREASURY	Employer/Employee Medicare Withholding
10/10/25	\$61,186.07	DEPARTMENT OF THE TREASURY	Employee Federal Withholding
10/10/25	\$537,883.42	STIFEL	Investment Purchase
10/10/25	\$105,090.75	CVMIC	Quarterly Workers Compensation - City
10/10/25	\$2,079.56	QUADIENT	Postage
10/10/25	\$9,937.25	CVMIC	Quarterly Workers Compensation - Water
10/10/25	\$562.00	DIVERSIFIED BENEFIT SERVICES	2025 Employee FSA Plan
10/10/25	\$660.91	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/14/25	\$475.00	ASSOCIATED BANK	Taxable GO Notes Fee
10/15/25	\$31,536.04	WI DEPT OF REVENUE	EE State Withholding
10/15/25	\$530,515.36	STIFEL	Investment Purchase
10/15/25	\$3,337.85	BANCORP	FSA/HRA Debit Card Prefund
10/15/25	\$5,862.48	DELTA DENTAL	Dental Claims
10/15/25	\$2,273.15	DIVERSIFIED BENEFIT SERVICES	2025 Employee FSA Plan
10/15/25	\$2,856.26	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/15/25	\$3,659.77	ASSOCIATED BANK	Sept Bank Service Fee
10/16/25	\$49,064.44	UMR	Admin Fee and Stop Loss
10/16/25	\$57,767.97	UMR	10/8 - 10/14 Health Insurance Disbursements
10/16/25	\$625.00	ASSOCIATED BANK	3rd Qtr Fees - 62-N055-01-7
10/17/25	\$129.17	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/20/25	\$2,691.27	WI DEPT OF REVENUE	September Sales Tax
10/21/25	\$532,552.85	STIFEL	Investment Purchase
10/21/25	\$4,162.71	BANCORP	FSA/HRA Debit Card Prefund
10/22/25	\$4,969.40	DELTA DENTAL	Dental Claims
10/22/25	\$418.53	DIVERSIFIED BENEFIT SERVICES	2025 Employee FSA Plan
10/22/25	\$1,711.86	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/23/25	\$36,511.53	UMR	10/15 - 10/21 Health Insurance Disbursements
10/23/25	\$20,164.37	MISSIONSQUARE	457 Deferred Comp. Contributions
10/23/25	\$3,271.25	MISSIONSQUARE	Employee IRA Contributions
10/23/25	\$2,914.72	MIDAMERICA	FICA Alternative Plan #3121
10/23/25	\$45.00	COMMUNITY FIRST CREDIT UNION	FD Local 275 Conduit
10/23/25	\$308.00	SIMPLICITY CREDIT UNION	Police Benevolent Fund
10/23/25	\$708.35	SIMPLICITY CREDIT UNION	Police Officers Fund
10/23/25	\$114.25	SIMPLICITY CREDIT UNION	Police Supervisors Fund
10/23/25	\$1,976.02	ASSOCIATED BANK	Child Support
10/23/25	\$527,723.77	EMPLOYEE PAYROLL	ACH Direct Deposit

EXPENDITURE ABSTRACT FOR PERIOD OCTOBER 1 THROUGH OCTOBER 31, 2025
EXPLANATION OF AUTOMATED TRANSFERS

Transfer Date	Amount	Vendor	Description
10/23/25	\$1,320.00	NATIONWIDE	457 Deferred Comp. Contributions
10/23/25	\$1,200.00	NATIONWIDE	Employee IRA Contributions
10/24/25	\$61,193.04	DEPARTMENT OF THE TREASURY	Employer/Employee Social Security Federal Withholding
10/24/25	\$21,582.33	DEPARTMENT OF THE TREASURY	Employer/Employee Medicare Withholding
10/24/25	\$62,490.57	DEPARTMENT OF THE TREASURY	Employee Federal Withholding
10/24/25	\$812.90	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/28/25	\$633.06	BANCORP	FSA/HRA Debit Card Prefund
10/29/25	\$7,998.59	DELTA DENTAL	Dental Claims
10/29/25	\$1,058.84	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/29/25	\$240.00	DIVERSIFIED BENEFIT SERVICES	2025 Employee FSA Plan
10/30/25	\$14,684.85	UMR	10/22 - 10/28 Health Insurance Disbursements
10/30/25	\$161,523.32	US BANK	9/26-10/25 P-Card Statement
10/31/25	\$139,593.63	WI EMPLOYEE TRUST FUNDS	Retirement Contribution - ER Contribution
10/31/25	\$102,413.21	WI EMPLOYEE TRUST FUNDS	Retirement Contribution - EE Contribution
10/31/25	\$31,636.42	WI DEPT OF REVENUE	EE State Withholding
10/31/25	\$351.12	DIVERSIFIED BENEFIT SERVICES	2025 Employee FSA Plan
10/31/25	\$262.69	DIVERSIFIED BENEFIT SERVICES	2025 Employee HRA Plan
10/31/25	\$3,592.51	MERCHANT SERVICES	Debit Card/Credit Card Service Fee
10/31/25	\$138,425.18	WE Energies	Invoices
OCTOBER TOTAL	\$4,094,990.73		

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10/02/2025	3273	ASSOCIATED APPRAISAL CONSULTANTS	182635	3,041.67	OCT ASSOCIATED APPRAISAL		General Fund	Community Development
10/02/2025	3274	BENITEK LLC	PSINV103473	2,500.00	OCT BENITEK		Capital Equipment Fund	Information Systems
10/02/2025	3277	CHEMTRADE CHEMICALS US LLC	90292790	7,812.70	FERRIC SULFATE		Water	Other
10/02/2025	3278	FERGUSON WATERWORKS	457758	5,538.00	HYD EXTENTIONS		Water	Other
10/02/2025	3283	GRAYMONT WESTERN LIME INC	35246549RI	5,032.06	HYDRATED LIME		Water	Other
10/02/2025	3286	KIDSTAGE	1251	2,400.00	KIDSTAGE CLASS		General Fund	Contracted Programs
10/02/2025	3287	KUBISCH, MEG	09/16-11/14	2,138.40	INSTRUCTOR PAYMENT		General Fund	Contracted Programs
10/02/2025	3289	MCC INC	CN5-25 PAY #1	12,323.59	PAY REQUEST NO.1 CONTRACT	5-25	Streets,Utility,Sidewalks	Street Maintenance
10/02/2025	3291	MENASHA, CITY OF	SEP 2025 WRS	43,624.33	SEP RETIREMENT-MENASHA		Benefit Accrual Fund	Retirement & Taxes
10/02/2025	3292	NEENAH ANIMAL SHELTER INC	OCT 2025	2,083.33	MONTHLY AGREEMENT FEE: OC	T 2025	General Fund	Police
10/02/2025	3295	PRIMADATA LLC	72095	2,116.85	SEP UTILITY BILLS-POSTAGE		General Fund	Finance
10/02/2025	3298	TRANSCENDENT TECHNOLOGIES LLC	M8717	2,478.00	2025 ASCENT BANK COLLECTI	ON	Capital Equipment Fund	Information Systems
10/02/2025	3300	WINNEBAGO COUNTY TREASURER	31856	8,447.87	FIBER MOVED FOR COMMERCIA	L ST PROJECT	Streets,Utility,Sidewalks	Upgrades-City Initiated
10/09/2025	3304	AIRGAS USA LLC	9164754435	3,471.00	CARBON DIOXIDE		Water	Other
10/09/2025	3308	CIVIC PLUS LLC	342261	6,132.26	2025 ARCHIVESOCIAL		Capital Equipment Fund	Information Systems
10/09/2025	3309	D & M FLOORING AMERICA	ES503330 DOWN	11,127.00	50% DOWN PAYMENT - FLOOR	WORK	Water	Other
10/09/2025	3313	GRAYMONT WESTERN LIME INC	35246916RI	5,458.68	HYDRATED LIME		Water	Other
10/09/2025	3314	HYDRITE CHEMICAL COMPANY	2025000064847	8,087.38	SODIUM HYPOCHLORITE		Water	Other
10/09/2025	3317	MENASHA, CITY OF	SEP 2025 COURT	4,340.00	SEP COURT FINES		Joint Municipal Court Fd	Administration Exp.
		MENASHA, CITY OF	23119	2,204.82	ST 35 7/29 - 8/28/25		Neenah Menasha Fire	Fire Department
		MENASHA, CITY OF	23119	3,742.50	E32 REPAIR		Neenah Menasha Fire	Fire Department
10/09/2025	3320	NEENAH MENASHA SEWERAGE COMMISSION	2025170	44,831.00	OCT PRINCIPAL PYMT_CW LOA	N	Sewer Capital Fund	Sewer Capital Costs
		NEENAH MENASHA SEWERAGE COMMISSION	2025170	8,989.00	OCT PRINCIPAL PYMT_RE LOA	N	Sewer Operating Utility	Sewer Operations
		NEENAH MENASHA SEWERAGE COMMISSION	2025164	197,777.88	OCT PLANT EXPENSE		Sewer Operating Utility	Sewer Operations
		NEENAH MENASHA SEWERAGE COMMISSION	2025170	9,459.00	OCT INTEREST PYMT_CW LOAN		Sewer Capital Fund	Sewer Capital Costs
		NEENAH MENASHA SEWERAGE COMMISSION	2025170	3,745.00	OCT INTEREST PYMT_RE LOAN		Sewer Operating Utility	Sewer Operations
10/09/2025	3324	POMP'S TIRE SERVICE INC	320171344	3,029.80	E32 TIRES		Neenah Menasha Fire	Fire Department
		POMP'S TIRE SERVICE INC	320170472	2,929.18	E35 TIRE REPLACEMENT		Neenah Menasha Fire	Fire Department
10/09/2025	3326	SEH INC	495155	35,290.97	ST 31 REMODEL THRU 8/31		Facility Improvement Fund	Fire Department
10/09/2025	3332	WILLIAM P SCOTT ATTORNEY AT LAW INC	2025015	2,920.00	AUG LEGAL SERVICES		Facility Improvement Fund	Other
10/09/2025	3333	WINNEBAGO COUNTY TREASURER	31943	4,170.58	2025 WE ENERGIES POLE REN	TAL FEES	Information Systems	Information Systems
		WINNEBAGO COUNTY TREASURER	SEP 2025 COURT	4,191.60	SEP COURT FINES		Joint Municipal Court Fd	Administration Exp.
10/09/2025	3334	WISCO OIL LLC	18371	9,403.69	NO LEAD/3560 GALLONS		Fleet Management	
		WISCO OIL LLC	18371	12,510.38	DIESEL/4508 GALLONS		Fleet Management	
10/09/2025	3335	WONDERLAND TIRE COMPANY INC	200005192	2,316.00	TIRES - STOCK		Fleet Management	Municipal Facilities
10/31/2025	3338	U S BANK	10-12-25	6,370.00	GFL - ENV	AUG/SEP DUMPSTER PICKUP/U	General Fund	Sanitation
		U S BANK	10-12-25	3,168.75	PETERS CONCRETE CO.	CONCRETE-NBI BATTING CAGE	General Fund	
		U S BANK	10-12-25	3,727.20	HYDROCLEAN EQUIPMENT INC	BOAT WASH PRESSURE WASHER	General Fund	Parks
		U S BANK	10-12-25	2,294.25	GFL - ENV	SEP RECYCLING/U4000012380	Recycling Fund	Recycling Program
10/16/2025	3342	ENERGY CONTROL & DESIGN INC	105180IN	2,573.94	PUMP #5 SEAL AND BOILER #	2 PUMP MOTOR MAINTENANCE	General Fund	Municipal Facilities
10/16/2025	3343	FABICK CAT	SIGB0052125	4,130.03	ANNUAL GENERATOR PM / OIL	CHANGE	Water	Other
10/16/2025	3347	GRAYMONT WESTERN LIME INC	35247371RI	5,350.74	HYDRATED LIME		Water	Other
10/16/2025	3348	J D OGDEN PLUMBING & HEATING INC	104086	2,745.72	PIPE REPAIRS		General Fund	Independent Programs
10/16/2025	3350	LAFORCE INC	1290639	2,233.39	NEW PANIC BAR 8TH FL PARK	ING RAMP	General Fund	Parking Services
10/16/2025	3351	MCMAHON	940629	6,877.44	AQUATIC PLANTS & GOOSE FE	NCING_DOUGLAS POND	Storm Water Management	Sewer Repair/Replacement
10/16/2025	3355	ONE SOURCE TECHNOLOGIES INC	16691	4,808.00	SHATTUCK CAM REPLACEMENT		Capital Equipment Fund	Information Systems
		ONE SOURCE TECHNOLOGIES INC	16644	5,144.00	ACCESS/SECURITY INSTALL F	INAL PAYMENT	Facility Improvement Fund	Police
		ONE SOURCE TECHNOLOGIES INC	16690	4,626.00	RIVERSIDE WIFI-CAMS		Capital Equipment Fund	Information Systems
		ONE SOURCE TECHNOLOGIES INC	16480	20,984.00	ACCESS CONTROL INSTALLATI	ON	Facility Improvement Fund	Public Works
		ONE SOURCE TECHNOLOGIES INC	16689	7,381.00	PARK DOOR ACCESS REPLACEM	ENTS	Capital Equipment Fund	Information Systems
		ONE SOURCE TECHNOLOGIES INC	16688	2,933.00	HARBOR PTZ REPLACEMENT		Capital Equipment Fund	Information Systems
10/16/2025	3358	SECURIAN FINANCIAL GROUP INC	NOV 2025 2832L	5,484.93	NOV INSURANCE		Benefit Accrual Fund	Insurance
10/23/2025	3362	AUTOMATED COMFORT CONTROLS	39076	6,393.00	ST 31 HVAC REPAIRS		General Fund	Fire Department
10/23/2025	3366	EDGEWATER RESOURCES LLC	6019	36,022.03	SEP SHORELINE IMPROVEMENT	S	Facility Improvement Fund	Parks
10/23/2025	3367	ENERGY CONTROL & DESIGN INC	105338IN	2,860.00	PM AGREEMENT CITY HALL HV	AC	General Fund	Municipal Building
10/23/2025	3372	GRAYMONT WESTERN LIME INC	35247866RI	5,183.69	HYDRATED LIME		Water	Other
10/23/2025	3383	REINDERS INC	608219600	2,167.93	WHEELS, TIRES, FILTER KIT	, BLADES	Fleet Management	Municipal Facilities
10/23/2025	3386	TREEO'S	24290	2,699.50	SITE WORK 2405 SCHULTZ DR	IVE	TID #9-U.S. Hwy41 Industr	Other
10/23/2025	3389	WINNEBAGO COUNTY TREASURER	135124	41,349.42	SEP 2025 LANDFILL		General Fund	Sanitation
		WINNEBAGO COUNTY TREASURER	135124	3,349.08	SEP 2025 LANDFILL		Storm Water Management	Storm Sewer Management
10/31/2025	3391	U S BANK	10-12-25	2,320.26	MITY LITE	TABLES-WBH	Park & Rec Trust Funds	Park & Rec Trust Exps
		U S BANK	10-12-25	6,320.16	HAWKINS INC	LPC-31	Water	Other
		U S BANK	10-12-25	3,799.00	SP ASSAULT FITNESS	TREADMILL	Neenah Menasha Fire	Fire Department
		U S BANK	10-12-25	4,320.00	CORE & MAIN - WI005	VALVE BOX PARTS	Water	Other
		U S BANK	10-12-25	5,010.03	HAWKINS INC	SODIUM PERMANGANATE	Water	Other

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10/30/2025	3392	ASSOCIATED APPRAISAL CONSULTANTS	183134	3,041.67	NOV ASSOCIATED APPRAISAL		General Fund	Community Development
10/31/2025		U S BANK	10-27-25	5,228.78	GFL - ENV	SEP COMMERCIAL DUMPSTER C	General Fund	Sanitation
10/30/2025	3394	CAMERA CORNER	INV344434	2,328.00	NEW CITY HALL DISPLAYS		General Fund	Municipal Building
10/30/2025	3396	CHEMTRADE CHEMICALS US LLC	90305990	7,810.63	FERRIC SULFATE		Water	Other
10/30/2025	3400	GRAYMONT WESTERN LIME INC	35248283RI	5,032.06	HYDRATED LIME		Water	Other
		GRAYMONT WESTERN LIME INC	35248070RI	5,276.21	HYDRATED LIME		Water	Other
10/30/2025	3402	LAFORCE INC	1291729	4,914.60	WORK ON ROOM 206 MEETING	ROOM	Library Fd/ Misc. Trusts	Public Library
10/30/2025	3405	MSA PROFESSIONAL SERVICES INC	222228	3,485.00	RNDABT FEASABILITY STUDY	8/8-10/18 NICOLET/AHNAIP	General Fund	Street Signal & Light
10/30/2025	3406	M3 INSURANCE	119454	2,839.00	NOV CONSULTING FEES		Benefit Accrual Fund	Insurance
10/30/2025	3407	NEENAH ANIMAL SHELTER INC	NOV 2025	2,083.33	NOV MONTHLY AGREEMENT FEE		General Fund	Police
10/30/2025	3414	VALSOFT CORPORATION INC	INV488048	7,637.44	2025 ACOM FORMS		Information Systems	Information Systems
10/30/2025	3416	WIRTH + BAYNARD LAW OFFICES	548	4,563.00	MAR-OCT SERVICES WRA		Liability Insurance	Liability Insurance
10/31/2025	3446	U S BANK	10-27-25	2,864.50	HAWKINS INC	LIME PUMP PARTS	Water	Other
		U S BANK	10-27-25	2,541.83	BEAR GRAPHICS	ABSENTEE BALLOT ENVELOPES	General Fund	Legal & Adm. Services
		U S BANK	10-27-25	2,396.16	NELSON TACTICAL	19169/BALLISTIC PLATES	Neenah Menasha Fire	Other
		U S BANK	10-27-25	2,424.64	NELSON TACTICAL	17463/BALLISTIC HELMETS/B	Neenah Menasha Fire	Other
10/02/2025	60892	ARC CONTRACTING OF WI INC	PR45132	10,562.50	HIH LOAN 543 GROVE STREET		TIF Affordable Housing	
10/02/2025	60910	OUTDOOR INDEPENDENCE LLC	7449	4,193.60	ROUNDOABOUT MAINTENANCE		General Fund	Street Maintenance
10/02/2025	60921	WISCO OIL LLC	18002	16,752.33	DIESEL/6015 GALLONS		Fleet Management	
		WISCO OIL LLC	18002	7,017.92	NO LEAD/2505 GALLONS		Fleet Management	
10/09/2025	60924	APPLETON, CITY OF	18242	41,896.00	SEP TRANSIT SERVICES		General Fund	Community Development
10/09/2025	60925	BAYLAND BUILDINGS INC	2560574	98,228.00	100% STORAGE SHED COMPLET	ION	Facility Improvement Fund	Police
10/09/2025	60926	BLUE DOOR CONSULTING LLC	INV36176	8,420.46	MARKETING/CONSULTING		Library Fd/ Misc. Trusts	Public Library
10/09/2025	60928	DAVEL ENGINEERING &	3184184	8,650.00	COURTSIDE FIELDS DETENTIO	N POND	Storm Water Management	Storm Sewer Management
10/09/2025	60929	ECS MIDWEST LLC	2096999	24,965.30	SUBSURFACE EXPLORATION TH	RU 9/27	Facility Improvement Fund	Parks
10/09/2025	60933	JEFFERSON FIRE & SAFETY INC	IN331840	22,168.40	SIX SETS OF TURN OUT GEAR		Neenah Menasha Fire	Other
10/09/2025	60935	LIGHTHOUSE PRODUCTIONS	250653	3,812.50	WIRELESS MICS		General Fund	Riverside Players
10/09/2025	60939	NATURAL SOLUTIONS LLC	13445	3,375.00	QUARRY MULCH		General Fund	Parks
		NATURAL SOLUTIONS LLC	13444	3,150.00	DOTY PLAYGROUND MULCH		General Fund	Parks
		NATURAL SOLUTIONS LLC	13443	2,025.00	BILL MILLER PLAYGROUND MU	LCH	General Fund	Parks
		NATURAL SOLUTIONS LLC	13442	2,250.00	SCHERCK PLAYGROUND MULCH		General Fund	Parks
10/09/2025	60940	OMNI GLASS & PAINT LLC	156760IN	2,500.00	CITY HALL WINDOW REPLACEM	ENT	Facility Improvement Fund	Municipal Building
10/09/2025	60944	SAFE STEP LLC	4723	5,627.95	SIDEWALK REPAIR		Streets,Utility,Sidewalks	Sidewalks / Trials
10/09/2025	60946	SERVICE MOTOR COMPANY	U04174	138,975.22	CASE BACKHOE/ACCESSORIES		Capital Equipment Fund	Oak Hill Cemetery
10/09/2025	60947	STATE OF WISCONSIN	SEP 2025 COURT	9,610.40	SEP COURT FINES		Joint Municipal Court Fd	Administration Exp.
10/09/2025	60949	VAN SISTINE HOMES LLC	1 ADD FA	47,332.15	FREEDOM ACRES SIDEWALK ES	CROW	Streets,Utility,Sidewalks	
10/16/2025	60956	COMPUTER CORNER HOLDINGS LLC	PARCEL 1	13,440.60	REAL ESTATE PURCHASE_WINN	E & COMM RIGHT TURN LANE	Streets,Utility,Sidewalks	Upgrades-City Initiated
10/16/2025	60957	COMPUTER CORNER HOLDINGS LLC	PARCEL 1 RE ACQ	53,762.40	REAL ESTATE PURCHASE_WINN	E & COMM RIGHT TURN LANE	Streets,Utility,Sidewalks	Upgrades-City Initiated
10/16/2025	60958	CONSOLIDATED CONSTRUCTION COMPANY	10396	6,225.00	ST 32 REMODEL CABINERY		Facility Improvement Fund	Fire Department
		CONSOLIDATED CONSTRUCTION COMPANY	10395	2,524.00	CONFERENCE ROOM CABINETS		Facility Improvement Fund	Police
10/16/2025	60962	FLOCK SAFETY	INV75223	30,000.00	FLOCK CAMERAS		Capital Equipment Fund	Information Systems
10/16/2025	60964	JEFFERSON FIRE & SAFETY INC	IN331979	3,463.24	THERMAL IMAGING CAMERA		Neenah Menasha Fire	Other
10/16/2025	60968	STANTEC CONSULTING SERVICES INC	2456628	5,750.00	ARROWHEAD PARK LANDFILL W	ORK THRU 9/5	Facility Improvement Fund	Other
10/16/2025	60969	VINTON CONSTRUCTION COMPANY	PR24-012 PAY #2	129,221.53	SOUTHVIEW TENNIS COURTS R	EPLACEMENT	Facility Improvement Fund	Parks
10/16/2025	60971	WISCONSIN DEPT OF TRANSPORTATION	3950000411531	22,038.79	PAY REQ NO.7_NON PARTICIP	ATING	Streets,Utility,Sidewalks	Upgrades-City Initiated
		WISCONSIN DEPT OF TRANSPORTATION	3950000411531	350,055.78	PAY REQ NO.7_COMMERCIAL S	T_ROADWAY ITEM	Streets,Utility,Sidewalks	Upgrades-City Initiated
10/16/2025	60974	WOLFF CONCRETE LLC	09-23-25	34,688.50	CONCRETE		Facility Improvement Fund	Police
10/23/2025	60975	APPLE VALLEY LANDSCAPING LLC	3018	13,789.30	PRAIRIE SEED/STRAW/EROSIO	N BLANKET APPLICATION	Storm Water Management	Sewer Repair/Replacement
		APPLE VALLEY LANDSCAPING LLC	3017	8,836.50	PRAIRIE SEED/STRAW/EROSIO	N BLANKET APPLICATION	Storm Water Management	Sewer Repair/Replacement
10/23/2025	60976	B BOWERS CONSTRUCTION LLC	1235	5,000.00	CITY SIDE LEAD SERVICE -	1315 WHITTIER DR	Water	Other
10/23/2025	60977	GILBERT GARAGES LLC	5	15,000.00	HIH LOAN 145 LAW ST		TIF Affordable Housing	
10/23/2025	60978	GROOME INDUSTRIAL SERVICE GROUP	700510C01	9,853.35	HYDRO-VAC LIME SLURRY TAN	KS	Water	Other
10/23/2025	60982	MARSHLAND TRANSPLANT AQUATIC	4507	5,765.62	PRAIRIE SEED MIX DOUGLAS	POND	Storm Water Management	Sewer Repair/Replacement
10/23/2025	60985	OMNI GLASS & PAINT LLC	156715IN	4,531.08	PAINTING RECORDS ROOM		Facility Improvement Fund	Police
10/23/2025	60988	PUBLIC SERVICE COMMISSION	RA26104030	8,786.88	2025 PSC REMAINDER ASSESS	MENT	Water	Other
10/23/2025	60989	SABEL MECHANICAL LLC	2-24W FINAL	90,837.27	BOOSTER STATION - CONTRAC	T B	Water	Other
10/23/2025	60990	SAFE STEP LLC	4722	25,927.34	SIDEWALK REPAIR		Streets,Utility,Sidewalks	Sidewalks / Trials
10/23/2025	60991	WISCONSIN DEPT OF REVENUE	2025	12,956.62	2025 DOR MANUFACTURING FE	E	General Fund	Community Development
10/23/2025	60992	WISCONSIN DEPT OF TRANSPORTATION	3950000414394	138,924.53	PAY REQUEST NO.8_COMMERCI	AL ST_NON PARTICIPATING	Streets,Utility,Sidewalks	Upgrades-City Initiated
		WISCONSIN DEPT OF TRANSPORTATION	3950000414394	104,010.20	PAY REQUEST NO.8_COMMERCI	AL ST_ROADWAY ITEM	Streets,Utility,Sidewalks	Upgrades-City Initiated
10/23/2025	60993	WOOLY GREEN GRAZERS LLC	25002	7,092.00	SHEEP GRAZING		Facility Improvement Fund	Parks
10/30/2025	60994	APPLETON, CITY OF	18390	41,896.00	OCT MASS TRANSIT		General Fund	Community Development
10/30/2025	60995	BLUE DOOR CONSULTING LLC	INV36643	4,598.68	MARKETING/CONSULTING		Library Fd/ Misc. Trusts	Public Library
10/30/2025	60996	BOYEY PAINTING LLC	INV01687	6,996.00	ST 32 PAINTING		Facility Improvement Fund	Fire Department
10/30/2025	60999	CASS INFORMATION SYSTEMS	WATER/REFUND	5,323.66	REFUND UTILITIES OVERPMT	48589-7338	General Fund	

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10/30/2025	61002	FIRST AMERICAN TITLE INSURANCE CO	3207095	54,937.24	1225 S COMMERCIAL ACQ		2024 CDBG	Block Grant
		FIRST AMERICAN TITLE INSURANCE CO	3207095	45,492.76	1225 S COMMERCIAL ACQ		2025 CDBG	Block Grant
10/30/2025	61005	POLYDYNE INC	1967426	17,265.00	C-308P POLYMER		Water	Other
				2,503,260.46				