

CITY OF NEENAH
FINANCE AND PERSONNEL COMMITTEE MEETING
Monday, February 12, 2024 – 6:00 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.

AGENDA

1. Public Appearances
2. Approval of Minutes from the January 8, 2024 Regular Meeting and January 17, 2024 Special Meeting (minutes can be found on the City's website)
3. Tax Incremental District #12 Development Agreement (Attachments) (Haese)
4. 2024 Special Assessment Interest Rate (Attachments) (Rasmussen)
5. Fiscal Matters: November 2023 Vouchers (Attachments) (Rasmussen)
6. Adjournment

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

CITY OF NEENAH
FINANCE AND PERSONNEL COMMITTEE MEETING
Monday, January 8, 2024 – 6:00 pm
Council Chambers, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin

MINUTES

The meeting was called to order by Chairman Erickson at 6:00 pm.

Present: Chairman Erickson; Aldermen Borchardt, Skyrms, Steiner, Mayor Lang, Director of Finance Rasmussen, Deputy Director of Community Development Schmidt, Planner Kasimor, and City Clerk Nagel.

Absent/Excused: Absent was Alderman Boyette

Public Appearances: None.

Minutes: Motion/Second/Carried Borchardt/Steiner to approve the minutes from December 11, 2023 Regular Meeting as presented. All voting aye.

2024 Intermunicipal Agreement for Dial A Ride (Attachments) (Kasimor)

Motion/Second/Carried Borchardt/Skyrms to recommend Council approve of the 2024 Intermunicipal Agreement with the City of Appleton for Dial-A-Ride cost sharing. All voting aye.

Report

Discussion: Planner Kasimor explained that the cities of Appleton and Neenah team up for the Dial-A-Ride program, run through Valley Transit, in order to capitalize on both federal and state program funding. It is anticipated that Neenah will receive a refund of some of the budgeted money. There are approximately 600 residents are signed up for Dial-A-Ride program. To qualify you must be 60 years of age or older and a resident of the Cities of Neenah or Menasha. This is an annual agreement with standard language.

Development Agreement – First Addition to Freedom Acres Subdivision (Attachments) (Schmidt)

Motion/Second/Carried Borchardt/Skyrms to recommend Council approve the First Addition to Freedom Acres Subdivision Development Agreement. All voting aye.

Report

Discussion: Deputy Director Schmidt explained that with all subdivisions in the city, the Development Agreement identifies the terms and responsibilities of the Developer and City and identifies the required fees and costs for the development. The Development Agreement is the last step is the subdivision approval process.

This is the second of four phases in the Freedom Acres subdivision located west of Honor Street and north of County Highway G. The land is zoned R-1, Single-Family Residence District, and includes 48 single-family lots.

Both the water main and the sanitary sewer systems will be oversized to accommodate future development to the west. The costs of the oversizing will be reimbursed to the Developer by the Water Utility. The remainder of the fees in which the Developer is responsible for are outlined in Deputy Director Schmidt's memo dated January 8, 2024.

AX-231 Third Annexation to The Homes at Freedom Meadows (Attachments) (Schmidt)
Motion/Second/Carried Borchardt/Steiner to recommend Council approve Ordinance #2024-01 be approved and the petition for annexation of 10.12 acres of land located west of Woodenshoe Road be accepted. All voting aye.

Discussion: The purpose of the annexation is to develop the 3rd Addition to the Homes at Freedom Meadows. Approximately 27 single-family lots will be developed. Upon annexation, the Zoning Classification will be R-1, Single-Family Residence District. Community Development, Police, Water Utility and Public Works Departments all recommend approval of the annexation.

Motion/Second/Carried Steiner/Skyrms to adjourn the meeting 6:12 pm. All voting aye.

Respectfully submitted,



Charlotte Nagel
City Clerk

CITY OF NEENAH
SPECIAL FINANCE AND PERSONNEL COMMITTEE MEETING
Wednesday, January 17, 2024 – 6:00 pm
Council Chambers, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin

MINUTES

The meeting was called to order by Chairman Erickson at 6:00 pm.

Present: Chairman Erickson; Aldermen Borchardt, Boyette, Skyrms, Steiner, Mayor Lang, Director of Finance Rasmussen, Director of Information Systems Wenninger, and City Clerk Nagel.

Absent/Excused: None.

Ascent Tax System Purchase Request (Attachments) (Wenninger)

Motion/Second/Carried Borchardt/Steiner to recommend Council approve to expend up to \$72,875 to purchase (\$33,500) and implement (\$39,375) a new tax system, Ascent Land Records Software Suite (ALRSS), from Transcendent Technologies of Neenah with funding coming from Information Systems ERP Suite account within the Capital Equipment Budget. All voting aye.

Discussion: Director Wenninger advised the current tax system was written in-house and has been the tax system for 30+ years. The program is lacking many of the features and capabilities of today's market. With the pending retirement of the employee who wrote and maintained the current tax system, the time is ripe to migrate to a different, more modern system. After reviewing available programs, Ascent Land Records Software Suite was identified as the preferred provider.

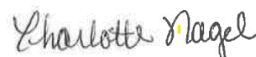
Ascent Land Records is utilized by Winnebago County, City of Menasha, and many other local government agencies. The transition to Ascent would be a seamless integration with Winnebago County not only for tax information, but also for pet licensing. Ascent offers residents the convenience of credit card payments, a variety of account features such as past payment history, and has a wide variety of technical support assistance. Transcendent Technologies, the provider of Ascent, is a local Neenah business, located not far from City Hall. Migrating to Ascent will also save in printing costs because the need to reformat the current file will no longer be required; the file will be transferred in pdf format.

There was discussion on why the transition must occur now. There are two reasons: a pending retirement and scheduling. As mentioned, there is a pending retirement of the employee who supports the current tax program, and scheduling, the ability to get on the installation schedule to be functional for the 2024 tax season.

Since the tax program and land records are integrated with each other, both the Finance and Informational Systems Departments are collaborating with the Community Development to assure a smooth transition.

Motion/Second/Carried Skyrms/Steiner to adjourn the meeting 6:18 pm. All voting aye.

Respectfully submitted,



Charlotte Nagel
City Clerk



M E M O R A N D U M

DATE: February 7, 2024
TO: Chairman Erickson and Finance and Personnel Committee Members
FROM: Chris A. Haese, Director of Community Development and Assessment
RE: **Tax Incremental District #12 Development Agreement**

Attached for your review and consideration is a proposed Development Agreement for the planned expansion of the Bridgewood Resort Hotel and Conference Center at 1000 Cameron Way. The project will add 40 rooms to the existing 95 room facility. The three-story addition will extend easterly from the approximate midpoint of the building. The overall project will also include a small addition to the Batley Bar and Grill, a secondary elevator, remodeling of the hotel lobby and additional parking. A five-foot sidewalk will also be constructed from the hotel, adjacent to Cameron Way, to the Jeweler's Drive Trail. Due to the unsuitable soil conditions and the need to mitigate wetlands and floodplain challenges, Bridgewood Holdings has requested Tax Incremental Financing assistance to ensure a financially feasible project.

In summary, the proposed Development Agreement contains the following points:

- Bridgewood Holdings will construct a 40-room addition to the hotel that will achieve a minimum value of \$1.5 million and an anticipated overall incremental value of \$3 million.
- Project construction will begin in 2024 and completed within 12-18 months.
- Bridgewood Holdings will construct and own a five-foot sidewalk from the development site, along the north side of Cameron Way, to the Jeweler's Drive Trail.
- The City will provide a maximum of \$630,000 of Tax Incremental Finance assistance to support the development. The assistance will be provided in an annual payment from the additional tax revenue collected on the project. Payments are projected to continue for 17 years.

Appropriate action is to recommend Council approve the Tax Incremental District No.12 Development Agreement with Bridgewood Holdings of Neenah, LLC to assist with the construction of 40 new guest rooms and ancillary improvements to the Bridgewood Resort Hotel and Conference Center at 1000 Cameron Way.

**TAX INCREMENT DISTRICT NO. 12
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is dated as of the ____ day of February 2024 by and between Bridgewood Holdings of Neenah, LLC / B and L Holdings of Neenah LLC , Wisconsin companies (the “Developer”) and the CITY OF NEENAH, a Wisconsin municipal corporation (the “City”).

RECITALS

City and Developer acknowledge the following:

A. Developer owns real property located within the City and described on Exhibit A, attached hereto (the “Property”). The Property is comprised of approximately 14.3 acres of improved property that includes a 95 room hotel, conference space and attached full-service restaurant. The property requires significant grading, infrastructure improvements and subsoil modifications prior to further development.

B. In 2022 the City created Tax Increment District No. 12 (the “District” or “TID 12”) pursuant to Section 66.1105, Wis. Stat. (the “Tax Increment Law”) and approve a plan for the redevelopment of the District (the “District Plan”). The Property is included within the boundaries and plans for redevelopment of Tax Increment District No. 12.

C. Subject to obtaining assistance set forth herein, the Developer intends to undertake further development of their Property (the “Development Project”) that will increase its value and provide other tangible benefits to the surrounding neighborhoods and to the City as a whole. The Development Projects will be consistent with the District Plan for TID No. 12.

D. The City desires to encourage economic development including the elimination of slum and blight, expand its tax base, and create new jobs within the City, the District and the Property. The City finds that the further development of the Property and the fulfillment, generally, of the terms and

conditions of this Agreement are in the vital and best interests of the City and its residents and serve a public purpose in accordance with state and local law.

E. The Development Project would not occur as shown on Exhibit B without the use of Tax Incremental Financing. The City, pursuant to Common Council Action dated _____, has approved this Agreement and authorized the execution of the Agreement by the proper City officers on the City's behalf.

F. The Developer has approved this Agreement and authorized Richard Batley, Member, to execute this Agreement on the Developer's behalf.

G. All terms that are in upper case but not defined in this Agreement and that are defined under the Tax Increment Law shall have the definitions assigned to such terms by the Tax Increment Law.

NOW THEREFORE, in consideration of the above recitals, which are contractual, and the mutual promises contained herein, the parties agree to the following terms and conditions.

ARTICLE 1 PURPOSES - DEFINITIONS

1.1 Purpose of Agreement. The parties have agreed upon a plan for redevelopment of the Development Area (the "Development"). The purpose of this Agreement is to formalize and record the understandings and undertakings of the parties and to provide a framework within which the redevelopment of the land will take place.

1.2 Definitions. The terms listed below shall be defined for the purposes of this Agreement as follows:

1.2.1. **"City"** means the City of Neenah, a Wisconsin Municipal Corporation. The City may also be referred to as the City of Neenah.

1.2.2. **“Contribution” or “City Contribution”** means the Tax Increment Revenue Financing payment made to the Developer by the City pursuant to Section 4.4 upon the satisfactory completion, on the part of all parties, of all undertakings as specified in Articles 3 and 4 as related to the Development Project.

1.2.3. **“Developer”** means Bridgewood Holdings of Neenah, LLC / B and L Holdings of Neenah LLC , Wisconsin Limited Liability Companies. .

1.2.4. **“Development Projects” or “Projects”** means the overall construction of the improvements and uses anticipated by the Development Plan and this Agreement for the Development Area.

1.2.5. **“Development Area”** means the sum of all property described in Exhibit A, and constitutes the total boundaries of the project for which this Agreement is provided.

1.2.6. **“Development Plan”** means the Development as shown on Exhibit B as improved by the site improvements outlined in Exhibit C and as further described by this Agreement.

1.2.7. **“Development Phase”** means remediation, site preparation work including site grading and wetland/floodplain mitigation, construction of site improvements and development as hereinafter described in Section 3.5.

1.2.8. **“Minimum Total Tax Value”** means the minimum Tax Increment Value required for the Development to be eligible for a City Contribution. The Minimum Total Tax Value for this Project is \$1.5 million (projected to be \$3 million total equalized assessed value).

1.2.9. **“Minimum Contribution”** means the minimum amount of the Contribution made by the City to the Project.

1.2.10. **“Site Plan”** means the specific physical layout of the Development Area as shown on the Development Plan as shown on Exhibit B attached hereto.

1.2.11. **“Tax Increment Base Value”** means the equalized value of Real and Personal Property of the Development Area on January 1, 2023 as certified by the State with the filing of Tax Incremental District No. 12, projected at \$8,588,000.

1.2.12. **“Tax Increment Value”** means the equalized value above the Tax Increment Base Value established for the Development Area as determined by the City of Neenah assessor. The equalized value is calculated by taking the assessed value reported by the City of Neenah Assessor that is certified by the State Department of Revenue times the aggregate ratio.

1.2.13. **“Tax Increment Revenue”** means the personal and real property tax revenue (as defined in Section 66.1105(2)(i) of the Wisconsin Statutes) generated by the Tax Increment Value generated by the Project.

1.2.14. **“TID #12”** means Tax Incremental District No. 12.

1.2.15. **“Zoning Code”** means Chapter 26 of the Code of Ordinances of the City of Neenah. The Zoning Code may also be referred to as the “Code”

ARTICLE 2 DESCRIPTION OF DEVELOPMENT AND CONTINGENCY FOR TID #12 CREATION

2.1 Development Area. The Development includes the land area described in full in Exhibit A as previously defined in the Agreement as the Development Area. The Development Area will be redeveloped and improved with a 40-room hotel addition, bar/restaurant expansion, sidewalk to Jewelers Mutual Trail, and ancillary improvements, with site improvements as described and depicted in the attached Exhibit C, on a timetable and with estimated property valuation as described in the attached Exhibit D.

**ARTICLE 3
UNDERTAKINGS OF THE DEVELOPER**

The Developer agrees that it shall:

3.1 Initiate, or cause to initiate by third parties, the Development Project and complete it in accordance with all applicable City zoning and building codes, fire codes, ordinances and regulations. The general components of the Development Project and the estimated timetable for completion of each component are set forth on Exhibit D, attached hereto. All project costs expended by Developer, including costs incurred before the date of this Agreement, and which are eligible for funding pursuant to §66.1105 of the Wisconsin Statutes, are referred to as “Developer Costs”. Developer Costs shall include, without limitation, costs for the construction of improvements, including hard and soft construction costs, professional fees, architectural fees, construction period interest, civil engineering fees, general contractor fees, infrastructure improvements, environmental remediation costs, demolition, parking facilities, and the clearing, grading and construction of the Development Project, and other costs permitted pursuant to Section 66.1105, Wis. Stat.

3.2 Developer warrants and represents to the City that but for the assistance to be provided by the City under Article 4, herein, Developer would not be able to proceed with the Project as specified on Exhibit B.

3.3 Developer or others shall prepare site plans, specifications, development timetables, and budgets for redevelopment and construction work to be undertaken in Development Phase.

3.4 Developer or others has presented an Implementation Plan for the Development Project, which is attached as Exhibit D.

3.5 Developer or others will implement or cause to be implemented the Development Project in the appropriate location of the Development Area as provided in Exhibits D that will have an estimated Tax Increment Value as follows:

3.5.1 Development Phase

<u>Project Name</u>	<u>Building Type</u>	<u>Legal Description</u>	<u>Estimated Increased Tax Increment Value</u>
	Hotel, Restaurant		\$3 million
Total			\$3 million

3.6 The City recognizes that in the current economic environment, approval of a Tax Increment District and approval of a Development Agreement may be necessary prior to the Developer obtaining full financing for this project. For the purpose of facilitating this joint approval process, the City will approve this Development Agreement with the contingency that prior to the City incurring any obligation to the Developer pursuant to the terms of this Agreement, the Developer shall:

3.6.1 Cooperate with the City to facilitate the City’s performance under Article 4.

3.6.2 Developer or others shall be responsible for obtaining all permits.

3.6.3 The Developer or others shall be solely responsible for the costs of the installation and maintenance of utilities and improvements within the Development Area, including, but not limited sanitary sewer, storm sewer, municipal water, gas, electric, cable TV, phone, street, curb, gutter and sidewalk. The Developer or others shall be solely responsible for complying with the State of Wisconsin’s prevailing wage rates where for all portions of the Development Plan that are to be dedicated to the public.

3.6.4 Developer or others shall provide to the City’s Community Development Director documentation from the Developer’s bank and/or other funding sources confirming that the Developer or others has the ability to permanently finance the Development Project before it commences.

3.6.5 Developer shall construct a sidewalk of five feet in width, minimum, from the westerly terminus of the project's parking area, west to intersect with the public trail (Jeweler's Mutual Trail) located adjacent to Neenah Creek and Jewler's Park Drive.

ARTICLE 4 UNDERTAKINGS OF THE CITY

The City agrees that it shall:

4.1 Appropriate sufficient funds for the performance of its obligations under this Agreement as described in this section.

4.2 City shall cooperate with Developer throughout the implementation of the Development Project and shall promptly review and/or process all submissions and applications in accordance with applicable City ordinances.

4.3 Make a Contribution to the Project, subject to all of the terms, covenants and conditions of the Agreement and applicable provisions of law, and as inducement by the City to Developer to carry out the Development Project, the City will provide payments to the Developer to assist with the Developer Costs, as provided below.

4.3.1 *Developer Costs –Development Project.* The City will provide payments to the Developer solely from future tax increments from the Development Area only to assist with Developer Costs. Upon approval of financing as outlined in Paragraph 3.6, TIF eligible expenditures incurred subsequent to the date of this agreement may be counted as reimbursable expenses. City and Developer agree that there will be no reimbursement for any activities prior to the date of this agreement, except as permitted by Wis. Stat. 66.1105.

4.3.2 *Development Cost Invoices.* The Developer shall submit to the City's Director of Community Development copies of original invoice documentation of eligible Developer Costs

to support \$1,500,000 for Development Phase for documentary support of the City's contribution from Tax Increment Revenue.

4.3.3 *Source of City Contribution.* As the sole source for payment of the City Contribution, the City agrees to pay Developer eighty percent (80%) of the Tax Increment Revenue attributable to the Property pursuant to this Agreement, based on taxes accrued through a date (the "Expiration Date") which shall be the earliest to occur of: (i) the date on which the City Contribution has been paid in full; or (ii) September 1, 2042.

4.3.4 *Maximum City Contribution.* The City's total contribution for Developer Costs shall be limited to a maximum of \$630,000 or 80% of the Tax Increment Revenue attributable to the Development Project through January 1, 2041, whichever is less, payable in installments over 17 years as provided hereunder. The City's Contribution will be provided to the Developer as follows: Each year beginning September 1, 2026 and continuing each September 1 thereafter until September 1, 2042, the City will pay to the Developer 80% of the Tax Increment Revenue received by the City attributable to the Development through 2041, provided that the Tax Increment Value of the Development Project also exceeds the Minimum Total Tax Value (\$1.5 million) defined in section 1.2.8 or the Developer enters into a payment in lieu of taxes (PILOT) agreement.

4.3.5 *City Contribution a Special and Limited Obligation.* Payments pursuant to this Agreement shall be a special and limited obligation of the City and not a general obligation.

4.4 *Developer Acknowledgment.* Developer hereby acknowledges that, as a result of the special and limited nature of the City's obligation to pay the City Contribution, Developer's recovery of the full amount of the City Contribution depends on factors including, but not limited to, future mill rates, changes in the assessed value of the Development Project, the failure of the Development Project to generate the Tax Increment Revenue at the rate expected by Developer, reduction in Tax Increment

Revenue caused by revenue-sharing, changes in the Tax Increment Law, and other factors beyond the City's and/or Developer's control.

4.5 City covenants to Developer that:

4.5.1 City shall not utilize more than twenty percent (20%) of the Tax Increment Revenue collected until such time the City Contribution has been paid in full, as previously indicated.

4.5.2 Until the City Contribution has been paid in full, or a sum sufficient to pay off the City Contribution has been set aside to cover payment of the City Contribution, the City shall not close the District prior to the Expiration Date. Upon the Expiration Date, or payment in full of (or a sum sufficient set aside to pay in full) the City Contribution, the City will be entitled to close the District and no liability shall remain from the City to the Developer upon expiration of the District.

4.6 This Section intentionally left blank.

4.7 This Section intentionally left blank.

**ARTICLE 5
TAX STATUS**

5.1 As long as the District is in existence, the Development Project including the land and all buildings and improvements thereon shall be owned and taxable for real estate tax, special assessment purposes and personal property taxes. The City may waive the above restriction upon execution of a payment in lieu of taxes (PILOT) agreement, on a form acceptable to the City, made between the City and the owner or lessee of an exempt Development Project.

**ARTICLE 6
NO PARTNERSHIP OR VENTURE**

6.1 Developer and its contractors or subcontractors shall be solely responsible for the completion of the Project. Nothing contained in this Agreement shall create or effect any partnership, venture or relationship between the City and Developer or any contractor or subcontractor employed by Developer in the construction of the Project.

**ARTICLE 7
CONFLICT OF INTEREST**

7.1 No member, officer or employee of the City, during his/her tenure or for one year thereafter, will have or shall have had any interest, direct or indirect, in this Agreement or any proceeds thereof.

**ARTICLE 8
WATER AND WATER RELATED PUBLIC IMPROVEMENTS**

8.1 The City has already furnished water to the boundary of the Development. The Developer shall be solely responsible for the installation and maintenance of utility improvements to provide water service within the Development Project. Water service within the Development Project will be a public service. Public hydrants cannot be used for any purposes other than fire protection.

8.2 All plans and specifications for the design of the infrastructure and water improvements within the boundaries of the Development shall be subject to the approval of the City's Water Utility and, where necessary, Building Inspections, prior to the beginning of construction. Such approval shall not be unreasonably withheld.

8.3 Developer shall provide necessary easements for the maintenance and repair of the water distribution system.

**ARTICLE 9
SANITARY SEWER**

9.1 The City has already provided sanitary sewer to the boundary of the Development. The Developer shall be solely responsible for installing and maintaining sanitary sewer infrastructure on the Development including any necessary lift stations, force mains and other improvements from the Development to the City's existing infrastructure. Sanitary sewer service within the Development shall remain a private service.

9.2 Under any of the circumstances set forth herein, the City shall permit the Owner/Developer to connect with the City's sanitary sewer system at such reasonably accessible and economically feasible locations as determined by the City.

9.3 All plans and specifications for the design of the infrastructure and sanitary sewer improvements within the boundaries of the Development shall be subject to the approval of the City's Department of Public Works & Utilities and, where necessary, Building Inspections, prior to the beginning of construction. Such approval shall not be unreasonably withheld.

**ARTICLE 10
STORMWATER MANAGEMENT**

10.1 The Developer shall follow all applicable State and City Stormwater Ordinances. The Developer shall be solely responsible for installing and maintaining all on-site stormwater management practices in accordance with City specifications. Stormwater management within the Development Area shall remain private.

10.2 All plans and specifications for the design of the infrastructure and stormwater sewer improvements within the boundaries of the Development shall be subject to the approval of the City's

Department of Public Works & Utilities and, where necessary, Building Inspections, prior to the beginning of construction. Such approval shall not be unreasonably withheld.

**ARTICLE 11
STREET IMPROVEMENTS**

Intentionally Left Blank

**ARTICLE 12
WRITTEN NOTICES**

12.1 Any written notice required under this Agreement shall be sent to the following individuals:

FOR THE CITY:

City of Neenah
Community Development Department
211 Walnut Street
Neenah, WI 54956
Attention: Chris A. Haese

With a copy to:

City of Neenah
City Attorney's Office
211 Walnut Street
Neenah, WI 54956
Attn: Attorney David Rashid

DEVELOPER:

Bridgewood Holdings of Neenah, LLC /
B and L Holdings of Neenah LLC

Attn: Richard Batley
1000 Cameron Way
Neenah, WI 54956

With a copy to:

Attorney Brian A. Krause
Krause & Krause
51 Park Place, Suite 300
Appleton, WI 54914

ARTICLE 13 MISCELLANEOUS

13.1 *Assignment.* No party to this Agreement may assign any of its interest or obligations hereunder without first obtaining the written consent of the other party except as otherwise provided for in this Agreement. Notwithstanding the foregoing, Developer may: (i) assign its rights and obligations under this Agreement to an entity that holds title to the Project and that is controlled by Developer or by one or more of the principals of Developer. The City shall not be bound to any such assignment until it has received written notice.

13.2 *Nondiscrimination.* The Developer agrees that neither the Development Area nor any portion thereof, shall be sold to, leased or used by any party in a manner to permit discrimination or restriction on the basis of race, creed ethnic origin or identity, color, gender, religion, marital status, age, handicap, or national origin and that construction, redevelopment, improvement, and operation of the Development shall be in compliance with all effective laws, ordinances and regulations relating to discrimination or any of the foregoing grounds.

13.3 *Financial Reports.* The Developer agrees to maintain records such that actual project expenditures in the Development may be ascertained. Upon reasonable notice from the City, authorized representatives of the City shall be entitled to examine such records at the Developer's Development to verify the amount of construction expenditures that have been incurred by the Developer.

13.4 *Cost Overruns.* Except, as provided herein, all work, undertakings, or other actions to be taken by a specific party hereto shall be completed at the sole cost and expense of such party. Without

limiting the foregoing, all cost overruns of any work, undertaking, or other action to be taken by City hereunder shall be borne by City. Likewise, and without limiting the foregoing, all cost overruns of any work, undertaking, or other action to be taken by the Developer hereunder shall be borne by Developer.

13.5 *No Third Party Beneficiaries.* This Agreement is made solely for the benefit of the parties hereto and their permitted assignees, and no other party shall acquire or have any rights under this Agreement or by virtue of this Agreement.

13.6 *No Personal Liability.* Under no circumstances shall any shareholder, partner, member, officer, director, employee, contractor, or agent of City or Developer have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability against any such party.

13.7 *Force Majeure.* No party shall be responsible to any other party for any resulting losses if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, or by any other cause not within the control of the party whose performance was interfered with, and which, by the exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes hereinabove enumerated or not, (collectively, "events of force majeure") and the time for performance shall be extended by the period of delay occasioned by any such cause.

13.8 *Governing Law.* The laws of the State of Wisconsin shall govern this Agreement.

13.9 *Counterparts.* This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument. No amendment of this Agreement shall be effective unless in writing and signed by the party to be bound thereby.

13.10 *Severability.* If any provision of this Agreement shall be held or deemed to be inoperative or unenforceable as applied in any particular case in any jurisdiction because it conflicts with any other provision or provisions of this Agreement or any constitution or statute or rule of public policy, or for any other reason, then such circumstance shall not have the effect of rendering the

provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein invalid, inoperative, or unenforceable to any extent whatever. To the maximum extent possible, this Agreement shall be construed in a manner consistent with the powers of City, including, but not limited to, their powers under the Tax Increment Law, § 66.1105, Wis. Stats, and the Blight Elimination and Slum Clearance Act, § 66.1333, Wis. Stats., to achieve its intended purpose. Reference is made to Chapter 105, Laws of 1975 § 4, and to § 66.1333(17), Wis. Stats., which provide that the Tax Increment Law and the Blight Elimination and Slum Clearance Act should be construed liberally to effectuate their purposes.

13.11 *Further Assurances.* The parties shall enter into all such further agreements and instruments and shall take all such further actions as may be reasonably necessary or desirable to give further force or effect to this Agreement.

13.12 *Time is of the Essence.* Time is of the essence as to all dates and time periods set forth in this Agreement.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CITY OF NEENAH:

By:

Jane Lang, Mayor

ATTEST:

By:

Charlotte Nagel, City Clerk

I hereby certify that the necessary funds have been provided to pay the liability incurred by the City of Neenah on the within Contract.

Vicky Rasmussen, Director of Finance

APPROVED AS TO FORM:

David Rashid, City Attorney

DEVELOPER:

Bridgewood Holdings of Neenah, LLC

B and L Holdings of Neenah LLC
By: Bridgewood Holdings of Neenah, LLC,
Its Sole Member

By: _____
Richard Batley, Member

By: _____
Richard Batley, Member

SCHEDULE OF EXHIBITS

- A. Legal Description of the Property
- B. Development Plan
- C. Site Improvements
- D. Project Timetable
- E. Estimated Property Values

**Exhibit A
Development Area
CSM and the Descriptions**

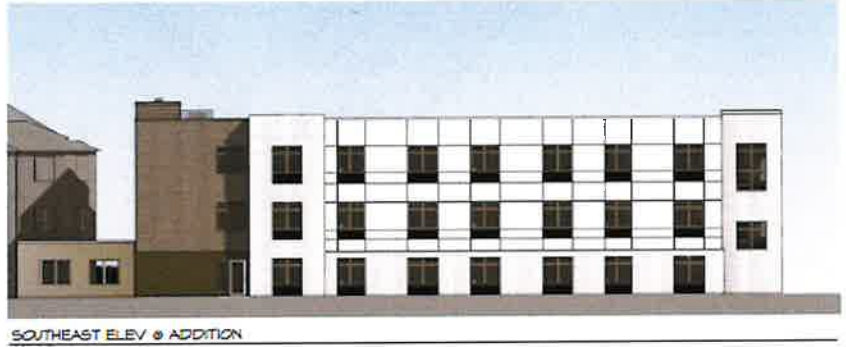
Lot 4 and Lot 5 of Certified Survey Map #7957, document #1890465

Property Id. Nos: 80606500000 and 80606480200

Exhibit B

Development Plan

EXTERIOR ELEVATIONS



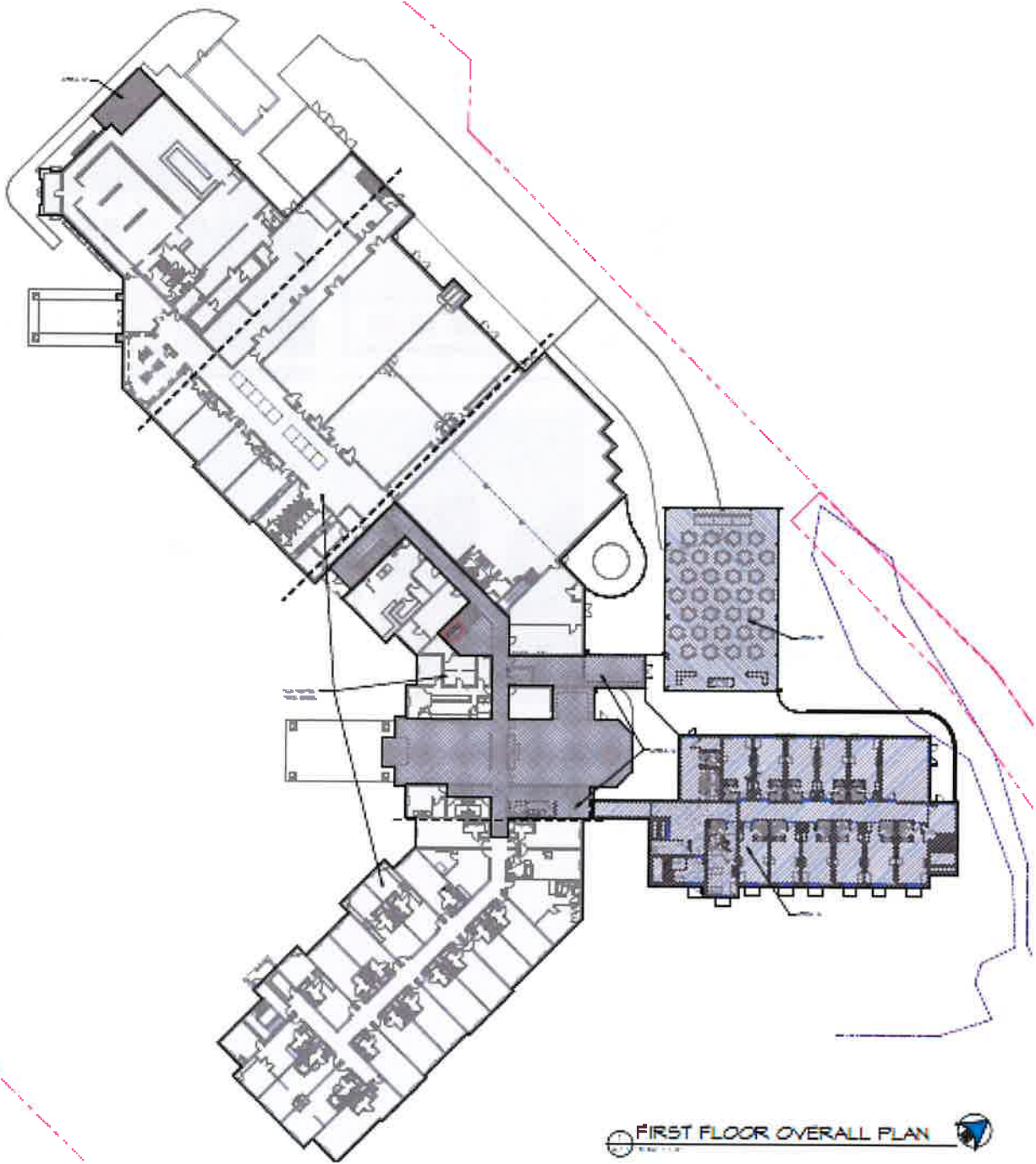
1/18/2024

BRIDGEWOOD HOTEL EXPANSION



Exhibit C

Site Improvements




FIRST FLOOR OVERALL PLAN 

Exhibit D

Development Plan Time Table & Property Valuation

Major Milestone	Estimated Date	Estimated Value as of Estimated Date (cumulative)
Initiation of construction	June 1, 2024	\$0
Completion of 40-room addition and bar/restaurant modifications	May 31, 2025	\$3,000,000
Installation of approximately 600 feet of five-foot wide sidewalk along the north side of Cameron Way from the Bridgewood hotel parking lot to the Jewelers Mutual Trail.	May 31, 2025	\$0



Finance Department
211 Walnut St. • Neenah WI 54957-0426
Phone 920-886-6140 • Fax: 920-886-6150
E-mail: vrasmussen@neenahwi.gov
Vicky K. Rasmussen, CPA
Director of Finance

M E M O R A N D U M

TO: Mayor Lang, Chairman Erickson and Members of the Finance & Personnel Committee

FROM: Vicky Rasmussen, CPA, Director of Finance

DATE: February 12, 2024

RE: 2024 Special Assessment Interest Rate

As directed by the Common Council in 2015, the Committee and Council shall review by March of each year the interest rate for special assessments paid in installments. The Council set the rate at 5% in 2015 and it remained the same each year through 2020. In 2021 the Council approved reducing the rate to 3% in response to the changing interest rate environment, and the rate remained at 3% in 2022. In 2023, the rate was increased back to 5% to reflect the market conditions.

The economic and interest rate environments have once again changed since the Committee and Council last reviewed this rate, as rates are significantly higher than they were at the same time last year. Accordingly, the City's cost to borrow money for 2024 lands at 4.14%, compared to 2.90% at roughly the same time in 2023.

For context, prior to 2019 the Prime Rate was used as the basis for establishing the rate in an effort to make a connection to the external lending environment. As of Feb. 8, that rate is 8.5%, and comparable loans at local financial institutions are priced at that rate or higher. In my opinion, it would be unnecessary to burden affected property owners with an interest rate at that level, considering the City's cost of money for its own borrowed funds for 2024. However, the rate should generally reflect the change in the interest rate environment over the past year and the increase in the City's borrowing cost.

In addition, I surveyed surrounding communities in Winnebago County. For 2024, Oshkosh is using a 6% interest rate, and Fox Crossing is using a 7% interest rate.

With the fluctuating market, my recommendation is to remain stable at an interest rate of 5% for 2024 special assessments paid in installments.

An appropriate motion would be for Committee to recommend Council approve an interest rate of 5% for 2024 special assessments paid in installments.



MEMORANDUM

To: Members of the Finance and Personnel Committee

From: Chairman Erickson *JE*

Date: January 24, 2024

Re: November Voucher Review

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

1. November General Expenditure Voucher Nos. 1216 through 1283 (\$266,372.84) and 1177 through 1264 and 57608 through 57732 (\$2,511,090.02) and November payroll (\$0.00) for a combined total of \$2,777,462.86.
2. November Automated Transfers Nos. 1 through 52 totaling \$2,593,408.49.

I recommend their approval.

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

Attachments

EXPENDITURE ABSTRACT FOR PERIOD NOVEMBER 1 THROUGH NOVEMBER 30, 2023
EXPLANATION OF AUTOMATED TRANSFERS

Transfer No.	Transfer Date	Amount	Vendor	Purpose	Budget/Cost Center
1	11/1/23	\$1,557.78	DELTA DENTAL	Vision Premium	FRINGE BENEFIT DIST.
2	11/1/23	\$273,703.99	HEALTH PARTNERS	Nov Insurance Premiums	FRINGE BENEFIT DIST.
3	11/1/23	\$26,664.67	STATE OF WI	Clean Water Fund Debt Payment	N/A
4	11/1/23	\$6,726.78	DELTA DENTAL	Dental Claims	FRINGE BENEFIT DIST.
5	11/7/23	\$2,516.61	BANCORP	FSA/HRA Debit Card Prefund	N/A
6	11/8/23	\$14,598.00	DIVERSIFIED BENEFIT SERVICES	2023 Employee HRA Plan	N/A
7	11/8/23	\$673.19	DIVERSIFIED BENEFIT SERVICES	2023 Employee FSA Plan	N/A
8	11/8/23	\$8,900.18	DELTA DENTAL	Dental Claims	FRINGE BENEFIT DIST.
9	11/9/23	\$152,501.07	DEPARTMENT OF THE TREASURY	Employer/Employee Social Security Federal Withholding	FRINGE BENEFIT DIST.
10	11/9/23	\$15,639.39	MISSIONSQUARE	457 Deferred Comp. Contributions	N/A
11	11/9/23	\$4,371.77	MISSIONSQUARE	Employee IRA Contributions	N/A
12	11/9/23	\$1,792.13	MIDAMERICA	FICA Alternative Plan #3121	N/A
13	11/9/23	\$53.00	COMMUNITY FIRST CREDIT UNION	FD Local 275 Conduit	N/A
14	11/9/23	\$6,284.85	COMMUNITY FIRST CREDIT UNION	FD Union Dues	N/A
15	11/9/23	\$2,055.06	ASSOCIATED BANK	Child Support	N/A
16	11/9/23	\$534,464.24	EMPLOYEE PAYROLL	ACH Direct Deposit	N/A
17	11/9/23	\$2,190.00	NATIONWIDE	457 Deferred Comp. Contributions	N/A
18	11/9/23	\$500.00	NATIONWIDE	Employee IRA Contributions	N/A
19	11/10/23	\$967.68	DIVERSIFIED BENEFIT SERVICES	2023 Employee HRA Plan	N/A
20	11/10/23	\$2,035.18	QUADIENT	Postage Machine	N/A
21	11/14/23	\$600.64	BANCORP	FSA/HRA Debit Card Prefund	N/A
22	11/14/23	\$2,361.97	ASSOCIATED BANK	Oct Bank Service Fee	N/A
23	11/15/23	\$767.43	DIVERSIFIED BENEFIT SERVICES	2023 Employee FSA Plan	N/A
24	11/15/23	\$32,937.03	WISCONSIN DEPT OF REVENUE	State Withholding	FRINGE BENEFIT DIST.
25	11/15/23	\$4,856.40	DELTA DENTAL	Dental Claims	FRINGE BENEFIT DIST.
26	11/17/23	\$30.64	DIVERSIFIED BENEFIT SERVICES	2023 Employee HRA Plan	N/A
27	11/17/23	\$3,812.43	DIVERSIFIED BENEFIT SERVICES	2023 Employee HRA Plan	N/A
28	11/20/23	\$1,023.49	WISCONSIN DEPT OF REVENUE	Oct Sales Tax	N/A
29	11/20/23	\$2,348.80	USPS	Neenah Newsletter	N/A
30	11/21/23	\$1,074.46	BANCORP	FSA/HRA Debit Card Prefund	N/A
31	11/22/23	\$2,173.90	DIVERSIFIED BENEFIT SERVICES	2023 Employee FSA Plan	N/A
32	11/22/23	\$3,626.28	DIVERSIFIED BENEFIT SERVICES	2023 Employee HRA Plan	N/A
33	11/22/23	\$4,379.20	DELTA DENTAL	Dental Claims	FRINGE BENEFIT DIST.
34	11/22/23	\$2,055.06	ASSOCIATED BANK	Child Support	N/A
35	11/22/23	\$551,052.40	EMPLOYEE PAYROLL	ACH Direct Deposit	N/A
36	11/22/23	\$15,639.39	MISSIONSQUARE	457 Deferred Comp. Contributions	N/A
37	11/22/23	\$4,371.77	MISSIONSQUARE	Employee IRA Contributions	N/A
38	11/22/23	\$2,548.33	MIDAMERICA	FICA Alternative Plan #3121	N/A
39	11/22/23	\$53.00	COMMUNITY FIRST CREDIT UNION	FD Local 275 Conduit	N/A
40	11/22/23	\$2,190.00	NATIONWIDE	457 Deferred Comp. Contributions	N/A
41	11/22/23	\$700.00	NATIONWIDE	Employee IRA Contributions	N/A
42	11/24/23	\$156,994.12	DEPARTMENT OF THE TREASURY	Employer/Employee Social Security Federal Withholding	FRINGE BENEFIT DIST.

EXPENDITURE ABSTRACT FOR PERIOD NOVEMBER 1 THROUGH NOVEMBER 30, 2023
EXPLANATION OF AUTOMATED TRANSFERS

Transfer No.	Transfer Date	Amount	Vendor	Purpose	Budget/Cost Center
43	11/28/23	\$6,872.89	BANCORP	FSA/HRA Debit Card Prefund	N/A
44	11/29/23	\$4,424.07	DIVERSIFIED BENEFIT SERVICES	2023 Employee HRA Plan	N/A
45	11/29/23	\$230.85	DIVERSIFIED BENEFIT SERVICES	2023 Employee FSA Plan	N/A
46	11/29/23	\$5,611.88	DELTA DENTAL	Dental Claims	FRINGE BENEFIT DIST.
47	11/29/23	\$54,224.64	ASSOCITED BANK	CDA Principal/Interest Payment	N/A
48	11/30/23	\$266,372.84	US BANK	10/26-11/25 P-Card Statement	N/A
49	11/30/23	\$224,646.15	WI EMPLOYEE TRUST FUNDS	Retirement Contribution	FRINGE BENEFIT DIST.
50	11/30/23	\$32,312.43	WISCONSIN DEPT OF REVENUE	State Withholding	FRINGE BENEFIT DIST.
51	11/30/23	\$142,590.04	WE ENERGIES	Invoices	N/A
52	11/30/23	\$2,330.39	MERCHANT SERVICES	Debit Card/Credit Card Service Fee	N/A
NOVEMBER TOTAL		\$2,593,408.49			

Nov Check Register-Over \$2,000

AP Pymt Date	AP Pymt #	AP Vendor Name	AP Invoice #	AP Trans Amount	AP Description 01	AP Description 02	Fund Description	Department Description
11/02/2023	1177	BAKER TILLY US LLP	BT2583905	2,350.00	30% AUDIT SVCS THRU 10/31		TIF #11-Special Revenue	TIF Expenditures
		BAKER TILLY US LLP	BT2583905	8,986.00	100% AND TERM AUDIT SVCS	THRU 10/31	TIF #6-Special Revenue Fd	TIF Expenditures
		BAKER TILLY US LLP	BT2583905	8,555.00	100% AND TERM AUDIT SVCS	THRU 10/31	TIF #5-Special Revenue Fd	TIF Expenditures
		BAKER TILLY US LLP	BT2583905	6,212.00	100% AUDIT SVCS THRU	10/31	TID #7/ Special REV Fund	TIF Expenditures
		BAKER TILLY US LLP	BT2583905	4,862.00	30% AUDIT SVCS THRU 10/31		TIF#9	TIF Expenditures
11/02/2023	1180	ENERGY CONTROL & DESIGN INC	97695IN	10,360.00	DDC UPGRADE - DESIGO	INSTALLATION	Facility Improvement Fund	Municipal Building
		ENERGY CONTROL & DESIGN INC	97694IN	25,586.00	MECHANICAL ROOM DDC	UPGRADE	Facility Improvement Fund	Municipal Building
11/02/2023	1185	NEENAH MENASHA SEWERAGE COMMISSION	2023169	40,552.00	NOV PRINCIPAL		Sewer Capital Fund	Sewer Capital Costs
		NEENAH MENASHA SEWERAGE COMMISSION	2023169	11,189.00	NOV INTEREST		Sewer Capital Fund	Sewer Capital Costs
		NEENAH MENASHA SEWERAGE COMMISSION	2023163	104,709.02	NOV PLANT EXPENSE		Sewer Operating Utility	Sewer Operations
11/02/2023	1188	PRIMADATA LLC	64108	2,165.22	OCT BILLS POSTAGE		General Fund	Finance
11/09/2023	1194	ASSOCIATED APPRAISAL CONSULTANTS	171152	3,041.67	NOV SERVICES		General Fund	Community Development
11/09/2023	1196	ENERGY CONTROL & DESIGN INC	97761IN	4,134.10	SERVICE AHU		General Fund	Municipal Building
		ENERGY CONTROL & DESIGN INC	97796IN	8,000.00	HVAC UPGRADE		Facility Improvement Fund	Public Works
11/09/2023	1197	FIRE APPARATUS & EQUIPMENT INC	25190	328,000.00	NEW ENGINE 31		Neenah Menasha Fire	Other
11/09/2023	1201	LAFORCE INC	1233132	3,242.06	DOOR ISU AREA RISKAS	OFFICE	General Fund	Police
11/09/2023	1202	MCC INC	CN7-21 PAY #8	79,910.52	HARRISON STREET	STORMWATER POND	Storm Water Management	Storm Water
11/09/2023	1203	MCMAHON	932607	5,261.55	9/3-10/7 SERVICES-WEST	SIDE BOOSTER STATION	Water	
11/09/2023	1205	MENASHA, CITY OF	OCT 2023 COURT	3,310.20	OCT COURT FINES		Joint Municipal Court Fd	Administration Exp.
11/09/2023	1214	WIRTH + BAYNARD LAW OFFICES	11748	9,145.50	FLOREK AUG FEES		Liability Insurance	Liability Insurance
11/30/2023	1216	U S BANK	11-12-23	2,644.00	TAPCO	TRAFFIC SIGNAL PREV MAINT	General Fund	Street Signal & Light
		U S BANK	11-12-23	6,625.00	LAKESHORE RECYCLING SYST	OCT DUMPSTER PICKUP	General Fund	Sanitation
		U S BANK	11-12-23	3,040.00	ACCESS INC.	UPS ELECTRICAL WORK	Information Systems	Information Systems
11/16/2023	1225	MENASHA, CITY OF	OCT 2023 WRS	46,231.15	OCT RETIREMENT/FIRE		Benefit Accrual Fund	Retirement & Taxes
11/16/2023	1226	MICHELS	460043	3,572.75	COLD PATCH		Water	Other
11/16/2023	1228	MIRON CONSTRUCTION COMPANY INC	2206800006	492,506.86	SERV THRU 10/31-TRAINING	CENTER BUILDING	Facility Improvement Fund	Police
11/16/2023	1230	SECURIAN FINANCIAL GROUP INC	2832L	5,784.54	DEC INSURANCE		Benefit Accrual Fund	Insurance
11/16/2023	1231	SPARKLE AND SHINE CLEANING	N243	3,500.00	OCT CLEANING		General Fund	Municipal Building
11/22/2023	1235	CAMERA CORNER	INV173526	2,959.95	HAUSER ROOM ELECTRONICS		Facility Improvement Fund	Municipal Building
11/22/2023	1242	WINNEBAGO COUNTY TREASURER	LF132783	36,178.17	OCT LANDFILL CHARGES		General Fund	Sanitation
		WINNEBAGO COUNTY TREASURER	LF132783	2,330.98	OCT LANDFILL CHARGES		Recycling Fund	Recycling Program
		WINNEBAGO COUNTY TREASURER	LF132783	10,459.05	OCT LANDFILL CHARGES		Storm Water Management	Storm Sewer Management
11/22/2023	1243	WIRTH + BAYNARD LAW OFFICES	11773	6,125.00	FLOREK SEP-OCT FEES		Liability Insurance	Liability Insurance
11/30/2023	1245	U S BANK	11-12-23	2,089.45	AMAZON.COM*HZ5YR0NZ3	SLIM ELECTRONIC MUFFS	General Fund	Police
		U S BANK	11-12-23	3,622.50	AXON	TRAINING TASER CARTRIDGES	General Fund	Police
		U S BANK	11-12-23	5,027.67	BAKER-TAYLOR	BOOKS	General Fund	Public Library
		U S BANK	11-12-23	8,805.12	KEMIRA WATER SOLUTIONS	FERRIC SULFATE	Water	Other
		U S BANK	11-12-23	8,654.67	MILPORT ENTERPRISES INC	SODIUM HYPERCHLORITE	Water	Other
		U S BANK	11-12-23	2,766.00	IN *L.A. RESCUE, LLC	EMS BAGS	Neenah Menasha Fire	Fire Department
11/30/2023	1246	U S BANK	11-27-23	3,180.00	TCAW OCC HEALTH	OCT LABS	Benefit Accrual Fund	Insurance
		U S BANK	11-27-23	5,654.02	LAKESHORE RECYCLING SYST	OCT COMMERCIAL PICKUP	General Fund	Sanitation
		U S BANK	11-27-23	15,593.37	LEVENHAGEN OIL CORPORATI	LEAD FREE/5511 GALLONS	Fleet Management	
		U S BANK	11-27-23	4,561.30	TAPCO	PM REPAIRS FOR TRAFFIC SI	General Fund	Street Signal & Light
		U S BANK	11-27-23	2,237.76	MACQUEEN EMERG/EQUIP	BEARINGS, IMPELLER SHAFTS	Fleet Management	Municipal Facilities
		U S BANK	11-27-23	8,320.01	TCAW OCC HEALTH	OCT SERVICES	Benefit Accrual Fund	Insurance
		U S BANK	11-27-23	2,532.09	ACCURATE ALIGNMENT AND FR	Q32 REPAIR/2313210	Neenah Menasha Fire	Fire Department
		U S BANK	11-27-23	13,785.03	LS TRUCK CENTER OF APPLET	E32 TRANSMISSION	Neenah Menasha Fire	Fire Department
		U S BANK	11-27-23	10,522.80	LEVENHAGEN OIL CORPORATI	DIESEL/3006 GALLONS	Fleet Management	
		U S BANK	11-27-23	17,460.88	LEVENHAGEN OIL CORPORATI	DIESEL/5009 GALLONS	Fleet Management	
		U S BANK	11-27-23	2,925.00	SUBURBAN WILDLIFE	MUSKRAT TRAPPING	Storm Water Management	Storm Sewer Management
		U S BANK	11-27-23	2,040.84	ENVIROTECH EQUIPMENT COMP	3 BUTTON JOY CANBUS STICK	Fleet Management	Municipal Facilities
11/30/2023	1250	ENERGY CONTROL & DESIGN INC	97961IN	6,823.00	HVAC UPGRADES		Facility Improvement Fund	Public Works
11/30/2023	1251	FEDEWA INC	1-23W PAY FINAL	15,100.00	CECIL ST WATER TOWER	REPAINTING	Water	Other
11/30/2023	1258	MIDWEST TAPE	504676031	5,000.00	ELECTRONIC MATERIALS		General Fund	Public Library
11/30/2023	1262	QUALITY TRUCK CARE CENTER INC	R10102174101	6,358.26	Q32 REPAIR		Neenah Menasha Fire	Fire Department
11/30/2023	1282	U S BANK	11-27-23	2,799.00	HOMEDEPOT.COM	SNOWBLOWER	Neenah Menasha Fire	Fire Department
		U S BANK	11-27-23	5,010.03	HAWKINS INC	SODIUM PERMANGANATE	Water	Other
		U S BANK	11-27-23	2,268.75	AMAZON.COM*7V8DJ9OL3	OFFICER CHAIRS (5)	General Fund	Police
		U S BANK	11-27-23	2,609.43	IN *INTRADYN	SOCIAL MEDIA ARCHIVING	Capital Equipment Fund	Information Systems
		U S BANK	11-27-23	4,605.59	IN *RANGE SYSTEMS INC	PORTABLE TRAPS	General Fund	Police

Nov Check Register-Over \$2,000

AP Pymt Date	AP Pymt #	AP Vendor Name	AP Invoice #	AP Trans Amount	AP Description 01	AP Description 02	Fund Description	Department Description
11/02/2023	57609	CLARK DIETZ	438888	2,200.00	ENGINEERING-8/26-9/29	BUILDING EXPANSION	Facility Improvement Fund	Police
11/02/2023	57615	INSIGHT PUBLIC SECTOR	1101101697	4,762.50	NINJA CORE 10/4/23 -	12/4/24	Capital Equipment Fund	Information Systems
11/02/2023	57619	MSA PROFESSIONAL SERVICES INC	R0757806501	29,957.45	3/1-10/7 SERV-COMMERCIAL	HAZARDOUS MATL INVESTIGTN	Streets,Utility,Sidewalks	Upgrades-City Initiated
11/02/2023	57620	NICHOLSON GROUP LLC	23077	8,000.00	WALMART LITIGATION	APPRAISAL SERVICES	Liability Insurance	Liability Insurance
11/02/2023	57628	STANTEC CONSULTING SERVICES INC	2141345	3,290.79	SERV THRU 9/22-ARROWHD PK	ECO RESTORATION DESIGN	General Fund	Parks
11/09/2023	57633	ANDERSON HEATING & SHEET METAL INC	221	4,200.00	FURNACE REPLACEMENT-	312 SMITH ST	Housing Fund	
11/09/2023	57636	FGM ARCHITECTS	2233360118	8,250.00	8/26-9/29 SERV - CONSTR	ADMIN-TRNG CENTER	Facility Improvement Fund	Police
11/09/2023	57638	GRAEF	129157	2,096.50	SERV THRU 9/30-CARPENTER	PRESERVE CONCEPT	Facility Improvement Fund	Parks
11/09/2023	57639	GRAYMONT WESTERN LIME INC	35212791RI	4,683.73	HYDRATED LIME		Water	Other
11/09/2023	57646	MARTELL CONSTRUCTION INC	2216502	4,221.32	SERV TO 10/31	CONSTRUCTION ADMIN	Facility Improvement Fund	
11/09/2023	57653	PETTY CASH - CITY OF NEENAH	INCREASE	3,500.00	INCREASE CASH FOR 2023	TAX COLLECTION	General Fund	
11/09/2023	57654	PHEIFER BROTHERS CONSTRUCTION	PW228 PAY #1	222,046.22	9/21-10/13 SERV-NEENAH	CREEK BRIDGE	TIF #12 Bridgewood	Other
11/09/2023	57657	STATE OF WISCONSIN	OCT 2023 COURT	3,399.73	OCT COURT FINES-NEENAH		Joint Municipal Court Fd	Administration Exp.
		STATE OF WISCONSIN	OCT 2023 COURT	2,992.50	OCT COURT FINES-MENASHA		Joint Municipal Court Fd	Administration Exp.
11/09/2023	57659	VALLEY VNA SENIOR CARE	OCT 2023	153,160.99	OCT NIFG PAYMENT		Neighborhood Inv Program	Community Development
11/16/2023	57666	BADGER LABORATORIES INC	23017393	3,058.00	WELL TESTING AT ARROWHEAD		General Fund	Parks
11/16/2023	57667	CASTLE OAK DEVELOPMENT LLC	DEV FEE PYMT	10,022.04	CASTLE OAK III-HWY G	FUTURE RECONST ESCROW	Streets,Utility,Sidewalks	
		CASTLE OAK DEVELOPMENT LLC	DEV FEE PYMT	6,111.00	CASTLE OAK II-HWY G	FUTURE RECONST ESCROW	Streets,Utility,Sidewalks	
		CASTLE OAK DEVELOPMENT LLC	DEV FEE PYMT	6,377.55	CASTLE OAK III-HWY G	FUTURE SIDEWALK ESCROW	Streets,Utility,Sidewalks	
		CASTLE OAK DEVELOPMENT LLC	DEV FEE PYMT	3,887.75	CASTLE OAK II-HWY G	FUTURE SIDEWALK ESCROW	Streets,Utility,Sidewalks	
11/16/2023	57668	CLINTONVILLE, CITY OF	2016 FORD	12,000.00	2016 FORD INTERCEPTOR		Neenah Menasha Fire	Other
11/16/2023	57669	DAVID TENOR CORPORATION	CN2-23 PAY #4	103,156.35	STREET CONSTR-MEMORIAL	PARK CT	Streets,Utility,Sidewalks	Upgrades-City Initiated
		DAVID TENOR CORPORATION	CN2-23 PAY #4	93,941.49	STREET CONSTR-BRANTWOOD	DRIVE	Streets,Utility,Sidewalks	Upgrades-City Initiated
		DAVID TENOR CORPORATION	CN2-23 PAY #4	16,323.21	STREET CONSTR-BRANTWOOD	COURT	Streets,Utility,Sidewalks	Upgrades-City Initiated
11/16/2023	57673	GRAYMONT WESTERN LIME INC	35213254RI	4,275.15	HYDRATED LIME		Water	Other
11/16/2023	57676	MIKE CAVES RUST STOP LLC	663013	3,495.00	VEHICLE UNDERCOATING FOR	ALL ENGINES & STAFF VEH	Neenah Menasha Fire	Fire Department
11/16/2023	57683	STANTEC CONSULTING SERVICES INC	2111503	2,142.83	SERV THRU 7/7-SITE 6-	GLATFELTER REDEVEL	TIF #8 Doty Island	Other
11/16/2023	57686	WELLS CONCRETE	S12101023	18,250.00	PARKING DECK REPAIR		Facility Improvement Fund	Public Works
11/16/2023	57688	WESTWOOD INFRASTRUCTURE INC	1231002072	19,535.68	2025 COMMERCIAL ST-DESIGN	THRU 9/30	Streets,Utility,Sidewalks	Upgrades-City Initiated
11/16/2023	57689	WESTWOOD PROFESSIONAL SERVICES INC	1231002076	4,178.70	S COMMERCIAL ST REAL	ESTATE 8/27-9/30	Streets,Utility,Sidewalks	Upgrades-City Initiated
		WESTWOOD PROFESSIONAL SERVICES INC	1231002079	6,603.48	8/27-9/30 SERV-COMMERCIAL	WINNECONNE RTC DESIGN	Streets,Utility,Sidewalks	Upgrades-City Initiated
11/22/2023	57698	GRAYMONT WESTERN LIME INC	35213689RI	4,145.34	HYDRATED LIME		Water	Other
11/22/2023	57703	KONE INC	921575479	5,582.52	RPR ELEVATOR		Parking Utility Fund	Parking Services
11/22/2023	57704	KURZ INDUSTRIAL SOLUTIONS INC	INV54090	2,216.87	SOFTENER GEARMOTOR	ASSEMBLY	Water	Other
11/30/2023	57715	APPLETON, CITY OF	12599	42,513.00	OCT TRANSIT/LINK SERVICE		General Fund	Community Development
11/30/2023	57718	BROWN, JACQUELINE	09/18-12/14	2,224.40	ZUMBA INSTRUCTOR PAYMENT		General Fund	Contracted Programs
11/30/2023	57719	EDGEWATER RESOURCES LLC	4750	2,080.62	OCT SHORELINE IMPROVEMNTS		Facility Improvement Fund	Parks
11/30/2023	57720	HEARTLAND BUSINESS SYSTEMS LLC	647924H	2,350.08	11/2023-10/2024 VEEAM	BACKUP LICENSES	Capital Equipment Fund	Information Systems
11/30/2023	57722	JT RAMS LLC	10472	61,061.00	REPAIR ROOF AT CITY	GARAGE	Facility Improvement Fund	Public Works
11/30/2023	57723	KUBISCH, MEG	10/30-12/22	2,675.20	YOGA INSTRUCTOR		General Fund	Contracted Programs
11/30/2023	57725	NEENAH, TOWN OF	UTILITY AID	210,176.66	ALLIANT ENERGY PILOT	UTILITY AID	Alliant Energy PILOT	Finance
		Overall - Total		2,567,028.51				