

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, June 28, 2022
4:15 p.m.

Present:

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|------------------------------|---------|---|---------|-------------------|---------|
| Mayor Jane Lang, Chairman | PRESENT | Gerry Kaiser, Director of Public Works | PRESENT | Sarah Moore-Nokes | PRESENT |
| Kate Hancock-Cooke | ABSENT | Karen Genett | PRESENT | Betsy Ellenberger | PRESENT |
| Gerry Andrews | PRESENT | Ald. Dan Steiner | PRESENT | | |

Also present:

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|---|------------------------------------|-------------------------|
| Brad Schmidt, Deputy Director of Community Development | Samantha Jefferson, Office Manager | Michael Burrows, Intern |
| Chris Haese, Director of Community Development | Diane Eparvier, 669 Elm Street | |
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Minutes: MSC Genett/Andrews the Plan Commission to approve the June 23, 2022 meeting minutes. Motion passed.

Public Appearances: Chairperson Lang opened the public appearance section. Diane Eparvier (669 Elm Street) spoke to the commission regarding the development potentially planned for the Shattuck School property. She asked that the commission take into account the surrounding neighborhood when reviewing the plan.

Public Hearings:

a. TID No. 12 Creation

Mayor Lang opened the public hearing.

Seeing no comments, Mayor Lang closed the public hearing.

Action Items:

a. TID No. 12 Creation – Review of proposed Boundaries and Project Plan

Deputy Director Schmidt began by describing the item brought before the Plan Commission. The Commission was asked to make a recommendation to the Common Council regarding the creation of a new TID – TID No. 12. The Common Council will consider the Commission recommendation, conduct a public hearing, and take action on the creation of TID #12 at its August 3, 2022 meeting.

The Project Plan for proposed Tax Incremental District #12 was included in the agenda packet. This new mixed-use district will incorporate a large 59-acre parcel that was formerly the Bridgewood Golf Course. The development of this area is challenged by the high cost of street infrastructure in the form of a new bridge over Neenah Creek, floodplain and wetland mitigation, street improvements and pedestrian connections. Therefore, tax incremental financing is warranted for this area in order to provide an economically feasible redevelopment of the area.

With the creation of TID #12, the City proposes to provide development incentives in the form of developer-funded or ‘pay-as-you-go’ financing. This type of funding minimizes the risk of under-performance of the District to the City while still assisting development that would not occur without the assistance of a TID #12. Public investment will also be made to improve pedestrian and vehicular infrastructure both in, and immediately adjacent to, the District. This public investment will be repaid through the new property tax increment collected within the District. The net economic impact of proposed TID #12 projects the District to close in its 18th year (2039), two years ahead of its maximum allowable life. Deputy Director Schmidt reviewed the Boundary Map, Current Land Use Map, Future Land Use/Project Map and the Half-Mile Boundary Map.

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Member Genett asked for staff to discuss how the wetlands that the development will disturb will be replaced. Director Haese explained that wetland mitigation and potential wetland credits that would have to be utilized. This would be done by the developer.

Member Moore-Nokes asked why this land should be developed. Deputy Director Schmidt answered that the land owner would like to see value from the land and also that more tax base is always desirable. A development on this property is also very efficient from the city planners' perspective as infrastructure is already existing.

MSC Andrews/Kaiser, the Plan Commission approves the boundaries of Tax Incremental District #12 and recommend Council approve PC Resolution 2022-02 / CC Resolution 2022-13 creating Tax Incremental District #12.

All voting aye. Member Moore-Nokes abstaining. Motion passed.

Downtown Plan Update: Deputy Director Schmidt showed members the new Downtown Plan website. The website included interactive components that visitors to the site can add comments, ideas or questions. A design charrette is scheduled for July 27. The community is invited to this event to help collaborate on the plan and what they hope to see in it. The website can be found at: <https://bit.ly/neenahnext>

The intent is for the plan to be completed by the end of the year. Other specialized plans that have been completed for parts of the downtown (parking study, traffic study, etc.) will be incorporated into this overall plan.

Announcements and Future Agenda Items: July 26, 2022 is canceled. Next meeting is August 9, 2022

Adjournment: The Commission adjourned its meeting at 4:40 p.m. MSC Kaiser/Genett. All Aye. Motion passed.

Respectfully Submitted,



Samantha Jefferson
Office Manager, Community Development