

**MINUTES OF THE CITY OF NEENAH JOINT REVIEW BOARD**  
**July 12, 2022**

Present: **Board members: Mike Faulks, Jon Joch, John Skyrms and Amy Van Straten.**

Also present: Mayor Jane Lang, Director Chris Haese, Deputy Director Andrew Kahl, Deputy Director Brad Schmidt and Office Manager Samantha Jefferson.

Board Chairman Faulks called the meeting to order at 3:15 p.m.

**Approval of July 15, 2021 meeting minutes: MSC Skyrms/Van Straten, the Joint Review Board approved the minutes of the July 15, 2021 Joint Review Board meeting. Motion passed.**

**Review of TID Annual Report for TID Nos. 5, 6, 7, 8, 9, 10 and 11:**

Director Haese explained that as a result of approved State Senate Bill 51/Act 257, communities are required to submit a TID Annual Report (Form PE-300) to the Department of Revenue for each of the community's TIDs. The City contracts with Baird to complete a thorough TID report every two years. Director Haese gave an overview of each TID:

TID 5 (Downtown) – TID 5 (1993) is the city's oldest TID that is still open. It is designated as distressed and is expected to close in 2021 or as of 1/1/2023 (9 years earlier than scheduled). The district has realized an increased increment of \$14M. The state has allowed for TIDs to remain open for one more year after they would close to help with affordable housing in a community. The city is planning to utilize TID 5 funds for this.

TID 6 (Industrial Park) – TID 6 was created in 1997 and is also designated as distressed. It is projected to close in 2023. The district has realized an increased increment of \$8M. A large number of jobs were created in this district.

TID 7 (Westside Highway 41 Corridor) – TID 7 (2000) is designated as a donor district for TID 8 and is one of the city's most successful TIDs. The district has realized an increased increment of \$105M. This district is anticipated to close in 2031 – 6 years ahead of schedule.

TID 8 (Doty Island and Downtown) – TID 8 (2001) is the recipient district of TID 7. The district has seen an increased increment of \$61M. Closure is expected in 2031 – 8 years ahead of schedule.

TID 9 (Southside Highway 41/Menasha Corp.) – TID 9 was created in 2015 and is commonly known as the Menasha Corp. District. The CDA acquired Loren's Salvage Yard in this district and environmental/physical cleanup has begun. The district has seen an increased increment of \$10M. The district is anticipated to close in 2033 – 9 years ahead of schedule.

TID 10 (Arrowhead Park) – TID 10 was also created in 2015 and a \$16M increment has been realized. This district has significant potential but the downtown parking condition is the biggest hurdle for growth. The district is anticipated to close in 2042.

TID 11 (Pendleton Park) – TID 11 was created in 2017 and has seen an increased increment of \$17M. The district is anticipated to close in 2031 – 6 years ahead of schedule.

**Discuss pending Tax Increment District #12 actions:**

Director Haese began by explaining that this meeting was called for the board to review and consider the proposed Project Plan for the creation of Tax Incremental District #12. 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 (\$2M) 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 18<sup>th</sup> year (2039), two years ahead of its maximum allowable life. The City will still be below the 12% mark allowed for increment in TID districts (10%).

In addition to the aforementioned TID #12 Project Plan, a copy of the executed Development Agreement between the City and the Developer was provided to members. The pending development will include approximately 274 apartments with an estimated value of \$22 million. This developer also completed the Pendleton Park project.

In addition to this meeting, the Plan Commission will also meet on July 12, 2022 at 4:15 PM, to conduct a public hearing and take action on the Project Plan and District Boundaries. The Common Council will also conduct a public hearing on the creation of TID #12 at its August 3, 2022 meeting.

**Announcements and Future Agenda Items:** Next Joint Review Board meeting: Tuesday, August 9, 2022 at 3:00 p.m. in the Third Floor Conference Room at Neenah City Hall.

**Adjournment:** Meeting adjourned at 3:35 p.m.

Respectfully Submitted,



Samantha Jefferson  
Office Manager of Community Development and Assessment