

MINUTES OF THE CITY OF NEENAH JOINT REVIEW BOARD
June 28, 2023
Third Floor Conference Room and Microsoft Teams Meeting

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

Also present: Mayor Jane Lang, Community Development Director Chris Haese, Finance Director Vicky Rasmussen, Deputy Director Brad Schmidt and Office Manager Samantha Jefferson.

Board Chairman Faulks called the meeting to order at 2:30 p.m.

Approval of August 9, 2022, meeting minutes: MSC Skyrms/Joch, the Joint Review Board approved the minutes of the August 9, 2022 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 because 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 and to review the reports annual with the Joint Review Board. 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) has been closed. While it was declared distressed in 2015, it recovered its costs before closure. The life of this TIF was extended by one year for the purposes of benefiting affordable housing and to improve the housing stock of the community. Approximately \$300,000 of this was put into a fund to be used for these purposes.

TID 6 (Industrial Park) – TID 6 was created in 1997 and is also closed. While declared distressed, the TIF has generated more than \$28M in increment during its life. This TIF was also extended for a year and approximately \$600,000 was added to the affordable housing fund.

TID 7 (Westside Highway 41 Corridor) – TID 7 (2000) is designated as a donor district for TID 8. The district has realized an increased increment of more than \$112M. This district has assisted in the redevelopment of the old Shopko, the Kohls/Walmart area, Westowne and original Bridgewood Golf Course.

TID 8 (Doty Island and Downtown) – TID 8 (2001) is the recipient district of TID 7. The district has seen an increased increment of \$72M.

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 is almost complete. The district has seen an increased increment of \$9M.

TID 10 (Arrowhead Park) – TID 10 was also created in 2015 and a \$16.5M increment has been realized. This district has significant potential but the downtown parking condition is the biggest hurdle for growth.

TID 11 (Pendleton Park) – TID 11 was created in 2017 and has seen an increased increment of \$17.6M. The city partnered with Winnebago County to create a roundabout at CB and JJ and to extend Pendleton Road.

TID 12 (Bridgewood Redevelopment) – This is the youngest TID created in August of 2022. It is anticipated to generate \$22M. Construction on this redevelopment has been postponed for one year.

Member Joch asked if there is any concern about the TIFs. Director Haese explained that TID 10 may be touch and go because of the funding for the proposed parking structure. However, he discussed that he is very conservative with his estimates and anticipates this TIF to close out fine.

Announcements and Future Agenda Items: Director Haese anticipates the creation of 1 or 2 additional TIDs probably within the next 12 months. These may involve the Shattuck School property and the Industrial park.

Adjournment: Meeting adjourned at 2:35 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Samantha Jefferson', with a stylized flourish at the end.

Samantha Jefferson
Office Manager of Community Development and Assessment