

MINUTES OF THE CITY OF NEENAH JOINT REVIEW BOARD

October 10, 2023

Hauser Room, Neenah City Hall

Present: **Board members: Mike Faulks, John Skyrms, Jon Joch, Adam Bellcorelli (representative from Winnebago County) and Amy Van Straten.**

Also present: Community Development Director Chris Haese, Deputy Director Brad Schmidt and Community Development Specialist Samantha Jefferson.

Board Chairman Faulks called the meeting to order at 3:00 p.m.

Approval of June 28, 2023, meeting minutes: MSC Faulks/Joch, the Joint Review Board approved the minutes of the June 28, 2023 Joint Review Board meeting. Motion passed.

Discuss pending Tax Increment District #9 Actions:

Director Haese explained the details of the potential TID #9 amendment. This amendment would alter the boundaries of the District to allow for the inclusion of nine additional parcels on the southerly edge of the District as well as additional funding for infrastructure improvements. The development of this area is challenged by wetland impacts and needed transportation infrastructure. Therefore, tax incremental financing is warranted to provide an economically feasible development of the area.

The amended TID #9 will continue to provide development assistance in the form of developer-funded or 'pay-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 #9. It is estimated that this district would close in 2040 – one year before its maximum life.

Director Haese also detailed the included development agreement with Edgewater Door, a Neenah manufacturer with operations at 175 N. Western Avenue that has proposed to construct a \$2 million, 45,000 square foot building at 2455 Schultz Drive. The site has been available for many years, and during that time it has been compromised by the placement of unauthorized fill and wetland encroachment. Additionally, the fill material remains and will have to be addressed. Despite these obstacles, the site is of sufficient size to accommodate both Edgewater's initial building as well as an anticipated expansion of similar size.

Member Faulks questioned how much of an issue wetland encroachment might be in this area. Director Haese explained that 3-4 acres are impacted by wetlands but an exemption was given for 1.5 acres. While wetlands can impact the feasibility of a site, he believes it will be manageable in this area of the city.

Announcements and Future Agenda Items: Next meeting scheduled for November 2, 2023 at 3:00 p.m.

Adjournment: Meeting adjourned at 3:07 p.m.

Respectfully Submitted,



Samantha Jefferson
Community Development Specialist