# MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW COMMITTEE

## THURSDAY, JUNE 28, 2018, 4:00 PM
## CITY HALL, ROOM 207

### A. ROLL CALL.

Present: Chad Weininger, John Kasha, Bob Mathews, Brent Weycker, Diana Ellenbecker

Also Present: Economic Development Director Kevin Vonck

### B. APPROVAL OF THE AGENDA.

Moved by Bob Mathews, seconded by Brent Weycker to approve. Motion carried.
Yes- Chad Weininger, John Kasha, Bob Mathews, Brent Weycker, Diana Ellenbecker, No- None, Abstain- None

### C. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 29, 2017 and September 26, 2017 meeting.

Moved by Brent Weycker, seconded by Bob Mathews to approve. Motion carried.
Yes- Chad Weininger, John Kasha, Bob Mathews, Brent Weycker, Diana Ellenbecker, No- None, Abstain- None

### D. REGULAR BUSINESS.

1. Review the TID annual reports.

Moved by Bob Mathews, seconded by Brent Weycker to receive and place on file. Motion carried.
Yes- Chad Weininger, John Kasha, Bob Mathews, Brent Weycker, Diana Ellenbecker, No- None, Abstain- None

2. Staff report on the performance and status of each district governed by the Board.

Moved by Bob Mathews, seconded by Brent Weycker to receive and place on file. Motion carried.
Yes- Chad Weininger, John Kasha, Bob Mathews, Brent Weycker, Diana Ellenbecker, No- None, Abstain- None

## E. INFORMATIONAL.

1. Set next meeting date and time.

To be determined at a later date.

## F. ADJOURNMENT.

Moved by Brent Weycker, seconded by Bob Mathews to adjourn. Motion carried.
Yes- Chad Weininger, John Kasha, Bob Mathews, Brent Weycker, Diana Ellenbecker, No- None, Abstain- None

## VERBATIM MINUTES

- All right, I'd like to call to order the Joint Review Board for Thursday, June 28th, at 4:00 p.m., and we'll take roll call. Diana Ellenbeck is here, Chad Weininger?

- Here.

- John Kasha?

- Here.

- Bob Matthews?

- Here.

- Brent Weycker?

- Here.

- All right, I'll take a motion to approve the agenda.

- So moved.

- Second.

- And there was actually a, yup, okay. All in favor?

- [Everyone] Aye.

- Opposed, that passes. Did you want me to repeat the who?

- Who motioned and who seconded?

- He motioned, and I seconded, Bob and Brent.

- Bob and Brent. And then we take a motion to approve the minutes. As you see there, it's gonna be two in the packet, 'cause from the previous meeting, we have to put the minutes in so we have the minutes from the last two meetings in this packet. Any questions? Brent first, Bob second. All in favor?

- [Everyone] Aye.

- Opposed? That passes. We'll go onto the regular meeting, business portion, but what I want to say is I want to give you some last minute handouts, so I'll just give you a quick overview of what I have, the thickest packet is what was on my agenda and this is a copy of the Wisconsin department of revenue required reporting on annual basis, so the second year this annual reporting has been required so that has been include, that has been submitted to the DIOR, but we still have the chance to modify them if needed.

- I do like the fact that you had the future cost and future revenue.

- I actually went back to DIOR and asked the question, why are you only making me show future cost and not revenue, it made them look terrible, so they actually added them to the back of the report. This is their report and it's actually added to the back of their packets, yes, you get the printouts, there used to be five ugly pages, now it's down to three pages. So what I did is then, if you see on the legal sites, it's all 16 reports just done, summarized as one line item, so the same information has been folded onto this one summary page. What you'll also see is there is a small page called Tiff, value limitation report, that's just from the state of Wisconsin department of revenue and we in Green Bay happen to be in the top portion of this page and it just has all our active TIDS. We are at 5.2% of our equalized value, you can, the municipality can go up to 12%, so this is just the way of measuring of how much is in TIDS. And I think there's one more report, and one other report is just, within each one of the TIDS got charged back an administrative cost, they said they're advocating some of the costs that are paid by their operating budget that was charged back to the TIDS. This is the spreadsheet, it's kind of an ugly, messy spreadsheet, but this is how we came up with some rationale to charge back the TIDS. So that's just the back up for the administration line on each one of the TIDS. So that's just additional backup.

- So from ours, is that activity-based, some type of tracking or is that just an allocation?

- It's an allocation based on, most of our projects run through our development team and we've got the department heads down there, myself, and Mrs. Ellenbecker, Mrs. Chavez, city attorney, Mr. Grenier, mayor, our assistant director and Mrs. Geoffrey is chief of staff and generally most of us work through the development team projects. And so in terms of working on the term sheets, working on development agreements and administration of those projects, we're the ones who are generally most hands-on with those. I think there's a few other cases, I think it was in TID, where is it... You know 18, that one required and this is for 2017, being a newer TID with newer projects coming up, it's time the university was finishing up the third development agreement with JBS project, so there's some TIDS that had more time because we were working on more projects at that time so those are the ones that we spent literally more time on than most things off the ground and so that's where we looked at putting those allocations back to those TIDS based on where we spent our time working on different projects. Even though it's an older TID, TID 5 downtown, we still spend a ton of time going through different projects in that area and working on projects in that area and so I think that's reflecting the seasonal higher cost instrument and administratively come in TID 5 and also TID 14, again, for a few years we've been working on a development agreement to move that piece of property. Last three years we've basically inherited the property, took over the property, sourced the property, and developed the property.

- So basically you're just estimating the time.

- I think we can go back and justify that for, look in this, there's not a lot of projects in TID 8, so there's not a lot allocated.

- But you have a mechanism to show where you believe it is correct?

- Yeah.

- So those are the additional reports I handed out. The first item on regular business is the review of the TID annual reports. Again, all the details attached behind in the packet or we can look at the summarized version. Similarly reported handout last year, but I just kind of went through the first account of TIF number, the type of TIF it is, it's just the name on the TIF. The creation date, the mandatory term date and the next column is the fund balance where it was at the beginning of the year and it shows you the first four pages, five calendars, so it shows you the revenues and it shows you expenditures and it shows where the fund balance ended up at the end of the year. Future costs are based on cashflow projections that have been pulled together on how much costs are still either expected, and the future revenues, and that would show you whether or not we think this TIF will have a surplus or deficit by the time it comes down to mandatory term date. I don't know if you have any specific questions?

- Thank you Madam Chair. I put in a request to get the developer agreements, can I still get those?

- Yes.

- And I know you have a lot, I'm not making a big deal,

- Yeah, look it's a good exercise for us, any way just to make sure they're all in a spot, yes, but you can get copies of all the agreements that we've done today.

- Thanks a lot, it's just the first time that the county is looking out.

- Yes, it's numerous and we were both comparing our list to make sure we have the same people on the list. And so we would be pulling them together.

- I know it's a drag, and so many of these guys have quite a bit, some of them don't have any. But we've been reading through all of them. Can I ask a quick question? I can't find it here, the military

TIF, I'm not sure what number that is, its number 16. So that still looks like that's negative. Is there any?

- At this point, this is based on the cashflow that I'm aware of, Kevin and I haven't spent a lot of time on this one. But its negative correct at this one.

- And that one, went into darker net, and you re-adjusted the value and it's still negative? I thought that after you would adjust for the docker med, you would've been to a point where there is just not enough of an error?

- I think this was before my time, adjusting the docker med, was to keep us, it was in a hold, but because some properties have still come off, it was continuing to go down and I think it was a move to stop the bleeding, so you didn't erase the deficit that was there in terms of, I think a lot of expenses were for the road, the street.

- So you readjusted the value?

- I think it was in 2014.

- So there hasn't been enough increment from 14 to the positive cashflow then?

- Yeah, at this point, I'm the one who helped put the cashflow together and I don't know of any project in the future right now so I can't anticipate additional increment, but it doesn't mean it won't happen.

- Okay, so you just kind of used it is, it's equalized valuable, under construction.

- Yes, we did take our total taxes increment and we do write that, we do project it up but that's not based on any new development at this point.

- Just out of curiosity, why did you use like a three-year rolling average, or five-year rolling average for the value increase?

- I'm just using a percentage increase taken last year, the current year tax increment and I'm taking a plus of, I think its 2% increase. I think that's what my cashflows are, it's 2% and if I know of a project coming online, then I will take an estimate of what that additional assess value will be over the next couple of years based on development agreements, especially those that have guarantee assessed values because if they don't meet their guarantees, then we would bill them for additional revenue.

- In all the TIFS moving forward, those are all

- For the most part, I explained a little, there's a few upfront cost and I can go through them as we talk about what projects were and what those are. We tried to do more pay as you go to balance the risk out with the city. There's a few cases where we do put money up front but I think it's a better proportion, the money we're putting in to the amount that has to be guaranteed or the amount that has to be developed or paid to that service. I just want to follow up quick to your military F question, so when that did get reset in 2014, that balance forward still came in and owing 713,000. So because you reset it, you reset basically the base value, you didn't take away any net values there.

- Yeah, but what was the negative there, as long as you're projecting negative 13. I'm sorry, negative 3 million. It's been a long day.

- Sorry, just pulling up when... Yeah where that jump is coming from.

- That might be a rebonding schedule.

- Correct, it starts in 2018.

- Okay, that makes sense.

- That's when it starts to kick in. The sheets for 2010 bonds, principal and expense, they start to come in.

- That's okay, that makes sense, I was just curious, I was just trying to figure out what was going on.

- I think we had a development agreement that started kicking in either Burlington or Broadway auto. I think the first part of it just started kicking in in 17, so there's some agreements there.

- But that's pretty minor in comparison for infrastructure.

- I know there's a lot of infrastructure.

- Yes.

- Can you talk about number nine here, versus the other ones, why is it negative, just kind of?

- Let's see, 54 or 57, highway 54, 57 TIF and there have just been, we can't get into it, but there has been very little of a development goal there, there's land that we own out there.

- Correct and we had parties interested, but I think conceptually it's still too far out for some businesses and they'd just rather be around I-43 or closer into this area even though on the highway it's a few minutes difference, conceptually they don't want to be the first ones in and we had Adelaide, but we just can't get takers for out there.

- We even lost a gas station.

- I don't think the gas station.

- Starting to drill past.

- They're setting up again and.

- Apologies, were you gonna do a presentation or something?

- I was gonna go through them, these were the formal reports, updates.

- Do I have to receive a place on file, I think I have to have some kind of approval, so I'm gonna take a motion to, I guess we're doing motion to accept the reports, to receive and place on file, for DIOR, I have to have something that board has reviewed them.

- Everyone is doing them a little bit different, so you can have whatever you want.

- The board has been receiving place on file, some of them have been like no action, it's really formational.

- Unless you want any changes, like before she formally submits these to UR, and says these are the norms for the year, then we're okay.

- Your reports are all--

- In 2017 actuals, there's nothing I can do at this point to change the actuals. And they would be read last, two or three columns are really the only thing we could potentially change and that's the only thing that is a projection of cashflow, so I guess I will take a motion to receive and place on file the reports.

- My turn, I'll move.

- Second.

- Bob has put in the motion, and Brent is second. All in favor?

- [Everyone] Aye.

- That passes, so next item is staff report on the performance and status on each of the districts governed by the board and then Kevin can give a presentation.

- Sure, so I'm just gonna kind of breeze through taxing districts, things that are going on, not going on in some of these districts and kind of set up, I think we'll be having another slate up there, of meetings maybe in the summer or this fall, maybe look at some changes. TID 4, that's our downtown TID, most of us got overlaid with five, primarily it was financing the Alveana company, apartments riverside place, those are, all 202 converted to condos now so that's continued to increase in value and that TID has been as you see in good shape and some of the increments are helping to pay off the debt service, and sure rent which services that facility, good shape, but not other projects really planned for this TID.

- So should we go through these, could you just talk about your close date and estimated close date?

- Sure the anticipated close date in here, this is opened in 98 and obviously as you go through, the close date is 2025, so that's coming up. Among other things, we do use some of the increment here to help pay for Cherry Street ramp, because this facility uses Cherry Street ramp because they can't part everybody on site so they do have parking spaces in Cherry street so that's where some of the funding is going.

- Just out of curiosity of the Cherry street ramp I know you had some involvement there, you're trying to do development there, the debt service payment on there, is that a couple of million?

- On the Cherry street ramp?

- How much allocation is going there? You know what, don't worry, I know everyone wants to get going, I'll follow up with you guys.

- We can make that a note, that can be a follow up.

- I'll follow up with you guys, don't worry about it.

- It's probably between TID 4 and TID 5. Yeah, it's split.

- So are the both TIDS paying the debt service on there?

- To my understanding yes.

- Okay, so we don't have to.

- And four came first and five overlapped pretty much all of four with the exception of riverside place.

- Okay, that makes sense, that's perfect.

- TID five is the downtown TID, again one of our older TIDs slated to close in 2026. Right now, we're getting outline on some of the projects that we're forwarding here including metro that is fully online right now, parts of the watermark, those are to build out, also getting assessed at higher rate, some of these did have money up front and those payments, I think we talked last year, were kind of in a big dip before, we made payments and increments coming on but we're starting to see some additional increment come on from those projects, again little remodels here and there for some of the downtown properties. It's currently negative fund balance but we do see that climb out pretty quickly.

- I'm sorry, that's where the watermark is, right?

- Correct. So the watermark property actually split in two, most of it is in TID 5, small portion where flats on the fox are, that is actually in TID 13, but most of it is in five. TID-7, this is down Marry Avenue, Legends district area, no active projects going currently. Right now, note says on here, it's created in 2002, slated to close in 2029, negative fund balance as of 17, but this year it's back positive, there are payments for the tender loan project which paid off, so we will start to be generating some positive increment in that area and with Tender Logic Times we've discussed some future development, the Decastro properties, discussed in future development but we don't have anything inked at this time in terms of solid projects.

- What was the other, the one in 200,000? There was 200,000 and one--

- You skipped over six, I was gonna explain. 200,000, I didn't explain you the last time we met, there were three TIDS that we're going to be closing, six, 11 and 15 we're gonna be closing and in each case there was not enough increment to cover all the expenses so there was an allocation that was done from TID 12 to cover five, 11 and 13, and 15, we got approval at the end of 17, but it's officially gonna be closing by August of 18. So prior to the end of the year, we allocated enough dollars to make that in a positive position so that it can close because it couldn't close on a negative.

- And that came from 12?

- TID 12, ended up transferring 700,000 in total, 200,000 went to TID six and if you see down, TID 11 got 350 and TID 15 got 150.

- So what's the reality that donor TID will close.

- I think Kevin talked about 12, we'll get to 12.

- We're getting there.

- I was just trying to figure out the 200,000.

- So he actually jumped over six.

- Those are the ones that at Gereby last year, made the allocation amendment for 12, to close those three and now just because of timing, those aren't closed out actually this year, so that's why they're showing up on 17, they're still there, but next year's meeting they will not be on there.

- They might be on 18 as they close them all up. As expenses but yes, they're going away.

- So TID-7, TID-8, this was an e-site for housing development for the industrial park area, it's been doing well, performing, there's no slated projects or future development at this time. But still, I talked about maybe some additional housing, there's still a little bit vacant land in there, potentially a project, but nothing on deck at this time. University Heights, as I discussed, once again the gas station isn't there. It's just been a tough one, people have been looking for an industrial land, but just seemed too far out for some, city really only controls one property out there, about 60 acres, and we had clients interested from time to time but nobody moved forward with any proposals. We market it, we push it to the private property owners who own land out there, but at this time we don't have anyone who's been willing to move forward with the deal and given how industrial development has gone over the last two years, maybe we'll see that, but we don't have anything pending at this time. Tax increment 10, this is May and Mason, created in 2004, closes in 2031. Originally created to help with some pick and save development, Planet Fitness, that area. We've had good growth in there, positive fund balance, last year, we'd come online projects, real estate investments, took some vacant property and put in the western bank, So that did come online and I think next year we'll start to generate additional increment for this area. There's a small pay going there for some of our metal work, but most of that increment will go into the TID. 12.

- 11 closing.

- Sorry, yeah. 11, that's on Main Street.

- You're skipping all the ones in closing.

- They're slated to close in 2032. We closed it early, had a minor fund balance, we needed to pay off some future obligations in there, so that's why the allocation was made. This is one where we just didn't have a lot of growth or some of the growth was nonprofit, the school district acquired a number of properties over there, after we acquired the TID, which are good from a property tax standpoint, but wasn't good for getting people over there and in that area, also just timing to take some pieces off for East river trail and it didn't put us in a good growth situation, I think that's why we decided to close it last year, if we get a project in the future, maybe we can look at something in that area again, actually I'll be talking a little later about something kind of around the area of Main street and park and potential projects there. But 11 will be closed this year with that allocation amendment. All right, 12, 12 performs quite well, I know last year we talked about closure, it's slated to close in 2032. I think I talked about, we're on track to be able to close that early.

- It's 2025.

- I'm sorry, 2025, I'm reading one line off here through these. I still think we'll be able to close that early. We don't have all the full infrastructure cost yet, one of the things that we were doing was expanding Erie road and expanding the sewer system which I'll talk about a little bit here where that's going. But we did have come in and move forward is and health, strategic behavior at Health, their hospital is now completed, we're in agreement with them, it's a pay go to go back to them, but they're fully online, they hit their turn value of 10 million so they're fully assessed right now. Aurora continues to be developed and expanding their property, they've been good to work with and they've continued to invest in this facility and generated additional increment and Nature's Way, the project I was referring to, this is out in the very east end of the business park, Mason street and on the right, Erie road and running across the bottom, part of the infrastructure there, they're underway right now, slated, they should be having some infrastructure done this year but probably fully assessed 1.1. of 20. Part of the infrastructure cost, we're doing Erie road and extending the sewer service into that area by putting in additional pipes into to the north. One of the things that we ran into is there, all east side lands are a number of wetlands out here so actually we had to break the chunk and part off the project into two phases. So we are doing phase one this year which gets the road and sewer basically down to about a middle, in this picture so we'll be able to service Erie road but we'll have to wait till next year to do the rest 'cause we're going through our permitting right now to do the rest of the expansion down basically to the line with Bellview and expanding the sever a little bit further east. One of the things that will allow us to do and I talked a little bit about last year is expand the business park to the east and one of the things we talked about is this TID comes to a close, using it to basically be able to pay cash for those projects so we don't have to bond for them from the city and as we look east, what properties will be part of that expansion of the business district and once we get a project, we'll get a potentially new tax increment district out there, but again timing will depend on any project coming forward. But with that, I think last year I talked about shutting that down two or three years earlier, 2021 or 2022, I still think we can hit that target because we're gonna have enough increment in there to pay for all the infrastructure.

- Like you said, I think you might've said a year earlier last year, but we also thought that the infrastructure and all are gonna happen at one phase and potentially all in this one year, to do the wetlands, and now it's got split into phase one and phase two, so we really pushed half the project back additional year, so part of the increment isn't gonna go on and the expenses aren't gonna happen until 2019. So that may have pushed back the closure by a year.

- Potentially, but I don't have a full number for you, like the full project cost of what is going to be.

- So you're just gonna work that within the framework of that TID?

- Yeah. The goal again with that TID, once that infrastructure project is paid for, that we can look at shutting that one down, there is no other. It's pretty much fully built out and any new projects in terms of timing we'd probably want to look at something.

- So, this is more philosophical, but realistically you want to prepay a year one bond fill, which is great, that will spare you some money, but certainly, if you're gonna rebuild the infrastructure you're probably gonna have to TIF it anyway, right? So why not just wait?

- Part of it, we have to do, and we're obligated to do some of this infrastructure for Nature's Way in order to service them. Initially, in one of their earlier projects we talked about, we could've gotten by without it, but because they're a heavy water user, they need the sewer out there.

- That's fair.

- TID 13, downtown, this is basically the northern end of downtown, North Pine and Cherry Streets more or less, this one, again we'll have lot of debt service on this one that we're working on right now in terms of expenditures which put us in negative spot as far as the fund balance. One of the things that we've all been waiting for is this hotel to open which will put that increment online, helps us pay off some of that debt service. That we'll anticipate to be fully online one-one of next year, we'll be opening this Fall, which will help not only pay the debt service for that project, but again help contribute to the TID. Other than that, there's been some small projects here and there.

- Is there still like a guarantee, I haven't been following all of this stuff, is there still a guaranteed increment in that project or is that all gone now?

- No, so the development agreement still states there is a guaranteed increment.

- That's fine, I was just coming to that.

- And that got passed down to the current owner, assumes the terms and conditions of development.

- Okay.

- So your projection includes North end in there.

- And what happens if North end doesn't happen?

- It will happen. We just met with a general manager today. It will happen, yes.

- Easier to say that today than a year ago.

- The NWTC will have a new campus location.

- Yes, exactly.

- That will be the hotel, or some other buildings if you want downtown. Tax increment district 14, this is more or less the rail yard, also known as. I'm sorry, skipped. No still good, rail yard, also known as Larson and Green. This parcel in of itself, really went through a time last year when this property was off the tax roles for some time. With on Broadway having it and then they went into foreclosure, the city acquiring it and there wasn't any revenue from it for a few years. We sold the property to DDL last year, so as of 1.1.18, it's back on the tax roles. With that, came a development agreement to work on some additional development but correct me if I'm wrong, but rehab of those norther buildings, the buildings on the left RST, was gonna turn into office space and in the far northern building maybe some options for residential. Putting in the infrastructure, constructing some town homes to the north, eastern portion of the site and still probably about at least 10 acres of additional developable land, as this group have been working with other multi-family, medical office type uses, just to really densify this area. With that, the buildings to the right, A, B, C, D.

- Enough.

- I wonder how far we go up.

- We didn't come up with the creative names.

- All in all are all pretty much fully built out and so those should all be hitting goals in terms of full assessment if not by 1.1. of this year, then 1.1. Of next year.

- So who's doing the development on their northern?

- So the DDL is doing all the development so they are the ones who did the development basically the lining here at Kelog street, they're the ones who did all this down here, they're the ones who purchased this from the city.

- So this is the Chamber, all these buildings. And there is the stadium, and this is future Kelog and it goes all the way up to the shelter. And all the way to the tracks or almost the tracks.

- That whole section is DDL's?

- It's a group of tidal tumbering and base companies.

- They'll be primarily doing the rehab of buildings and condos, they'll work with other groups that may come in and take off a piece of land for additional developments so really it will be involving not only DDL, but the city, RDA, other groups that come in, DDL has really been in the district for the area, they may not own everything at the end of the day, but they're gonna be the ones responsible for doing the infrastructure, and other development going in that area.

- What's the investment from the infrastructure standpoint?

- From infrastructure standpoint, it needs, we've done by DDL, the development agreement says that for every million dollars of increment that they create, the city can put in a $100,000 that goes towards infrastructure which includes the street, all the utilities and the storm water. So with that, the initial agreement looked at about 12 million of increment .2 worth, so just for that first phase of infrastructure that the developer will be responsible for doing, before turning it over and dedicating it to the city. There's some pay-go after the debt service and that is paid off, but really it's up to the developer to generate projects that are going to increment for us to pay for the infrastructure. And we thought that was a better balanced model than sometimes just a business park, just build everything and when it comes, at least this we're doing incrementally so it serves the project. I think one of the nice things is that buildings, they're on Broadway, so they're already served, so it's really tell that stuff in the back and it develops, you don't need streets back there, but I think we're on schedule right now to at least put in the extension of Kelok street, the new Kelok street and a segment down on driver way will be under construction this year. These are great pictures by the way, where did you get all of them?

- They're just Google Earth.

- So just on thewhat is the thought on that? That was at that area?

- It might've been before my time, further down south in the shipyard. So that area across is the green area, mostly light park, area closest to the bridge on the right where the tree is, that the city actually owns and that's lake park, the piece that's all grass the city actually leases. From the NY Company and that's just leased land right now but it's used for parking functions.

- So that won't be developed?

- Depends. I can't say it won't be in perpetuity, but I think the lease goes at out at least 10, 15, it's a while yet on that. So that's what we talked about in terms of, with them and how they angle their buildings and heights and what they're going to be looking at, they can see that the chunk of the southern piece is mostly likely gonna remain a part of the plan and talking about connections to get across. But that northern piece, that the city has offered to purchase, but they're not interested in selling at this time.

- Perfect, thank you.

- All right, 15. Cold north, Webster, that was created in 07, 2034 scheduled to close, we did an allocation last year 150,000 to basically close it out, this is generally in the area of North Webster to the west, initially probably was created for some industrial development and things just never really moved forward in that area, it's a tough neighborhood. A lot of it is in the floodplains, that's really tough to rebuild, a lot of houses actually got taken down, and the authority acquired some property through tax foreclosures, some folks came off the tax roles and just probably in timing, but things didn't progress as they thought and so it's in the best interest of the city to close that down. Military Avenue, talked a little bit earlier, this is one created in 07 through the distress criteria in 2014, reevaluated and set to close in 2034. With that, we've had some smaller projects and businesses coming in and reinvesting. The bigger ones that started to move is Green Bay plaza and new developer purchased this property last year and just since has had some good detailed anchors in there, also acquired the Sears property and is looking at some redevelopment plans and plans to densify the area, as you can see there's a ton of asphalt that never gets used, so looking at some out parcels, traditional restaurants or other uses, really to kind of densify this area and bring some additional activity to this corner. TID 17, north Broadway, this was one created for what you'd call industrial, semi-industrial redevelopment project, was one in 2008, set to expire in 2035. I think it's really to help clean up some blighted property, with that, the project, the developer didn't perform further obligations so with that, we're in a situation of a little bit of a deficit in the fund balance. As far as increment is concerned, there has been some development on the property, I think an old warehouse was taken down and some new buildings have gone in its place. So it's the job of cleaning up the blight, but what was put in its place hasn't met the expectations in terms of increment that was expected. With that, it's small, there's six parcels here involved and pretty much it's what we're going to get, so I think that's one of the things Dr. Alen and I are gonna discuss, is it worth looking at potentially closing down this one, just decided without going too much. I mean the developer in terms of those obligations, we believe we still have a binding case, so whether the TID is open or not, we're still going to see that the developer fulfills those obligations in terms of the guarantee of that and I think that can be done regardless of whether the TID is open or not because they have an agreement to do this, to perform and they didn't. So either way, I think we'll pursue that remedy, but again I mean there's nothing most likely going to happen here, so maybe it's in our best interest to look at potentially shutting this one down. 18. This is one of our newer ones, University Avenue. On the far East side. This was created really kind of culminating on the planning process, when we started the redevelopment, brown fields redevelopment, study, strategy, potential sites fordevelopment and I think we moved forward with some of those, the first one was the university of Triango, reconfiguring that weird traffic intersection, that side of town, taking down a lot of blight, underused or abandoned spaces. Cleaning up a lot of brown fields. There's a pile of something like 6,000 tires on this site, just all sorts of gems cleaning this up. With that, we now have a festival of foods, which was fully aligned the other year, outdoor, all parcel shops and the bling stock on the riot gear is our quick trip which is fully online, they came online November 18th. So there's still one more parcel on this development right to the left, you see that parking lot, that's still slated for future development, they're parking in it right now, but there's up to two acres that could be developed to help generate increment in that area. And that one was done as a pay go, so it's generating the increment, we need to help sustain the TIF. Other project that's been moving along is Packerland Packing, entered development agreement last year to basically convert the 30 acre plus meatpacking site, take all buildings and reconstruct multi-family units out here. With all said and done, probably 320-360 apartment units, all market rate, it did have a partnership with EWG, where it looks like they're gonna build two off campus units of student housing kind of like what they did with NWBC, it would be privately held, but really geared towards students from the college. Those are underway right now. They need to be open in August 'cause they plan on putting students in there. So TMD property is developing this, they partnered with D-leers, Jim Lapont to do the design and they're building this, so they will build and operate, manage these facilities, so that's been done in the left area while the rest of the buildings being taken down, in this agreement we did allow up to 1.5 million up front for environmental work and demolition. That's been drawn out, basically reversible expenses, in order to cover that debt service, they basically need to put a unit or a building and a half online, so two units coming on that will cover at least that debt service, when the debt has been paid off, there's pay-go mechanism after that. But in terms of, when we talk about putting money up front, we don't want to put everything up front, so I think we've done a better balance of mixing how much goes in and in this case, it's the stuff that's dedicated towards environmental work in here. With twothis year, they've had a five year phased approach but I think the way the apartment market is, they'll probably end up squeezing that down to maybe three or four years.

- So your future revenue of that is based off of what you have at hand for your projections or are you betting on the account of some of that 21 million?

- That is betting on the common, that is based on the development agreement and the projections and some of them are guarantees, for assessed, that is based on future.

- But the firm development agreements you have or they're?

- This one is in place.

- Okay, perfect. I didn't know how much of that is speculative.

- This one came to agreement last year, so it's in place.

- That's great.

- Another project is on the Keiser site, the developer is looking at about 90 units, south of market rate apartments back here. This is behind festival of foods, they went through process and working with parks to get some access to a creek there. They may be looking at written ground potentially this year, maybe next year moving forward for that site. But that's still in the works, to get some final approvals, but that could be some additional increment, multi-family market is very strong especially on this area, so this is another project that could help fill that.

- So what's the price point on those?

- I would say comparable to some of the units around it. So I think when you look at, I'm trying to think, I don't want to name numbers that are off, but I know the number of properties that Tumans have out there, in terms of some of their rents, I think that's the market they want to compete with. I think JBS was looking at a little higher because they're going after students who apparently are loaded, but also empty masters, so their price points were higher than that. That's one of the things we look at in the development agreement too is we're not just gonna add the same stuff to the market, we need a differentiator, so these are probably gonna look at comparable properties that are around. A new TID, TID 19 which is east Mason, east town, it was created to move forward with some developments, in the old east Mall area, cup foods is now 90% online, there's one small, 3,000 square foot spot for lease in this building, but Pitsmarshalls and Brass are all in and built out, or were built out as of the first of the year. And so this picture will be looking different in the future and much better than the abandoned grocery store that it had been for so many years. And then east town, we've been working with them, they've secured leases for the Pet Go and the Hobby Lobby with the right tenant mix for the interior. They've been going for a few different mixes and of course once you line up, you're gonna get the rest of them up. Hopefully, didn't close on those, still to get this year, but they're required, there is some potential money for them up front for demolition, but again, that only comes as reimbursable expenses. With that, the development agreement is in place and states I think by 1.1 of 20 that value.

- Is it 18, 15?

- I can pull up, I'll pull up on the charts. So there are some targeted amounts they are gonna be required to pay taxes on moving forward. That's one of the things and I'll just pop out of this for a minute. One of the things I wanted to look at is, we start looking at projections for some of these, they kind of take some of our spreadsheets and turn them into just more visual ways of looking at these tax increment districts to get a better scope of performance and so I started with current ones and worked my way back and did some other tricky ones. But I really wanted to see if you can put all in just one spot, all the potential revenues which here are the blue lines in tax increments, all the potential expenses, which are basically management, things that we do in terms of administrative chargebacks or DUR fees or any special services that we charge the district. With that then developer incentives, whether it's debt service or pay-go, and then really how does this look at the balance of a TID account? And so one of the thing we're interested in, you know, generally in a TID when you take out debt service, you go in a hole and climb back out, where is that point of climbing back out and I think one of the things we're trying to balance is making sure, if we look at these districts, what's the path forward and when we're looking at a district, what are the assumptions that we're using. And so in this case, looking at potential revenues, so for east town mall, they are slated, they got to be all in I think 12 million by 2020 and it would be 15 million in 2022. It says in the development agreement in terms of getting the tenants in there and doing that redevelopment, I guess regardless of where those are or where they assess out, they are guaranteeing payments on that taxed amount so that enables us to pay our debt service and I think on that one, put in 1.5 2.5 But that again kind of minimizing the spot and specifically for demolition and remediation expenses can only be done as reimbursement, we're just trying to make sure we're protecting us and if things don't happen, it's not like we spent money. And that's money hanging out there. So again pushing back to some of the pay go incentives that we're using, but then just kind of at a glance an again we can play around with assumptions and see where things go, but based on just these properties, the Kaputs project and the east town project, this is how we see it playing out, there's a little debt service that goes in, if this project moves forward, but then in terms of its balance, looking at where that grows, all said and done, by the time the tenants, there should be around three million in that fund, but that is really kind of projected out in the future board we can discuss. Okay, does it get to a point where TID's done its function and you can shut it down? So those are something we'll work and our redevelopment is also looking for some ways, at least DOR was better this year because a lot of revenues on there, I think last year's reports just, all you saw was expenses, that's like, well, what's going to happen here, where are we getting the money from? This way, we're just trying to take some of those reports and put them in a little graphical form to kind of see cashflows and balance out your money in versus money out in the future. So those are our current districts, any questions on anything there?

- Having close to half a million dollars in initiative services, excluding all the stuff, legal stuff, things like that, you're gonna be closing down three, looks like, potentially four, I mean, that's actually, you're gonna have to shift those costs from TID back to the administration, when you guys are considering that, somethey don't have any administrative fees other than what it actually costs to run the TID which is theand things like that, so they never really have to worry about that and you have something like that almost have kind of your expense and have far and fewer TIDs, they are a little more equity and finding better shareholder, would you guys look at that as a budgetary concern at all?

- I was anticipating, it's probably 17, or it turns this year for administrative costs for those three TIDS, April would be put on the spreadsheet, and that will be taken into consideration as we move through this year's budget.

- From the county, our thing would be don't put administrative fees that close as soon as possible, I get it that working from the city, you got to try to recoup your cost, it's just one of those things that when you get close to having it, you just want to make sure it's on your radar.

- Obviously, that is all.

- That's something that we actually today calculated, the expenses were that we charged this year knowing that would be available or we probably wouldn't have those expenses for the 2018 year. Ours would just be shifted to another TID or another project.

- But in 2020 or 2019 if you shut down the I43, then you don't have to worry about anything, life is good for everyone.

- Exactly.

- So with that kind of segway into new TIFS, and this is what we've been discussing, proposing for 2018. To setup a schedule of meetings again to go through the process for creating project plans and establishing new tax and commit districts for two, potentially three districts. One of the things that we'd look at and learning lessons from past is making TIDs the right size and doing the timing right. So that we don't end up with TIDS that are too big or too small and also we create TIDS when there are projects in the queue and ready to go so that when we create it, it's not speculative, build it and they will come. So with that, one of the ones that we're looking at is the area around Witney Park. Witney Park, there's the green square in the middle, we have entered development agreements for a few projects and these are contingent upon and they have request for the JRB to create tax increment districts or tax increment district that would include them. One is for Witney school, it's actually two separate projects, one is to take the school and turn it into 20 market rate apartments and the other project would be to build 12 market rate town homes for, I don't know if you can see, on the parking lot perimeter, of the project. So they would like to use tax credits to help finance the renovation of the school and the structures that they're building to anticipate sales price between 220, 230, maybe pushing 250, based on the comps an numbers that they've looked at in this area.

- You have houses in that area selling for 250?

- So, with that, it's kind of hard because there's not a comp yet, you wouldn't buy an existing house there necessarily, so they looked at, Witney's park town homes, which are right to the right, initially, though, they hit the market anywhere between 120 and 150, but they've been reselling for 170, 180. And so they looked at their finishes and grades, they'll be putting in there and they feel pretty good that they can get 220 for those three bedrooms, covered parking. They feel, actually another phase of Witney town homes across the street, I'll get a term sheet for that, they already have some units presold at that range, like 219. So people want to be in this area, be downtown. For a new housing product, they look at tradeoffs, okay, it will be one house in the suburb area, but here, it's close to all amenities.

- Who knows you might have a big announcement tomorrow, or who knows.

- To be determined, right? So another housing project would be some CDM and RDM property, this is the curve on main street, somewhere in time antiques. Developer is proposing 20 market rate apartments here, covered parking, a little bit of retail space on this area, so one of the things that we looked at for this area and I'll pull up.

- Does that include a bus stop?

- It does not include a bus stop that is privately owned right now. Correct.

- It's actually kind of cool.

- It is and it's one of the things we look at whether or not that comes in, there's two warehouses up river, two up north that maybe we've talked about some potential development, but for these projects, we look at just in terms of estimated revenue, just for these properties alone, there's also the town houses that I talked about which are across main square. The city owns a lot of it, so the base value is actually pretty low, under a million dollars for all of this. But what we'll look at and again, it's just a little curve on this one and one of the things we need to look at is just again getting our arms round some of the management cost in terms of, up front there's a lot of development agreements that need to get done for some smaller projects, but all of these projects so far are all pay-go projects. So there's no money in up front, once these start to generate some increment to help pay admin fees, but also to use that for amenities in an area, that's what we're looking at for a part of the project plan for this area. I think this kind of covers a few of the spots near old main street district that we closed down, that really focuses on projects that are happening now in real, and with that, like I said their apartment numbers are really strong, housing numbers are really strong, so based on that, we see these as kind of the start of maybe another project or two for the next two years in this area.

- So do you think you'll come forward next year with this or this?

- This year.

- Yeah. So looking at one, to create one of 18, the other one to create 1.1 of 18 would be a pretty big packaging. And basically this would look at all the parcels, that they owned in areas around north Quincy street, generally in the area of Quincy and Raddison, probably heard, they're building a mill. It's gonna cost 500 plus million dollars. And with that, with the county in terms of the county, the city and the state paying an incentive package to get the to stay here and build that new mill here in the city, I think that's really good for all of us in terms of just the investment, the jobs. So they're gonna build.

- And they're gonna buy your $220,000 houses around there too.

- They could, they pay well. They got good employees who might want to live downtown. So this is the old mill here, they're basically gonna build where all those trucks are, build the new mill and once the new mill is up and running, they'll shutdown and tear down the old mill. It's pretty good, I think they said maybe only like a 30-day lag where things might get a little quirky, but it's a brand new mill, it's a huge machine, but that can also help spur some ancillary development, like their box plant for some of their other facilities around here. So we would pull those into a taxing commit district. This one, it's a little bit trickier because the state does the assessing, not us. But through some conversations with them we feel pretty comfortable with the numbers that they're looking at. Base value now, all their property is about $18 million dollars, we feel when all is done, it will probably come in around 64, could come up as much as 80, but I think, we assumed pretty conservative numbers and we didn't look at any personal property just because the state has been trying to take that away and it may go away, it probably will go away, but we didn't anticipate anything there. Our development with packaging is 90% pay go, so with that, we feel I think it protects our risk because we don't know what the assessment is going to come in at, and the balance of those funds could go into a TID, if we're redoing Webster avenue, if we need some funds to help with traffic or other things, we can use it for some improvements there. Or around that area, but we feel this is pretty solid, one in terms of industrial moving forward to get done, to stay here first of all. And then the third which would be maybe a 2018, more likely probably a 2019, it would be... The shipyard area, so this is where the Bullfrogs have looked at their stadium, they left, but we came forward and just approved earlier this month a different plan for redevelopment of this area. Looking at, on the southern parcel, a multi-function sports facility for basically, taking the baseball out of it for soccer, football, rugby, lacrosse, concerts, other amenities, with some additional waterfront improvements. With that, one of the things we looked at is, okay additional development in this area, the city owns all in probably about 20 acres here so with that we want to do the timing right so that we're getting close to moving forward with the development of the north side of the parcel, but doing the timing right, we're not gonna do it this year, not start it this year if we're not gonna have increment until 2019. We're also looking at acquiring sheet metal property as part of this which is across the street here. We need that for some short term storage needs and long term we see a part of this development as waterfront developments, also developing. I think we've got a fair deal on it in terms of close to assessed value for the city and just for our concerns controlling the development in the future. But with that, we also don't want to put in the TID and the buyout and take it off the tax roll. And create that decriment situation right away, so that's why maybe 18 or 19 for this one. But this is an area where we kind of see extending Broadway further south, I know we have TID-5 in this area, but we can look, in terms of projects that were in TID-5 or in terms of some of the things that we want to do to help pay for some of the funding to build the shipyard itself. We'd want the increment from future development to go towards paying those project costs. So, just a kind of review of projects, all the TIDs, where we're going and it will probably be on the dev kit later this summer.

- Yeah.

- All said.

- It's great.

- Any questions? That was the staff report, I'm not sure if we can receive the place on file? I'm gonna take motion to receive a place on file.

- I'll take it.

- Second.

- Bob and Brent. Second, all in favor?

- [Everyone] Aye.

- Great. The next item on the list is to set a potential next date and we can either look at setting it here or we can just let Anna send it out as we have the information ready and available to share with you.

- I think last time we did a poll of some things that work and don't work, and I think we found that similarly of what we did last summer have been opening meeting, to discuss the proposals, we'll probably dedicate RDA to do the process from the city side, public hearing and then have our meetings here if something is good and resolutions done by September.

- Great. Motion to adjourn.

- Motion to second.

- All in favor.

- [Everyone] Aye.

- Great, thank you.