



MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

THURSDAY, APRIL 8, 2021, 1:00 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. ROLL CALL.

I. Members: Diana Ellenbecker, City of Green Bay; Bradley Klingsporn, Brown County; Peter Ross, Green Bay Area Public School District; Bob Matthews, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

Members Present: Brent Weycker, Peter Ross, Bradley Klingsporn, Diana Ellenbecker, and Bob Mathews

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 8, 2021, meeting of the Tax Incremental Districts Joint Review Committee.

Moved by Peter Ross, seconded by Brent Weycker to approve the agenda for the April 8, 2021, meeting of the Tax Incremental Districts Joint Review Board. Motion carried.

Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 8, 2021 meeting.

Moved by Bob Mathews, seconded by Bradley Klingsporn to approve the minutes from the March 8, 2021 meeting. Motion carried.

Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

E. REGULAR BUSINESS.

I. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors to make an allocation to TID Twenty-Three (23), Legends District, for purposes of blight elimination and public infrastructure costs.

Moved by Bradley Klingsporn, seconded by Peter Ross to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors to include an allocation not to exceed \$850,000 to TID Twenty-Three (23), Legends District, for purposes of blight elimination and public infrastructure costs. Motion carried.

Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

2. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be a recipient of an allocation from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors for purposes of blight elimination and public infrastructure costs.

Moved by Bradley Klingsporn, seconded by Bob Mathews to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be able to receive an allocation not to exceed \$850,000 from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors, for purposes of blight elimination and public infrastructure costs. Motion carried.

Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

F. INFORMATIONAL.

1. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

No action needed.

2. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

No action needed.

3. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

No action needed.

4. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

No action needed.

5. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

No action needed.

6. Set next meeting date and time.

Members will be contacted to schedule a meeting for mid to late June.

G. ADJOURNMENT.

Moved by Bradley Klingsporn, seconded by Bob Mathews to adjourn. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None,
Abstain- None

VERBATIM MINUTES

- Okay. All right. I'll get, wait for Dave to get us recording here.
- Good to go.
- Okay. Looks like we're good. Thumbs up there. All right. So zoom meeting information is posted. I'll just do a quick roll call here. So, Ellenbecker?
- Here.
- Klingsporn?
- Here.
- Ross?
- Here.
- Mathews?
- Here.
- Weycker?
- Here.
- All right, it looks like we have everyone here. Approval of the agenda. Could we have, for today's meeting, could I have a motion?
- I so move.
- Second.
- Motion and a second. All in favor, say aye.
- Aye [Group].
- Opposed? There being none. Great. Thank you. Approval of the minutes. The minutes are attached in your packet. Would request a motion for approval.
- Move to approve.
- Second.
- Perfect, I have a motion and a second there. Any questions on the minutes or changes? If not, all in favor, please by responding by saying aye.

- Aye [Group].

- Any opposed?

- Perfect. Thank you very much. I'll pop into regular business item E1, consideration to possible action and adopt an application amendment resolution to amend the project plan for TID 7 Ashland Avenue and Lombardi Avenue Corridors is to make an allocation to TID 23 Legends District for purposes of blight elimination and infrastructure costs. Want to go ahead and just kind of, this is essentially, these are the same resolutions that were presented last time. The project plans have been included in your packet with the appropriate resolutions attached. I did want to make a note per, I think, Mr. Klingsporn's request. At the first meeting, we did clarify specified the project description down to specifically the pedestrian and street scape improvements identified in the approved plan document. So I wanted to make sure, Brad, to see if that was acceptable to what you were looking for to kind of dial that in.

- Perfect. Excellent. Great, there. Does anybody have any questions on that? We did have a, Brad had some questions and comments. We did refine the financial tables that were kind of included in your packet. I can bring those up real quick. We'd like to kind of show those to make sure we've got what we need here. Let me see if I got the right - Share my screen here if I can. Let's do this one. Let me see if I can actually get the PowerPoint over for everybody. Can you guys see a PowerPoint on your screen? Might take a couple seconds maybe to come through.

- Not yet.

- Okay. We'll see if I've got the right one. Looks like it should be coming up here, but if it doesn't, let me try a different section here. I'm going to move it, I'm going to move screens here.

- Yes, that was. Oops.

- Okay, so you got my screen. Okay. But that's good. I can get it to go here. Okay. There we go.

- Yes.

- Perfect. I will hop on here. So I will just go through these real quick, so we can have any, see if we have any questions on these. That's not the worst, I want here. Well, hopefully we can get it, everybody can just read through these. Here we go. So I'm just going to, these are all pretty much all the same slides that were presented last time. I did want to highlight the changes. This was a specifically the description I just asked Brad about in terms of if it were response to his question last time. So I wanted to make sure everyone was aware of that. That is the same language that has been included into the resolution specifically to be tied into those specific costs. There's also, there's the map of the district. So here we go. We did amend, we went back right after we kind of reviewed the questions on this specifically wanted to address this question to make sure it kind of the numbers balanced out a little here. We went back to our \$850,000 because that was what was the number that was in the resolution, essentially, so we just wanted to make sure that it's an up to that number. If for some reason it comes in at a lower figure, certainly the amendment would come in less than that. So we just wanted to make sure, but again is, you know, leave it to an accounting guy to make sure that our math is working, which we appreciate. Thank you, Brad [Laughter] So we did kind of add that to just update that. So again the allocation amendment is specifically the \$850,000. We also do want to note that we updated the specific affordable housing number, right, Diana, that's the actual number of the affordable housing number, so we did not have that number at the first meeting, so that has been incorporated into the summary here. So just if anybody has any questions on that. So otherwise it is the same structure and setup as last time, it's just that we've refined those two specific numbers on that. We mentioned some of the other, going to hop down, these are the other resolutions that really don't require action from this group, but the council did approve all those. We'll talk about those later on in the agenda just as a recap, if there's any questions on those. But TID 23 was the other one, with the chairs okay, just kind of present both of these simultaneously since they are

directly related to each other. Again, same as similar language that was included as previously referenced both here and in the project plan and in the specific resolution. And then again, identify them, the TID 23 balance again, essentially, to represent exactly, kind of, what we think the allocation. And again, transferred back to the \$850,000. So a lot of these numbers are estimates. So there's a little bit off, there's some rounding. That's why it's not an absolute zero balance presented here. But so in some of these are still projected in estimated numbers, but the object obviously is to get it as close to zero as we can. So those are just, kind of, the allocations. Again, this is just an update on, this was a new slide from last time too. This is kind of an estimate, of what we think the closures we'll be bringing back to each of the jurisdictions. So just as a reference, TID 7, is about \$780,000 taxes that were received. TID 8 is \$381,000, and TID 9 was \$185,000. So that was, you know, so if anybody's interested in reporting back what the actual impacts of these districts closing on an annual basis would be, this is just kind of provide that information. So again, the kind of the justification and the reason why we all do this, right? So eventually to get these numbers back in, and start increasing the tax revenue back to everyone here. And then just to recap, very quickly, these were the meetings that were essentially that were all held and notice and where everything was essentially was adopted. So, all right, with that, I'll try to get back to our agenda. So the project plan documents are included for TID 7, specifically, is in your packet. Again, pretty much it's actually the exact same document as you had previously, except for the addition of the proper resolutions in the attorney's opinion. The very last page of that plan document is the actual joint review board resolution that we would be requesting your approval of at this meeting here today. And with that, I would ask if there are any questions. If not, I would ask if there could be a motion approving the joint review board resolution approving the allocation amendment for TID 7 to TID 23.

- Motion to approve.

- Second.

- A motion and a second. Are there any other questions on the TID 7 project plan? If not, all in favor, please say aye.

- Aye [Group].

- Any opposed? Thank you, and that motion passes. Thank you very much. Similarly, with TID 23 also included in your packet, essentially the same situation, the plan has been included as well as the resolutions and the attorney's opinion on process. Are there any questions on the proposed allocation amendment for TID 23? This is essentially just being the recipient donor from TID 7, just to clarify.

- Motion to approve.

- Second.

- Motion and a second. Are there any other questions on the amendment for TID 23? If not, all in favor, please respond by saying aye.

- Aye [Group].

- Any opposed? Motion carries. Thank you very much, much appreciated. We hop back to our agenda here, get back to the top of the page here. Thank you. So just informational, these other remaining agendas, those were all previous actions that were essentially the affordable housing allocations for TID 7 and for TID 8 were included, closures, essentially, closing termination resolutions then for TID 7 and TID 8 were both included and then they now so a termination resolution for TID 9. So all of those were reviewed by the redevelopment authority and approved by the City Council, do not require specific action by this board but wanted to make sure you were aware of these. Were posted last time for information purposes and wanted to see if there were any questions on any of these items. All right, if not, next meeting and time, I'm guessing probably is

going to be our annual meeting. I don't know if, Diana, is that usually in June maybe we do those? Is there a set time we do those?

- Sometimes middle to late June because if I see statute, the goal is to have them done by July 1st is when the DOR annual report is due.

- Perfect, so we'll obviously be searching. We'll set up a time specifically with, obviously, the joint review board members for a poll to make sure that there's a time that's convenient and works for everyone if that's acceptable to the board.

- Perfect, thank you very much. And I think unless there are any other questions, I think that concludes the business we had on the agenda today. If there was no other questions, we'd ask for a motion for adjournment.

- Move to adjourn.

- Second.

- Motion and a second, all in favor of adjournment, please respond by saying aye.

- Aye [Group].

- Motion carries. Thank you very much, everybody, appreciate your time.

- Thanks guys.

- Thank you.