

**CITY OF MENASHA**  
**Winnebago County Joint Review Board**  
**1<sup>st</sup> Floor Conference Room, City Hall – 140 Main Street**  
**August 7, 2012**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 2:05 PM by Acting Chairman Wally Bergstrom.

**B. ROLL CALL/EXCUSED ABSENCES**

MEMBERS PRESENT: Faith Scheidermayer, D. Wally Bergstrom, Mark VanDerZee and Mayor Merkes

MEMBERS EXCUSED: Joe Hotynski

MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan, CT Stoffel and Mike King of *The Post-Crescent* (2:35 PM)

**C. MINUTES TO APPROVE**

1. **Minutes of the August 26, 2008 Joint Review Board Meeting**

Motion by Mayor Merkes, seconded by Faith Scheidermayer to approve the August 26, 2008 Joint Review Board meeting minutes as presented.

The motion carried.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

1. No one spoke.

**E. DISCUSSION**

1. **Review Tax Increment District #13 Project Plan and Boundary**

PP Homan summarized the proposed TID #13 Project Plan and Boundary. The primary purpose of the plan is to facilitate the expansion of Alliance industries, which will create new jobs and expand the tax base. The plan proposes developer-financed financial incentives for Alliance Industries, improvements to Appleton Street to improve logistics, landscaping and other enhancements to the Fourth Street and Racine Street and DePere Street corridors, possible electric distribution system upgrades of industries in the Fourth Street corridor, and the creation of a housing improvement program to facilitate the rehabilitation of housing stock within one-half mile of the proposed TID #13 district boundary.

Board members discussed:

- The need for jobs and work force stability.
- The positive impacts of maintain/rehabilitating housing stock and on neighborhoods.
- Project timetable.

2. **Review Amendment #2 to Tax Increment District #1 Project Plan**

PP Homan described the Common Council action to declare TID #1 a Distressed Tax Incremental District. This declaration was made based on the finding that the revenues to be generated by TID #1 within its un-extended statutory life were insufficient to cover project expenditures. If the amendment to the project plan is approved, the life of TID #1 would be extended up to 10 years to enable the recovery of project costs. Based upon projections of TID # 1 revenues, all the unrecovered projects costs will be captured within three years, at which time TID #1 will be closed.

Board members discussed:

- The basis of the initial financial projections for the district, and the changes that had taken place that have adversely affected revenues generated within the district.
- The prevalence of distressed TIF districts in other communities due to changes in real estate values and related conditions.

3. **Schedule Next Joint Review Board Meeting**

The next meeting of the Joint Review Board will be Thursday, September 6, 2012 at 2:00 PM.

**ACTION ITEMS**

1. **None**

**G. ADJOURNMENT**

Motion by Mark VanDerZee, seconded by Mayor Merkes to adjourn at 2:44 p.m.

The motion carried.

*Minutes respectfully submitted by CDD Greg Keil.*