

**CITY OF MENASHA**  
**Winnebago County Joint Review Board**  
**1<sup>st</sup> Floor Conference Room, City Hall – 140 Main Street**  
**September 6, 2012**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 2:05 PM by Acting Chairman Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

MEMBERS PRESENT: Joe Hotynski, Faith Scheidermayer, Mark VanDerZee and Mayor Merkes

MEMBERS ABSENT: D. Wally Bergstrom

OTHERS PRESENT: CDD Keil, PP Homan, CT Stoffel

**C. MINUTES TO APPROVE**

1. **Minutes of the August 7, 2012 Joint Review Board Meeting**

Motion by Faith Scheidermayer, seconded by Mark VanDerZee to approve the August 7, 2012 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. **Status Update on Proposed Tax Incremental District #13**

PP Homan reported that Alliance Industries is working through its project financing and stated that they have not completed certain provisions of the redevelopment agreement between Alliance and the city. The proposed TID 13 project plan will be advanced through the Common Council and Joint Review Board upon completion of the redevelopment agreement. Due to statutory requirements, the creation date will need to be adjusted to January 1, 2013.

**ACTION ITEMS**

1. **Review of the Public Record, Planning Documents, Resolutions, and Financial Data**

CDD Keil reviewed the public notice, financial information and Plan Commission and Common Council resolutions pertaining to the declaration of TID #1 as a distressed district and amendment of the TID #1 project plan related thereto. Board members discussed:

- Prospects for increment sharing between districts
- The feasibility of earlier payoff of TIF districts
- Impact of extending the district's life on the school district and other taxing entities

2. **Consideration of the City of Menasha Joint Review Board – Winnebago County Resolution 1-12 Approving Project Plan Amendment #2 to Tax Increment District #1**

Motion by Joe Hotynski, seconded by Faith Scheidermayer to approve Joint Review Board Resolution 1-12 Approving Project Plan Amendment #2 to Tax Increment District #1. The motion carried.

**G. ADJOURNMENT**

Motion by Joe Hotynski, seconded by Mark VanDerZee to adjourn at 2:25 p.m.

The motion carried.

CITY OF MENASHA  
JOINT REVIEW BOARD – WINNEBAGO COUNTY  
RESOLUTION 1-12  
APPROVING PROJECT PLAN AMENDMENT #2 TO TAX INCREMENTAL DISTRICT #1

WHEREAS, on September 4, 2012 the City of Menasha Common Council adopted Resolution R-33-12 Amending the Project Plan for Tax Incremental District #1 pursuant to Wisconsin Statute 66.1105(4) (h)(1); and,

WHEREAS, on August 6, 2012 the City of Menasha Common Council adopted Resolution R-31-12 designating TID #1 as a Distressed Tax Incremental District pursuant to Wisconsin Statute 66.1105(4e)(1); and,

WHEREAS, a certified copy of Resolution R-31-12 designating TID #1 as a Distressed Tax Incremental District, and a copy of the financial data that the legislative body used in the adoption process has been reviewed by the Joint Review Board.

NOW THEREFORE, BE IT RESOLVED, the City of Menasha Joint Review Board-Winnebago County:

1. Determines that the designation of TID #1 as a distressed district is likely to enhance the ability of the city to pay its project costs within the time specified in Wisconsin Statute 66.1105(4e)(5)(d).
2. Approves Resolution R-31-12 Designating TID # 1 a Distressed Tax Incremental District.
3. Approves Resolution R-33-12, Amendment #2 to the TID #1 Project Plan for the purpose of designating TID # 1 as a Distressed Tax Incremental District.

Adopted this 6th day of September 2012.

  
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Secretary  
Joint Review Board