

**CITY OF MENASHA
COMMON COUNCIL
Third Floor Council Chambers
140 Main Street, Menasha
Monday, July 6, 2015**

**6:00 PM
AGENDA**

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL/EXCUSED ABSENCES
- D. PUBLIC HEARING
- E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY
(five (5) minute time limit for each person)
- F. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS
1. Clerk Galeazzi - the following minutes and communications have been received and placed on file:
Minutes to receive:
 - a. Board of Public Works, 06/15/15.
 - b. Landmarks Commission, 06/15/15.
 - c. Library Board, 06/18/15.
 - d. Plan Commission, 06/16/15.
 - e. Water and Light Commission, 05/27/15.
 - f. Winnebago County Joint Review Board, 06/16/15.Communications:
 - g. Waverly Sanitary District Meeting Minutes, 05/14/15.
 - h. Jamie Leonard, President, IAFF Local 275, Neenah-Menasha Professional Fire Fighters, Inc. to CA Captain, 06/22/15; Requesting to open discussions pertaining to their contract that expires on 12/31/15.
 - i. DPW Radtke, 6/30/15: Scheduled closing of Racine St. between Third and Fourth Streets on July 8.
 - j. DDMO Alix, 07/01/15; Solid Waste Collection Costs & Comparison.
- G. CONSENT AGENDA
(Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Alderman and place immediately following action on the Consent Agenda. The procedures to follow for the Consent Agenda are: (a) removal of items from Consent Agenda; and (b) motion to approve the items from Consent Agenda.)
Minutes to approve:
1. Common Council, 06/15/15.
- Board of Public Works, 06/15/15 – Recommends the Approval of:
2. Payment – Janke General Contractors; Gilbert Riverfront Trail, Contract No. 2014-03; \$89,331.58 (Payment No. 2).
- Plan Commission, 06/16/15 – Recommends the Approval of:
3. The Certified Survey Map, Appleton Road and Midway Road, Kwik Trip.
 4. The Certified Survey Map, 177 Main Street and Vicinity, with the condition that Outlot 1 along with the description of Outlot 1 be removed from the Certified Survey Map.
 5. Plan Commission Resolution 1-2015 Designating Proposed Boundaries and Recommending Approval of the Project Plan for Tax Incremental District #13.
 6. Plan Commission Resolution 2-2015 Recommending Approval of the Proposed Project Plan Amendment for Tax Incremental District #5.
- Board of Public Works, 07/06/15 – Recommends the Approval of:
7. Change Order – Janke General Contractors; Gilbert Riverfront Trail; Contract No. 2014-03; DEDUCT: \$9,205.75 (Change Order No. 2).
 8. Change Order – Janke General Contractors; Gilbert Trestle Improvements; Contract No. 2014-04; DEDUCT: \$41,383.00 (Change Order No. 2).

H. ITEMS REMOVED FROM CONSENT AGENDA

I. ACTION ITEMS

1. [Accounts payable and payroll for the term of 06/18/15 to 07/02/15 in the amount of \\$1,600,576.38.](#)
2. [Beverage Operators License Applications for the 2015-2017 licensing period.](#)
3. [Class "B" and Class C Liquor License Application for 13 Main Enterprises RCK LLC, d/b/a 13 Main, 13 Main Street, Menasha, Choi Robert Schake, agent for the 2015-2016 licensing year.](#)
4. [Acquisition of the RR Donnelley Ahnaip Street Property.](#)
5. Ground Lease Agreement - Broad Street Parking Lot. (As recommended by Plan Commission)
6. [Police K-9 Vehicle.](#)
7. [First Amendment to Tower and Ground Space Lease Agreement Between City of Menasha and Sprint Spectrum, L.P. Dated November 7, 2013.](#)

J. ORDINANCES AND RESOLUTIONS

1. [R-19-15; Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 13, City of Menasha, Wisconsin. \(Recommended by Plan Commission\).](#)
2. [R-20-15; Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 5, City of Menasha, Wisconsin. \(Recommended by Plan Commission\).](#)

K. APPOINTMENTS

L. HELD OVER BUSINESS

1. [Amendment No. 2 to Third Street Bridge Design Agreement \(WisDOT/Ayres Associates/City of Menasha\).](#) Held from 06/15/15 meeting.

M. CLAIMS AGAINST THE CITY

N. PUBLIC COMMENTS ON ANY MATTER LISTED ON THE AGENDA
(five (5) minute time limit for each person)

O. RECESS TO BOARD OF PUBLIC WORKS

P. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS

1. CA Captain – Update on Litigations:
 1. Incorporation of a portion of lands comprising the Town of Menasha, Winnebago County, WI; Case No. 15-CV-452 (Fox Crossing).
 2. City of Kaukauna vs. Village of Harrison et al. Circuit Court Case No. 13-CV-159, Appellate Case Number 2014AP2828.
 3. City of Menasha vs. Waverly Sanitary District et al. Circuit Court Case Number 2013CV00189, Appellate Case Number 2014AP001576.
2. If needed, Motion to Adjourn into Closed Session pursuant to Wis. Stats. §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. (Incorporation of a portion of lands comprising the Town of Menasha, Winnebago County, WI, Case No.15-CV-452; City of Kaukauna vs. Village of Harrison et al. Circuit Court Case No. 13-CV-159, Appellate Case Number 2014AP2828; City of Menasha vs. Waverly Sanitary District et al. Circuit Court Case Number 2013CV00189, Appellate Case Number 2014AP001576).
3. If needed, may reconvene into open session immediately following any closed session in order to take action on the closed session items. Wis. Stat. 19.85(2).

Q. ADJOURNMENT

MEETING NOTICE
Monday, July 20, 2015
6:00 p.m.
Committee Meetings to Follow

CITY OF MENASHA
Board of Public Works
Third Floor Council Chambers
140 Main Street, Menasha
June 15, 2015
MINUTES

DRAFT

A. CALL TO ORDER

Meeting called to order by Chairman Krautkramer at 7:05 p.m.

B. ROLL CALL / EXCUSED ABSENCES

PRESENT: Aldermen Keehan, Zelinski, Benner, Nichols, Krautkramer, Langdon.

EXCUSED: Aldermen Taylor, Rollins-Jump.

ALSO PRESENT: Mayor Merkes, CA Captain, PC Styka, DPW Radtke, CDD Keil,
ASD Steeno, Clerk Galeazzi

C. MINUTES TO APPROVE

1. [June 1, 2015](#)

Moved by Ald. Langdon seconded by Ald. Keehan to approve minutes.

Motion carried on voice vote.

D. DISCUSSION / ACTION ITEMS

1. [Payment – Janke General Contractors; Gilbert Riverfront Trail, Contract No. 2014-03; \\$89,331.58 \(Payment No. 2\)](#)

DPW Radtke explained the payment is for the land portion of the trail. Project is moving forward at a good pace and is within budget.

General discussion ensued on work on the trestle part of the trail, park shelter on the trail.

Moved by Ald. Nichols seconded by Ald. Keehan to recommend to Common Council payment to Janke General Contractors for Gilbert Riverfront Trail, Contract No. 2014-03 in the amount of \$89,331.58 (Payment No. 2)

Motion carried on roll call 6-0.

2. [2015 Q1 Storm Water Report](#)

DPW Radtke and ASD Steeno reviewed the storm water report.

General discussion ensued on Total Maximum Daily Load (TMDL), consultant continues to work on Storm Water Planning Grant, reduction in suspended solids and Phosphorus, storm water expenditures versus revenues, other municipalities' rates, details of charges to storm water utility by department. Staff will be providing more information at a future meeting for discussion on storm water fees.

E. ADJOURNMENT

Moved by Ald. Nichols seconded by Ald. Keehan to adjourn at 7:50 p.m.

Motion carried on voice vote.

Respectfully submitted by Deborah A. Galeazzi, WCMC, City Clerk

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall – 140 Main Street
June 15, 2015
DRAFT MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Grade at 5:45 PM.

B. ROLL CALL/EXCUSED ABSENCES

LANDMARKS MEMBERS PRESENT: Ald. Mark Langdon and Commissioners Tom Grade, Paul Brunette, and Dean Wydeven.

LANDMARKS MEMBERS EXCUSED: Commissioner Alison Mayer.

OTHERS PRESENT: CDD Keil

C. MINUTES TO APPROVE

1. **Minutes of the June 10, 2015, 2015 Landmarks Commission Meeting**

Motion by Comm. Wydeven, seconded by Comm. Brunette to approve the May 12, 2015 Landmarks Commission meeting minutes with spelling corrections to Comm. Wydeven and Mr. Jevne's names. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE RESPONSIBILITIES OF THE LANDMARKS COMMISSION

No one spoke.

E. COMMUNICATIONS

1. None.

F. ACTION ITEMS

1. **Façade Improvements – 234 Main Street – Club Liquor**

Commissioners discussed the application and rendering of work being done. It was stated that the lighting will be reapplied. The improvements on the remainder of the Main Street façade will replicate the alterations previously approved.

Motion by Comm. Brunette, seconded by Comm. Wydeven to approve the façade improvements as presented and approve a Certificate of Appropriateness for the work being done.

G. DISCUSSION ITEMS

1. None.

H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

None one spoke.

I. ADJOURNMENT

Motion by Ald. Langdon, seconded by Comm. Brunette to adjourn at 5:49 PM. The motion carried.

Respectfully submitted by CDD Keil.

Minutes of Regular Meeting
ELISHA D. SMITH PUBLIC LIBRARY TRUSTEES
Elisha D. Smith Public Library Gegan Room
June 18, 2015

Call to order at 4:00pm by Murray.

Present: Crawmer, Eisen, Englebert, Golz, Kaminski (teen rep), Murray, VanderHeyden and Wicuhowski.
Absent: Rollins-Jump
Also Present: Director Lenz, Beson (Head of Children's Services), Bongers (Head of Adult Services and Dreyer (Administrative Assistant)

Public Comment/Communication

- Introductions were made to our new board member, Jim Englebert.
- Eisen referred to an article he read about 3D printers and asked if this was feasible for our library. Library staff have considered this purchase, but it is still expensive and the capabilities are improving quickly.

Consent Business

Motion made by Eisen to approve the Library Board meeting minutes from May 21, 2015, seconded by Wicuhowski. Motion carried unanimously.

Authorization of Bills

Eisen asked who Jim Lenz was and about the Minitex bill for \$1,254. Lenz is a magician that will be presenting a program on July 8 as part of the Summer Reading Program. Minitex bill is our supplier of compact disc overlays which are plastic stickers that have a strip on them to set off the security gate if the item is not checked out. Motion made by Golz to authorize payment of the June 2015 bills from the 2015 budget, seconded by Crawmer. Motion carried unanimously.

Director's Report/Information Items

1. May Statistics. Lenz attended a meeting of the Winnebago County Agriculture and Extension Committee today and heard that other library directors in our county are also seeing drops in circulation of physical materials but double-digit increases in the use of electronic materials. The meeting's purpose was to request funding for serving Winnebago County residents that do not live in municipalities with a library.
2. 2015 Budget Status. The current budget shows that 41.9% of the year is past and 46.1% has been spent. Sometime in July, the Finance Committee will meet to start working on the 2016 budget. Golz asked if trainings are complete since there is only \$22.00 left in the budget. There is still a WLA Conference in November in Middleton.
3. Endowment Reports. The endowment report was reviewed. The Community Foundation funds will show changing percent of total amounts to correspond with the varying allocations.
4. Staff Reports.
 - Part-time Library Assistant Lauri Miranda has resigned; Kelly Moran was rehired to replace her.
 - So far, we received 15 applications for the Young Adult and Media Librarian position. Interviews will take place soon. One of the priorities of this position will be to collaborate with the Boy's and Girl's Club.
 - Since the Winnefox Library System's funding from the state continues to remain unchanged over the last 6 years, they have decided to eliminate the Winnefox Printing and Graphics program at the end of 2015, laying off two employees. A focus group has been selected to explore cooperation between the Winnefox Library System and the Outagamie Waupaca Library System in delivering services to libraries.
 - The paperback book sale is on Thursday, June 18, and Friday, June 19.
 - The adult summer reading program sign-up has surpassed last year's numbers, the teen numbers are about the same, and the children's program has 660 signed up so far compared to 822 at the end of last year's program.
 - The library, the Menasha Joint School District and Chartwells School Dining Services is participating in the Summer Food Service Program (SFSP) that provides free and healthy meals to Menasha area

children all summer long. The library is participating on Wednesdays through July 22 in the Activity Room.

Discussion/Action Items

5. Set Closings for 2016. Lenz provided a list of suggested closing dates for 2016. The library will be open from 9:00-1:00pm the Saturday before Memorial Day and Labor Day. Motion to approve the library closings for 2016 made by Eisen and seconded by Golz. Motion carried unanimously.
6. Appoint Nominations Committee for 2015-2016 Library Board Officers. Murray appointed Crawmer and Wicichowski to the Nominating Committee to appoint officers for 2015-2016.
7. Trustee Essentials Chapter 26. Golz summarized Chapter 26 – The Public Library System Board – The Broad Viewpoint. This chapter addresses background on the creation of public library systems, system services and accountability, and responsibilities of the library system board. Kaminski will summarize Chapter 27 at the August meeting.

Adjournment

Motion to adjourn the meeting at 4:32pm was made by Wicichowski and seconded by VanderHeyden. Motion carried unanimously.

Respectfully submitted,
Kathy Dreyer, recording secretary

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
June 16, 2015
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner (excused at 4:55 PM), DPW Radtke and Commissioners DeCoster, Cruickshank, Schmidt, and Sturm (excused at 5:00 PM).

PLAN COMMISSION MEMBERS EXCUSED: None.

OTHERS PRESENT: CDD Keil, CDC Heim, AP Englebert, ASD Steeno, Ald. Dan Zelinski, Todd Taves with Ehlers, Brian Adesso with Menasha Joint School District, Chris Klein, Steve Grenell with Menasha Utilities and Bob Reider with Carow Land Surveying and via telephone John Hogerty with Menasha Downtown Development, LLC.

3:30 PM – Public Hearing on the Proposed Creation of Tax Increment District #13 Project Plan and Boundary

Mayor Merkes opened the public hearing at 3:36 PM.

CDD Keil explained the project plan and gave an overview of the project.

Chris Klein, 730 Keyes Street. Questions on proposals and contingent funds listed in the project plan as well as the status of the CDI grant. CDD Keil explained that the contingent funds would be only be available after all obligations of the TID are paid under the development agreement between the City of Menasha and Downtown Development, LLC. All of the contingent funds would need Common Council approval prior to any funds being used. There has been no news on the CDI grant.

Mr. Klein Also asked how the Broad/Racine Streets would be addressed to handle the increased traffic with 300 new employees coming into the city at the end of the project. DPW Radtke stated that no additional traffic capacity issues are foreseen with this project. The preliminary plan with the Department of Transportation Broad Street project will take into account parking spaces affected by the proposed parking structure.

An email from S. Dabill-Taylor, 545 Broad Street, was distributed to the Plan Commission for consideration of comments.

The hearing was closed at 3:55 PM.

3:35 PM – Public Hearing on the Proposed Project Plan Amendment to Tax Increment District #5

Mayor Merkes opened the public hearing at 3:56 PM.

CDD Keil explained that there is insufficient increment in TID #13 to support the Broad Street parking structure. TID #5 is performing well, meeting obligations and increment is available to be shared with downtown project.

No one spoke.

The hearing was closed at 3:57 PM.

C. MINUTES TO APPROVE

1. **Minutes of the May 19, 2015 Plan Commission Meeting**

Motion by DPW Radtke, seconded by Comm. DeCoster to approve the May 19, 2015 Plan Commission meeting minutes. The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. None.

F. ACTION ITEMS

1. **Plan Commission Resolution 1-2015 Designating Proposed Boundaries and Recommending Approval of the Project Plan for Tax Incremental District #13**

Todd Taves with Ehlers, Inc. provided an overview of the proposed boundaries and project plan. The life of the proposed TID #13 plan is 27 years, which is the maximum for a blighted area TID. Mr. Taves also explained the financial tables provided in the project plan and the contingent projects.

Commissioners discussed the following:

- Zero percent value increase assumption
- Developer ramp incentive
- Contingent projects/funds and how they would be addressed
- If contingent projects/funds would not be part of the project plan and TIF is performing well, it could close early and any extra funds would be distributed to the non-taxing entities. Likewise if there is additional increment, Common Council would need to authorize on the contingent projects or close the TIF

Motion by DPW Radtke, seconded by Ald. Benner to approve Plan Commission Resolution 1-2015 designating proposed boundaries and recommend to the Common Council the project plan for Tax Incremental District #13.

Additional discussion ensued regarding the contingent projects. ASD Steeno explained that the city would not be holding any money until after all obligations are paid. The contingencies outlined would likely be completed as part of the city's capital improvement plan. ASD Steeno went on to explain that although the contingency projects are listed in the project plan, TID funds would not be required to be paid with these funds and that the Common Council can approve to move forward with the items listed as contingent items using the general fund.

With no further discussion, motion carried on roll call 7-0.

2. **Plan Commission Resolution 2-2015 Recommending Approval of the Proposed Project Plan Amendment for Tax Incremental District #5**

Mr. Taves provided an overview of the proposed amendment from Tax Increment District #5. This would be a one-time transfer of \$750,000 from this district to proposed TID #13. Mr. Taves also explained that TID #5 must demonstrate the ability to pay the obligations associated with it and generate enough to support the transfer.

Commissioners discussed the following:

- Proposed legislation that would eliminate the computer aid and personal property, these sources of funds were not included in either project plan
- Anticipation of additional transfers from this district
- Spending period of TID #5

Motion by Comm. Schmidt, seconded by DPW Radtke to approve Plan Commission Resolution 2-2015 recommending approval of the proposed project plan amendment for Tax Increment District #5. With no further discussion, motion carried on roll call 7-0.

3. **Certified Survey Map – 177 Main Street and Vicinity**

CDD Keil explained the proposed certified survey map includes the former hotel site, bank building, surface parking of Marina Place parking lot as well as the elevated walkway located behind 167, 165 and 163 Main Street. Outlot 1 is comprised of a 2' encroachment into the former bank parcel which the developer and property owner of 165/167 Main Street are negotiating. Mr. Hogerty indicated that they are working on an agreement with the property owner and are hopeful to be close to an agreement.

Commissioners discussed the following:

- Outlot 1 could become problematic if no agreement is reached
- Placing conditions on the approval of the CSM
- Removal of Outlot 1 from the CSM
- Conveyance to adjoining property owner of Outlot 1

Motion by Comm. Schmidt, seconded by DPW Radtke to recommend approval of the CSM to the Common Council with the condition that Outlot 1 along with the description of Outlot 1 be removed from the CSM.

Comm. Sturm expressed concern with the removal of Outlot 1, specifically which parcel Outlot 1 would be part of. He also expressed the conveyance of the property between the developer and adjoining property owner in regards to that parcel.

With no further discussion, motion carried 6-1, Comm. Sturm voted no.

4. **Ground Lease Agreement – Broad Street Parking Lot**

CDD Keil explained that there is a signed development agreement and informed the Commission that they are not being asked to approve the terms of the agreement but asking for a recommendation for approval of the property boundary for the ground lease of the land to be occupied by the parking structure.

Commissioners discussed the structure footprint in relationship to current on-street parking. Concerns were addressed on the width of the terrace and how the traffic flow on Broad Street would be affected with the proposed layout. DPW Radtke indicated that it appears that the right-of-way would be sufficient and would allow a 6 foot terrace. The proposed right-of-way for Broad Street complies with city street standards and will meet traffic, parking, snow storage, terrace trees and parking needs. DPW Radtke updated the Commission on the Broad Street reconstruction project. Discussion ensued regarding the current location of utilities within the Broad Street parking lot and the relationship that plays with the placement of the parking structure.

Comm. Sturm indicated he felt like poor planning has been done to make something happen. If he were to vote right now it would be a "no" vote.

Comm. Cruickshank has concerns about the amount of traffic and the Commission should look at the design; eliminating parking but keeping traffic flow.

Mayor Merkes indicated that the proposed parking structure boundary would allow for adequate street width, snow storage, terrace trees and although a 6 foot terrace is not ideal, it would work.

Motion by DPW Radtke, seconded by Comm. DeCoster to recommend approval on the ground lease agreement of the property designating the description on the lease. Motion carried 5-0. Ald. Benner and Comm. Sturm were excused from the meeting prior to the motion.

5. **Certified Survey Map – Appleton Road and Midway Road – Kwik Trip**

CDD Keil explained that the CSM depicting the property was the former Winnebago Color Press parcel along with the former Joe to Go, which was recently annexed into the City, into one larger parcel. A new Kwik Trip is proposed on this site.

Motion by Comm. DeCoster, seconded by Comm. Cruickshank to recommend to the Common

Council the Certified Survey Map, Appleton Road and Midway Road, Kwik Trip. The motion carried 5-0.

6. **Barker Farm Park Utility Easement – Widening from 10’ to 18’**

CDD Keil indicated that the request for the widening of the easement is to run additional power to the Oak Park Place development and to avoid large trees. This item will be brought before the Park Board at their July meeting.

Steve Grenell, Menasha Utilities, indicated that to trench that area, trees would need to be removed. At this time there are no Menasha Utilities within that area and he is unsure of any other utilities located there. Mr. Grenell indicated that customer is paying for the running of these utilities and he was unsure of what the cost estimate may be to bore. Menasha Utilities is not opposed to removing trees and replacing them when finished. The concern with boring would be to bore where existing utilities may be.

Commissioners discussed the placement of the junction boxes and stated the boxes should be placed on the lot and with minimum disruption to the park. Concerns regarding vandalism to the junction box were addressed and this has not been an issue in the past.

Motion by Comm. DeCoster, seconded by DPW Radtke to recommend the widening of the Barker Farm Park utility easement from 10 feet to 18 feet to the Common Council contingent upon Park Board approval. The motion carried 5-0.

H. ADJOURNMENT

Motion by Comm. Cruickshank, seconded by Comm. Schmidt to adjourn at 6:05 PM. The motion carried 5-0.

Minutes respectfully submitted by CDC Heim.

REGULAR MEETING OF THE WATER AND LIGHT COMMISSION

May 27, 2015

Draft

Commission Vice-President Roush called the Regular Meeting of the Water and Light Commission to order at 8:05 a.m., with Commissioners Roy Kordus, and Don Merkes present on roll call. Also present were Melanie Krause, General Manager; Steve Grenell, Engineering Manager; William Menting, Electric Manager; Tim Gosz, Water Utility Manager; Kristin Hubertus, Business Operations Accountant; Paula Maurer, Customer Services Manager; John Teale, Technical Services Engineer and Scott Maurer, Water Maintenance Foreman.

Those excused were Commission President Allwardt and Commissioner Zelinski.

Item II. No one from the Gallery was heard on any topic of public concern to the Utility.

Item III. Motion made by Comm. Kordus, seconded by Comm. Merkes, was unanimous on roll call to approve the following:

- A. Minutes of the Regular Meeting of April 22, 2015
- B. Approve and warrant payments summarized by checks dated April 30 & May 7-27, 2015, which includes Net Payroll Voucher Checks and Operation and Maintenance Voucher Checks for a total of \$859,061.87, and Operation and Maintenance Vouchers and Rebates to be paid prior to the next Regular Meeting. Motion approved unanimously on roll call
- C. Correspondence as listed:
 - Correspondence Summary for the Meeting of May 27, 2015
 - Copy of Menasha Utilities Newsletter dated May 2015
 - Copy of a letter dated April 22 from the Local Government Property Insurance Fund RE: Dissolution of the LGPIF
 - Copy of a letter dated April 16 to the Public Service Commission RE: Menasha Utilities – Wisconsin Electric Boundary Agreement
 - MEUW Annual Conference registration papers
 - Copy of letter dated April 20 from Menasha High School Post Prom Committee RE: Thank you for donation
 - Copy of email dated May 12 from Matt Zabel RE: Appreciation for work done
 - Copy of email dated May 9 from Amanda Heyn RE: Appreciation for work done

Item IV. Claims Against The Utility – There were no claims discussed at this meeting.

Item V. Purchase Orders over \$10,000.00 issued since the last Commission meeting were presented for informational purposes.

Item VI. Unfinished Business, Lead & Copper Testing/Lead Water Service Ordinance – The Public Service Commission is working on the information that staff forwarded to them.

Human Resources Position – An estimate percentage of the joint utilization of the Human Resources Coordinator between the City of Menasha and Menasha Utilities was provided. The schedule will be readdressed in the future and changed if needed.

Commissioner Roush suggested having the Coordinator involved in the employee professional development and training programs during the 2015 year.

WE Acquisitions – Staff has filed with the Public Service Commission to acquire 2 customers, a private individual and the Waverly Sanitary District pump station. Waverly Sanitary District did not consent to the transfer which triggers a public hearing that will be scheduled.

Item VII. New Business, Vacuum Excavation Trailer System – Water Maintenance Foreman Maurer discussed the differences between the two Vacuum Excavation Trailer Systems quoted along with the advantages of moving the purchase to 2015. Electric Manager Menting recommended the purchase of the Vermeer-Wisconsin VX80 Series McLaughlin Vacuum Excavation Trailer System with the options listed and will look into selling the 2006 Ditch Witch Vacuum Excavation Trailer System outright before trading it in on a new model.

The motion by Comm. Merkes, seconded by Comm. Kordus was unanimous on roll call to approve the purchase of the Vermeer-Wisconsin VX80 from Vermeer-Wisconsin with the options listed for \$79,398 with net cost of \$63,398.

Change Order #1, 2015 Water Main Reconstruction – The change order modifies the contract M0002-940733 price from \$618,358.50 to \$663,578.50. Change order #1, in the amount of \$45,220, is requested for additional work on a section of Seventh Street.

The motion by Comm. Merkes, seconded by Comm. Kordus was unanimous on roll call to approve Change order #1 to Donald Hietpas and Sons, Inc. for the 2015 Water Main Reconstruction Project for a total increase of \$45,220. The Commission also recommended the Board of Public Works approve change order #1 and forward it to the Common Council.

WPPI Residential Customer Feedback Study – Included in the packet was the full Customer Feedback Study conducted by WPPI Energy and DRG which focused on the level of satisfaction of Menasha Utilities customers. An overall satisfaction rating of 75% was obtained, and based on the survey results, staff will address identified areas where improvements could be made.

Commissioner Roush suggested utilizing the Customer Feedback Study to engage with marketing students at the University level for a possible project to help increase customer awareness of the advantages of having a municipal utility.

Commissioner Merkes suggested additional communication to customers regarding the break out of the utility bill components.

Item VIII. Strategic Reports, Monthly Strategic Initiative Update for April - The April report was discussed. The accident was discussed and training will take place to help prevent a similar accident in the future.

April Financial and Project Status Reports – The cost of power was 5.8% higher than budgeted; Net Operating income is 209,827 less than budget mainly due to lower revenues and higher power production expenses; power costs are anticipated to go down for the remaining months of 2015; and Net Cash Balance is higher due to the 2015 beginning balance.

Water consumption was 6.7% higher than budget with year-to-date over 8% higher than budget; revenues were 4.4% higher than budget; and Net Operating Income is \$297,252 higher than budget due mainly to higher revenues and lower operational expenses.

A column was added to the Water Project Status Report titled “Budgeted/Projected End Date.” The Commission asked to have the column added to the Electric Project Status Report.

After discussion, the Commission accepted the April Financial and Project Status Reports as presented.

Project Reports, Water Plant Projects – Progress has continued on the chemical feed building upgrade; the PLC is expected to be running in June.

Water Plant Alum Contract – After testing Alum from two suppliers, staff is recommending accepting a two year contract with Chemtrade for \$300 per dry ton.

The motion by Comm. Roush, seconded by Comm. Kordus was unanimous to approve a two year contract with Chemtrade to purchase Alum at a price of \$300.00 per dry ton.

Fluoride – Menasha Utilities has been maintaining the new recommended level of fluoride released from the U.S. Department of Health and Human Services since 2011.

Metering Practice & Plan – There have been 25 additional change outs along with rewiring of customer services. Testing of transformer rated customers is almost complete. The coincident rider has been approved; staff has requested an extension for the 6 customers impacted and will work for some exemptions to the rider.

Item IX. No one from the Gallery was heard on any topic of public concern to the Utility.

Item X. The motion by Comm. Merkes, seconded by Comm. Kordus, was unanimously approved on roll call to adjourn at 9:25 a.m.

By: JOANNE ROUSH
Vice-President

ROY KORDUS
Secretary

NOTE: THESE MINUTES ARE NOT TO BE CONSIDERED OFFICIAL UNTIL ACTED UPON AT THE NEXT REGULAR MEETING, THEREFORE, ARE SUBJECT TO REVISION.

CITY OF MENASHA
Winnebago County Joint Review Board
Council Chambers, City Hall – 140 Main Street
June 16, 2015
DRAFT MINUTES

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

MEMBERS PRESENT: Brian Adesso, Mark Harris, Amy Van Straten, Scott Francis, and Mayor Merkes.

MEMBERS EXCUSED: None.

OTHERS PRESENT: CDD Keil, ASD Steeno, AP Englebert, CDC Heim, Todd Taves representing Ehlers, Todd Herman representing Printed Products, and John Hogerty, via telephone, representing Menasha Downtown Development, LLC.

C. MINUTES TO APPROVE

1. **Minutes of the September 6, 2012 Joint Review Board Meeting**

Motion by Mark Harris, seconded by Amy Van Straten to approve the September 6, 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. ACTION ITEMS

1. **Consideration and Appointment of the Joint Review Board's Public Member**

CDD Keil introduced Mr. Scott Francis as a candidate for the public member of the Joint Review Board and shared Mr. Francis' background.

2. **Election of Chairperson**

Mayor Merkes called nominations for the office of Chairperson. Mark Harris nominated Mayor Merkes. There were no other nominations. Motion by Mark Harris, seconded by Brian Adesso to close the nominations and cast a unanimous ballot for Mayor Merkes for Chairperson. The motion carried 5-0.

3. **Set Next Meeting Date**

The next meeting of the Joint Review Board will be Thursday, July 16, 2015 at 3:00 PM.

F. DISCUSSION ITEMS

1. **Discuss Responsibilities of the Joint Review Board**

Todd Taves with Ehlers, Inc. explained the responsibility of the Joint Review Board is to review the records after the Plan Commission and Common Council have taken action. Mr. Taves indicated that the board must decide if the following would occur prior to making the final approval or denial of the TID.

1. Would the expected development occur without the use of TIF?
2. Will the developments economic benefits be sufficient to cover TIF expenses?
3. Do the benefits outweigh the financial responsibilities?

2. **Review and Discuss Tax Incremental District #13 Project Plan and Boundary**

CDD Keil provided an overview of the overall project which included developer information,

signed leases with tenants to fill entire building, total square footage of the office tower, walkway between the office tower and parking structure and developer asking City to finance the parking structure. If the TIF out performs, extra increment would be used to invest in the neighborhood within ½ mile of the project boundary with the following: housing program, façade improvement program and infrastructure. The economic growth within the City in Winnebago County is limited. This project would be a reinvestment into that growth.

Mr. Taves provided an overview of the project plan and boundary of the proposed Tax Increment District 13 (TID #13). Within that overview Mr. Taves focused on the boundary map and financial aspects of the plan. The Board discussed the following:

- The “pay as you go” approach in which the developer needs to raise the funds to invest in the project.
- Maintenance incentives; potential to close the TID early with a positive balance
- Pending legislation that could remove Personal Properties and Computer Rates
- For most of the life of the TID the City retains 5%, developer receives 95% of TIF increment to pay off debts; effectively the majority of the risk is on the developer

3. **Review and Discuss Amendment to Tax Increment District #5 Project Plan**

Mr. Taves reviewed the proposed amendment to the TID #5 project plan. He indicated that this would be a one-time transfer of \$750,000 from the district. The district must demonstrate it can pay its own costs and generate enough to support the fund transfer. With the projected numbers, TID #5 could retire all debts and close one year earlier than life of the TIF.

CDD Keil explained that the land acquisition and surface parking needs to replace the displaced 120 stalls that are guaranteed to per a previous development agreement with McClone. In discussing options for replacing these parking stalls, McClone is not insisting that these stalls be replaced immediately but a plan be worked on and agreed to by both parties. Source funding outside TIF #13 to address the parking needs and looking to receive payment at the end of TIF #13 if excess funds are available.

Mr. Hogerty did inform the board that the amendment would be necessary to help the financing of the parking structure. Absent the transfer from TID #5, the parking structure would not be feasible; therefore the office tower would not be feasible.

G. ADJOURNMENT

Motion by Amy Van Straten, seconded by Brian Adesso to adjourn at 2:45 p.m.

The motion carried.

Minutes respectfully submitted by CDC Kristi Heim.

MEETING MINUTES
WAVERLY SANITARY DISTRICT
May 14, 2015
District Office - N8722 County Rd. LP

1) **MEETING WAS CALLED TO ORDER** at 8:00am by President Bartlein.

2) **PRESENT:**

President Bartlein	(DRB)	Systems Operator Krueger	(RWK)
Commissioner Kasten	(DLK)	Office Manager Girdley	(CMG)
Consultant Sambs	(MLS)	Admin Assistant Weir	(PMW)
		Engineer Martenson	(SCM)

Commissioner Jerry Bartlein was absent/excused.

3) **APPROVAL/ACCEPTANCE OF 4/16 AND 4/30/15 MEETING MINUTES:**

MOTION (DLK¹/DRB²) to approve minutes. Motion carried 2-0.

4) **RECEIPT ACKNOWLEDGEMENT/APPROVAL/ACCEPTANCE OF THE 2014 FINANCIAL AUDIT:**

MOTION (DLK¹/DRB²) to approve 2014 Financial Audit. Motion carried 2-0.

5) **COMMUNITIES/CUSTOMERS/SERVICE CONCERNS**

- Menasha Utilities Service Acquisition of District's Lift Station #4 Property: CMG stated the PSC will hold a public hearing and will decide which utility will provide electricity to the property. COM will be responsible for cost of public hearing.
- Lake Park Sportz Zone/Property Purchase Inquiry Discussion: CMG reported Jeff Pistone was notified that WSD is not interested in selling any land at this time.
- Acct #132 Undocumented Additional Water Line/Sanitary Lateral: The property owner's now deceased father may have had a verbal agreement with the developer of an adjacent subdivision for the installation of the service lines. Staff will inform the property owner that because the service lines connect to WSD's established and accepted mains the water line is private beyond the curb stop and sewer line is private beyond the main.
- Lakeview Stormwater Pond: Nothing new.

6) **MONTHLY WATER SAMPLE TESTS' RESULTS:** RWK reported five samples taken on 4/14/15 were determined safe by Clean Water Testing. Report on file.

7) **OLD BUSINESS**

- 2013 Wisconsin Act 25-Municipal Customer Privacy Bill and Senate Bill 517 Act 274-Tax Roll Certification of Unpaid Utility Bills: Nothing new to report.

8) **DISTRICT'S REPAIR/MAIN EXTENSION/MODIFICATION PROJECTS**

- Sonny Drive Extension East of Black Oak – Review Bids/Award Contract: SCM reported bids were opened May 12 at M&E. MOTION (DLK¹/DRB²) to award bid to Roger Bowers Construction. Motion carried 2-0. Roger Bowers Construction was low bidder at \$155,494.15 which includes \$68,660.75 for Harrison storm sewer project.

9) **GENERAL CONSTRUCTION STATUS (INDIVIDUAL DEVELOPER FUNDED PROJECTS)**

- Harrison Apartments Phase I, II & III: SCM reported final walk through possibly completed in July.
- Oak Park Place: SCM reported water has been turned on. This is a private service and can come off the agenda.

- Ponds of Menasha – Phase 3 – Project acceptance: MOTION (DLK¹/DRB²) to accept Ponds of Menasha Phase 3 project (Chrystella Dr). Motion carried 2-0.
- Ponds of Menasha – Phase 2: Nothing new.

10) NEW BUSINESS

- Next meeting is Thursday June 11, 2015 (8:00am) at District Office

11) OFFICE REPORT: CMG reported 14 residential and one commercial connection in April compared to 20 residential and no commercial last April. WSD received copy of City of Menasha's reply brief on May 1 and now waiting for Court of Appeals to render a decision. Report on file.

12) FIELD REPORT

- Spring Valley Road Revised As-Builts: RWK reported that after the subdivision's originally design was approved many of the lots were reconfigured through certified survey maps changing the location of many laterals creating the need to revise the as-builts.

13) OTHER BUSINESS TO LEGALLY COME BEFORE THE COMMISSION

- Waverly Sanitary District Facility Lawn Maintenance: Waiting on signed contract.
- WE Energies Electric Easement/Final Exhibit: Has not yet been received.
- TID Reimbursement Request: Will be discussed later.
- Future Lift Station: CMG reported receipt of Harrison's comprehensive plan amending ordinance and lift station construction request and resolution. SCM reported East Central Wisconsin Regional Planning Commission's hold on the sewer service area will be lifted at their June 10 Facility Committee meeting and he will send a letter to bring service through a small area outside WSD sewer service area but within the planning boundary for approval at same meeting.

Commission recessed at 8:45am until arrival of Harrison representatives at 9:00 for additional discussion of Future Lift Station: MOTION (DLK¹/DRB²) to recess. Motion carried 2-0.

Meeting reconvened into open session at 9:00am.

Additional Persons Present: Harrison Manager Travis Parish, Harrison Village President Jim Salm, Harrison Village Trustees- Kevin Hietpas, Lou Miller, Joe Sprangers and Pete Stier, M&E Engineer Mary Jo Miller

SCM updated the group regarding ECWRPC's intent to lift hold area at June 10 meeting. This lift station is sized to serve an area to CTH N and would have downstream capacity issues if expanded beyond CTH N. Zirble Drive is currently outside WSD sewer service area and an amendment will be necessary if service is to be provided. Harrison will contact property owners on Zirble Drive to determine interest for service. Property from Bud Rusch for the lift station location needs to be deeded to WSD. The agreement between Harrison and Waverly provides authority for Waverly to administer assessments.

14) ADJOURNMENT: MOTION (DLK¹/DRB²) to adjourn. Motion carried 2-0. Meeting was adjourned at 9:45am.

Submitted by Penny M. Weir
Administrative Assistant



Local 275

Neenah - Menasha Professional Fire Fighters, Inc.

International Association Of Fire Fighters Local 275

Jamie Leonard, President
Jim Dunbar, Vice President
Jason Calkins, Secretary
George Van Schyndel, Treasurer

Pam Captain
Menasha City Attorney
140 Main Street
Menasha, WI 54952

June 22, 2015

Dear City Attorney Captain,

Neenah-Menasha IAFF Local 275 would like to open discussions pertaining to our contract that expires on December 31, 2015. I am suggesting early September to start but if you feel earlier is needed, we can try to accommodate. Local 275's bargaining committee will consist of its executive board: Jamie Leonard, Jim Dunbar, Jason Calkins, George Van Schyndel, Al Wroblewski, Kevin Korth, Ryan Kane, Garrett Gee and Greg Wroblewski.

Sincerely,

Jamie Leonard
President – IAFF Local 275
Neenah-Menasha Professional Fire Fighters

Debbie Galeazzi

From: Mark Radtke
Sent: Tuesday, June 30, 2015 5:02 PM
To: City-Wide; NMFR
Subject: Scheduled Racine Street closure Wednesday, July 8

CN Railroad has notified us they will be closing Racine Street starting at 7:00 am next Wednesday, July 8th to make repairs to the crossing north of Third Street. The closing will be for one day only. I requested they place a message board/sign prior to the work date alerting motorists to the scheduled closing.

Mark Radtke, P.E.

Director of Public Works

City of Menasha

Phone: (920)967-3610

Fax: (920)967-5272

mradtke@ci.menasha.wi.us



Memorandum

Date: July 1, 2015
To: City of Menasha Common Council
From: Adam Alix, Deputy Director of Municipal Operations
Re: Solid Waste Collection Costs & Comparison

This memo and attached cost summaries are a follow-up to the report and memo presented to the Menasha Common Council on February 2, 2015. At that time I attempted to compare our costs of collecting the City's solid wastes with the Town of Menasha's. That report was not all inclusive due to the difference in the materials and how they are collected. When this report was presented, some discussion ensued regarding the comparison of our costs to some of the other neighboring communities whose household densities were more similar to ours versus the Town of Menasha. Attached is a revised summary outlining our costs to collect and dispose of the City's waste, excluding costs to process some of our yard wastes into compost. Both the Town and Village of Little Chute do not process any of their yard wastes, hence the exception for comparative reasons.

The first page shows our costs and any associated revenues generated through those expenses for 2013, 2014 and what is proposed for 2015. The second page shows these net costs with an estimated cost for landfilling the yard wastes we presently process into compost and make available for our residents. This is done to more accurately compare our costs of Solid Waste Collection with that of the Town of Menasha and Village of Little Chute.

Keep in mind that both of those communities have their recyclables collected every other week. We offer some appliance and bulky item collections without any additional costs to our residents via the overflow/bulky item disposal stickers we provide each January. Residents in the Town are charged a fee for all bulky items directly by the contracted hauler. Little Chute provides collection, but only once a month for non-metal items and every three months for metal type appliances.

City of Menasha Solidwaste/Yardwaste Collection Costs

	<u>2013</u>	<u>2014</u>	<u>2015 Proposed</u>
Curbside & DropSite Recycle Collection	\$ 88,453.87	\$ 94,079.97	\$ 112,819.98
Appliance Collection	\$ 6,321.13	\$ 10,584.46	\$ 12,382.00
Residential Solid Wastes - a	\$ 465,821.52	\$ 441,345.40	\$ 475,462.92
Curbside Collection of Yardwastes	\$ 188,606.20	\$ 184,431.73	\$ 199,875.00
Total Cost of Solid Waste Collections	\$ 749,202.72	\$ 730,441.56	\$ 800,539.90
Plus: Cost to Landfill Yardwastes-b	\$ 52,879.88	\$ 52,879.88	\$ 52,879.88
Total Comparative Costs Costs	\$ 802,082.59	\$ 783,321.43	\$ 853,419.78
Number of Households	6361	6509	6560

City of Menasha Cost per Household	<u>\$ 126.09</u>	<u>\$ 120.34</u>	<u>\$ 130.09</u>
Town of Menasha Cost per Household	<u>\$ 144.84</u>	<u>\$ 144.84</u>	<u>\$ 155.00</u>
Little Chute Cost Per Household	<u>-</u>	<u>\$ 121.50</u> -c	<u>\$ 121.74</u> -c

a- Estimate 16% of commercial overflow refuse cost to be attributed to residential collection.

b- Assumption made that the Town of Menasha contractor is landfilling yardwastes collected and this figure is an estimation of our cost to haul our yardwastes to the landfill instead of composting it to be able to better compare our costs with the Town's.

c- Does not include cost of chipping brush which is done on a request basis, not on a regular schedule. Do not see any costs associated with vehicle expenses under the Recycling budget and see vehicle/equipment replacement comes thru their Capital Projects Fund. Assuming some costs included in their monthly rates.

Little Chute	<u>2014</u>	<u>2015</u>
	3878 households	3878 households
Refuse 65 gal \$ 7.90 /month =	\$ 94.80 /year	\$ 94.80 /year
Recycle 65 gal \$ 1.71 /month =	\$ 20.52 /year	\$ 20.76 /year
Recycling \$ 23,973.00	\$ 6.18 /year	\$ 6.18 /year
	<u>\$ 121.50</u>	<u>\$ 121.74</u>

Solid Waste Collections Cost Summary

	2013	2014	2015 Proposed
Curbside Recycle Collection	\$ 111,733.16	\$ 102,034.75	\$ 101,216.50
DropSite Recycle Collection	\$ 79,534.84	\$ 87,354.58	\$ 102,265.48
	<u>\$ 191,268.00</u>	<u>\$ 189,389.33</u>	<u>\$ 203,481.98</u>
Less: Revenues			
State Grant	\$ 70,429.00	\$ 70,337.00	\$ 70,337.00
Sale of Materials (Waste Oil, Paper, Cardboard, Commodity Rebate)	\$ 32,385.13	\$ 24,972.36	\$ 20,325.00
Net Cost of Recycle Collection	<u>\$ 88,453.87</u>	<u>\$ 94,079.97</u>	<u>\$ 112,819.98</u>
Tonnages	1172.35	1173.92	1350
Appliance Collection	\$ 16,921.00	\$ 17,418.16	\$ 19,882.00
less: Revenue (Scrap Metal)	\$ 10,599.87	\$ 6,833.70	\$ 7,500.00
Net Cost of Collection	<u>\$ 6,321.13</u>	<u>\$ 10,584.46</u>	<u>\$ 12,382.00</u>
Residential Refuse	\$ 559,086.52	\$ 571,471.40	\$ 570,777.92
Less: Revenue (Dumpster Rentals/Tags/Collection fees)	\$ 93,265.00	\$ 130,126.00	\$ 95,315.00
Net Cost of Collection	<u>\$ 465,821.52</u>	<u>\$ 441,345.40</u>	<u>\$ 475,462.92</u>
Residential Tonnage	4433.45	4597.19	4526.99
Curbside Yardwaste Collection			
Monthly Brush Collection	\$ 70,178.10	\$ 69,364.32	\$ 80,000.00
Spring Clean Up	\$ 9,679.81	\$ 9,205.87	\$ 9,875.00
Fall Leaf Collection	\$ 108,748.29	\$ 105,861.54	\$ 110,000.00
Curbside Yardwaste Collection Costs	<u>\$ 188,606.20</u>	<u>\$ 184,431.73</u>	<u>\$ 199,875.00</u>
Tonnages	1900	1900	1900
Total Solid Waste Collection Costs	<u>\$ 749,202.72</u>	<u>\$ 730,441.56</u>	<u>\$ 800,539.90</u>
Total Residential Tonnage	7505.80	7671.11	7777.00
# of Carts Serviced	6361	6509	6560
Cost per Cart/Household per Year	\$ 117.78	\$ 112.22	\$ 122.03

CITY OF MENASHA
COMMON COUNCIL
Third Floor Council Chambers
140 Main Street, Menasha
Monday, June 15, 2015
MINUTES

A. CALL TO ORDER

Meeting called to order by Mayor Merkes at 6:00 p.m.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL/EXCUSED ABSENCES

PRESENT: Aldermen Keehan, Zelinski, Benner, Nichols, Krautkramer, Langdon

EXCUSED: Aldermen Taylor, Rollins-Jump.

ALSO PRESENT: Mayor Merkes, CA Captain, PC Styka, FC Auxier, DPW Radtke, CDD Keil, ASD Steeno, PRD Tungate, LD Lenz, Clerk Galeazzi

DEPT. HEAD EXCUSED: PHD McKenney

D. PUBLIC HEARING

None

E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

(five (5) minute time limit for each person)

Kelsey Barry, 1651 Brighton Beach Road, Menasha, representing 5 O'Clock Somewhere. Address concerns from Council regarding liquor license for 5 O'Clock Somewhere.

Tyler Doemel, 57 Appleton Street, Menasha. Noise issues from 5 O'Clock Somewhere.

F. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS

1. Landmarks Commission Discover Historic Menasha Photo Contest Winner – Jessica Anderson.

Tom Grade, representative of Landmarks Commission, introduced Jessica Anderson, the winner of the 2015 Discover Historic Menasha Photo Contest and presented her with a \$200 downtown shopping spree.

2. Clerk Galeazzi - the following minutes and communications have been received and placed on file:

Minutes to receive:

a. [Administration Committee, 06/01/15.](#)

b. [Board of Health, 5/13/15.](#)

c. [Board of Public Works, 06/01/15.](#)

d. [Board of Review, 05/28/15.](#)

e. [Committee of Aging, 5/14/15.](#)

f. [Landmarks Commission, 6/10/15.](#)

g. [Library Board, 05/21/15.](#)

h. [Menasha Police Commission, 03/19/15.](#)

i. [NMFR Joint Fire Commission, 5/29/15.](#)

j. [Personnel Committee, 06/01/15.](#)

k. [Redevelopment Authority, 06/02/15.](#)

Communications:

l. [Checklist for a liquor license inspection from the Fire Department, Health Department, and Building Inspector.](#)

m. [ES Montour, 06/02/15; 2015 Street Improvement Project Contract Unit No. 2015-01.](#)

n. [ES Montour, 06/05/15; City of Menasha Sewer System Evaluation Survey \(SSES\), Phase No. 3, Segments 4b & 5a Foundation Drain and Sump Pump Inspections.](#)

o. [PHD McKenney, 06/11/15; Menasha Health Department Secures Public Health Emergency Preparedness Supplemental Ebola Funding.](#)

Moved by Ald. Benner seconded by Ald. Keehan to receive Minutes and Communications A-O. General discussion ensued on Minutes B (Board of Health) and Comm. L (Checklist for liquor licenses inspections).
Motion carried on voice vote.

G. CONSENT AGENDA

(Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Alderman and place immediately following action on the Consent Agenda. The procedures to follow for the Consent Agenda are: (a) removal of items from Consent Agenda; and (b) motion to approve the items from Consent Agenda.)

Minutes to approve:

1. [Common Council, 06/01/15.](#)

Board of Public Works, 06/01/15 – Recommends the Approval of:

2. [Street Use Application – Community Fest – Parade of Lights; Friday, July 3, 2015; 9:00 PM – 10:15 PM \(Cities of Neenah & Menasha\).](#)
3. [Change Order – Don Hietpas & Sons, Inc.; 2015 Water Main Reconstruction Project M0002-940733; ADD: \\$45,220; Change Order No. 1.](#)
4. [To execute the Memorandum of Agreement for storm water detention pond construction and maintenance pending the City Attorney’s final review of the document.](#)

Personnel Committee, 06/01/15 – Recommends the Approval of:

5. [To amend the job title of City Attorney/Human Resource Director to City Attorney and maintain current salary.](#)

Moved by Ald. Benner seconded by Ald. Keehan to approve Consent Agenda items 1-5.
Motion carried on roll call 6-0.

H. ITEMS REMOVED FROM CONSENT AGENDA

None

I. ACTION ITEMS

1. [Accounts payable and payroll for the term of 06/04/15 to 06/11/15 in the amount of \\$2,114,834.76.](#)

Moved by Ald. Nichols seconded by Ald. Keehan to approve accounts payable and payroll.

Ald. Nichols requested to separate check #50212 to Jeff Nichols. She will be abstaining from voting on this check.

Motion to approve accounts payable and payroll excluding check #50212 carried on roll call 6-0.

Motion to approve check #50212 carried on roll call 5-0. Ald. Nichols abstained.

2. [Beverage Operators License Applications for the 2015-2017 licensing period.](#)

Moved by Ald. Nichols seconded by Ald. Keehan to approve beverage operator’s license applications listed in memo dated 6/10/15.

Motion carried on roll call 6-0.

3. [Liquor License Applications for 2015-2016 licensing year.](#)

- a) “Class A” Liquor and Malt. Dolgencorp, LLC, d/b/a Dollar General Store #13175, 1135 Appleton Road, Deb Jopek, Agent.

Moved by Ald. Benner seconded by Ald. Keehan to approve “Class A” Liquor and Malt license for Dolgencorp, LLC, d/b/a Dollar General Store #13175, 1135 Appleton Road, Deb Jopek, agent.

Motion carried on roll call 6-0.

- b) “Class A” Liquor and Malt. Quik Mart Menasha Inc., d/b/a Quik Mart Menasha, 1515 Appleton Road, Satnam Gill, Agent.

Moved by Ald. Benner seconded by Ald. Keehan to approve “Class A” Liquor and Malt license for Quik Mart Menasha Inc, d/b/a Quik Mart Menasha, 1515 Appleton Road, Satnam Gill, agent.

Motion carried on roll call 6-0.

- c) "Class B" Liquor and Malt. Juanita's Hacienda Inc., d/b/a Korona Klub, 190 Main Street, Juana Bevers, Agent.

Moved by Ald. Benner seconded by Ald. Keehan to approve "Class B" Liquor and Malt license for Juanita's Hacienda Inc, d/b/a Korona Klub, 190 Main Street, Juana Bevers, agent.
Motion carried on roll call 6-0.

d) "Class A" Liquor and Malt. Stop N Go LLC, d/b/a Stop N Go, 1200 Plank Road, Kamaljil Gill, Agent. Moved by Ald. Benner seconded by Ald. Keehan to approve "Class A" Liquor and Malt license for Stop N Go LLC, d/b/a Stop N Go, 1200 Plank Road, Kamaljil Gill, agent.
Motion carried on roll call 6-0.

e) Reserve "Class B" Liquor and Malt. Margaritaville Lounge LLC, d/b/a Margaritaville, 6 Tayco Street, Jennifer Almeida-Sandoval, Agent.
Clerk Galeazzi reported financial obligations to the City are current.
When asked about police contact at this business the past year, PC Styka reported some ordinance violations were reported but nothing to prohibit approval of the license.
Moved by Ald. Benner seconded by Ald. Keehan to approve Reserve "Class B" Liquor and Malt license for Margaritaville Lounge LLC, d/b/a Margaritaville, 6 Tayco Street, Jennifer Almeida-Sandoval, agent.
Motion carried on roll call 6-0

f) "Class B" Liquor and Malt. 5 O'Clock Somewhere RD LLC, d/b/a 5 O'Clock Somewhere, 600 Broad Street, Rebecca Durant, Agent.
Moved by Ald. Benner seconded by Ald. Keehan to approve "Class B" Liquor and Malt license for 5 O'Clock Somewhere, 600 Broad Street, Rebecca Durant, agent.
General discussion ensued on signage, condition of building, noise problems, police calls to the property, ordinance requirements.
Motion carried on roll call 5-1. Ald. Zelinski voted no.

4. [Wisconsin Department of Health Services \(DHS\) Healthy Brain Initiative/Dementia-Friendly Communities Mini-Grant.](#)

Moved by Ald. Nichols seconded by Ald. Keehan to accept Wisconsin Department of Health Services (DHS) Healthy Brain Initiative/Dementia-Friendly Communities Mini-Grant funding and approve spending the funds in 2015.
Motion carried on roll call 6-0.

5. [Amendment No. 2 to Third Street Bridge Design Agreement \(WisDOT/Ayres Associates/City of Menasha\).](#)

Mayor Merkes asked to postpone action on this item until the next Common Council meeting so the City Attorney can review the amendment.
Moved by Ald. Nichols seconded by Ald. Benner to postpone until July 6, 2015.
Motion carried on voice vote.

6. [First Amendment to Tower and Ground Space Lease Agreement Between City of Menasha and Sprint Spectrum, L.P. dated November 7, 2013.](#)

DPW Radtke explained changes to the cell tower equipment being requested by Sprint Spectrum and amendments to the lease agreement. CA Caption explained additional rent charges.
Moved by Ald. Benner seconded by Ald. Keehan to approve First Amendment to Tower and Ground Space Lease Agreement between City of Menasha and Sprint Spectrum, L.P. dated Nov 7, 2013.
Motion carried on roll call 6-0

J. ORDINANCES AND RESOLUTIONS

None

K. APPOINTMENTS

None

L. HELD OVER BUSINESS

None

M. CLAIMS AGAINST THE CITY

None

N. PUBLIC COMMENTS ON ANY MATTER LISTED ON THE AGENDA

(five (5) minute time limit for each person)

Kelsey Barry, 1651 Brighton Beach Road, Menasha, representing 5 O'Clock Somewhere. Thanked Council for approval of liquor license for 5 O'Clock Somewhere and she will relay concerns from Council and neighbors to the license holder.

O. ADJOURNMENT

Moved by Ald. Nichols seconded by Ald. Keehan to adjourn at 7:00 p.m.
Motion carried on voice vote.

Certificate of Payment

Date: June 11, 2015

Payment Request: No. 2 (Two)

Contractor: Janke General Contractors

Address: 1223 River View Lane, Athens, WI 54411

Contract Unit No.: 2014-03

Project Description: Gilbert Riverfront Trail

Original Contract Amount	\$ 478,038.50
Change Order No.:	Amount: \$
Previous Change Order(s):	\$ -35,155.00
Total Contract Amount (Including Change Orders)	\$ 442,883.50
Total Earned to Date (Summary Attached)	\$ 166,613.24
Less Retainage 5%	\$ 8,330.66
Amount Due	\$ 158,282.58
Previous Payments	\$ 68,951.00
Amount Due this Payment	\$ 89,331.58
Estimate Pay Period	April 29 - June 11, 2015

I certify that all bills for labor, equipment, materials and services are paid for which previous certificates for payment were issued.

Date: _____ By: _____

Lien Waivers from all subcontractors and suppliers shall accompany each Request for Payment. Affidavit of Compliance with Prevailing Wage Rates shall accompany Request for Final Payment.

Recommended for Payment

Director of Public Works: _____ Date: _____

Common Council Approval Date: _____

Finance Department

<u>Account Number</u>	<u>Budget</u>	<u>Charge to Account</u>
	\$	
	\$	
	\$	
	\$	

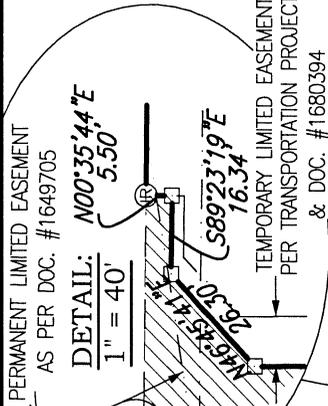
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City of Menasha Contract Unit No. 2014-03
Gilbert Riverfront Trail

ITEM	QUANTITY	DESCRIPTION	BASE BID		YTD	
			UNIT PRICE	ITEM TOTAL	QUANTITY	ITEM TOTAL
1	1	Site Mobilization (LS)	\$ 22,000.00	\$ 22,000.00	1.00	\$ 22,000.00
2	1	Construction Staking (LS)	\$ 4,500.00	\$ 4,500.00	1.00	\$ 4,500.00
3	1	Site Preparation (LS)	\$ 12,000.00	\$ 12,000.00	1.00	\$ 12,000.00
4	1	Common Excavation (LS)	\$ 39,000.00	\$ 39,000.00	0.75	\$ 29,250.00
5	14.525	Concrete Trail (5-inch) (SF)	\$ 4.70	\$ 68,267.50	7500.00	\$ 35,250.00
6	1,930	Concrete Paving Tinted (4-inch) (SF)	\$ 5.25	\$ 10,132.50	0.00	\$ -
7	160	Concrete Bench Pad (4-inch) (SF)	\$ 10.65	\$ 1,704.00	64.00	\$ 681.60
8	1	Concrete Steps (LS)	\$ 2,600.00	\$ 2,600.00	0.00	\$ -
9	315	Modular Block Wall (SF)	\$ 33.00	\$ 10,395.00	0.00	\$ -
10	28	Unilock Rivercrest Seat Wall (LF)	\$ 84.00	\$ 2,352.00	0.00	\$ -
11	2	Unilock Rivercrest Pier (EA)	\$ 1,500.00	\$ 3,000.00	0.00	\$ -
12	1	Unilock Rivercrest Shelter Piers (LS)	\$ 7,400.00	\$ 7,400.00	0.00	\$ -
13	1	Park Shelter Installation (LS)	\$ 4,000.00	\$ 4,000.00	0.00	\$ -
14	49	12-inch HDPE Pipe with End Section (LF)	\$ 67.00	\$ 3,283.00	91.00	\$ 6,097.00
15	65	6-inch HDPE Pipe (LF)	\$ 59.00	\$ 3,835.00	48.00	\$ 2,832.00
16	1	24-inch Dia. Catchbasin with Grate (EA)	\$ 1,445.00	\$ 1,445.00	1.00	\$ 1,445.00
17	2	Sanitary Sewer MH Adjustment (EA)	\$ 337.00	\$ 674.00	1.00	\$ 337.00
18	680	Base Aggregate Dense 1 1/4-inch (Ton)	\$ 25.00	\$ 17,000.00	783.09	\$ 19,577.25
19	150	Heavy Riprap (Ton)	\$ 57.00	\$ 8,550.00	4.77	\$ 271.89
20	50	Select Crushed Material (Ton)	\$ 76.00	\$ 3,800.00	0.00	\$ -
21	200	Limestone Outcrop Stone (Ton)	\$ 200.00	\$ 40,000.00	0.00	\$ -
22	1	Erosion and Sediment Control (LS)	\$ 4,830.00	\$ 4,830.00	0.50	\$ 2,415.00
23	330	Flex-A-Mat (SY)	\$ 73.00	\$ 24,090.00	55.00	\$ 4,015.00
24	1,625	Topsoil (CY)	\$ 23.00	\$ 37,375.00	330.00	\$ 7,590.00
25	2,830	Turf Grass Seeding (SY)	\$ 1.10	\$ 3,113.00	700.00	\$ 770.00
26	105	Shredded Hardwood Mulch (CY)	\$ 58.00	\$ 6,090.00	105.00	\$ 6,090.00
27	1	West Abutment (LS)	\$ 27,500.00	\$ 27,500.00	0.00	\$ -
28	1	East Abutment (LS)	\$ 31,000.00	\$ 31,000.00	0.00	\$ -
29	1,650	Sheet Piling (SF)	\$ 39.00	\$ 64,350.00	0.00	\$ -
30	950	2" PVC Electrical Conduit (LF)	\$ 8.25	\$ 7,837.50	850.00	\$ 7,012.50
31	50	1" PVC Electrical Conduit (LF)	\$ 11.30	\$ 565.00	30.00	\$ 339.00
32	2	Post Mounted Outlet (EA)	\$ 325.00	\$ 650.00	0.00	\$ -
33	10	Light Pole Base (EA)	\$ 460.00	\$ 4,600.00	9.00	\$ 4,140.00
Total Base Bid (Items 1-33)			\$	\$ 477,938.50	\$	\$ 166,613.24

CERTIFIED SURVEY MAP NO.

BEING ALL OF OUTLOT 1, MIDWAY BUSINESS PARK AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



PERMANENT LIMITED EASEMENT AS PER DOC. #1649705
 TEMPORARY LIMITED EASEMENT PER TRANSPORTATION PROJECT & DOC. #1680394

NORTHWEST CORNER SECTION 12-20-17 (S89°23'19"E) (N89°41'55"E)

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12-20-17

MIDWAY RD.

"AP" WIDTH VARIES (2613.52') SECTION-12-20-17 (2613.61') (2613.32')

573.00'

262.81'

202.83'

2040.32' (2040.61')

ENT. EXIT (S89°48'00"E) 60.00'

ENT. EXIT (S89°23'30"E) 60.00'

ENT. EXIT (S00°16'31"W) 33.00'

ENT. EXIT (N85°10'27"E) 202.83'

ENT. EXIT (N86°05'02"E) 202.83'

ENT. EXIT (S00°16'31"W) 33.00'

ENT. EXIT (S00°43'02"W) 33.00'

APPLETON RD. (S.T.H. "47") WIDTH VARIES

LOT 1

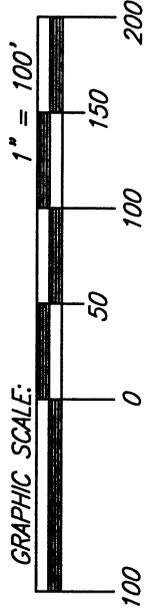
269,825 SQ.FT.± (6.1943 ACRES±)

LOT 2

(N00°43'02"E) (N00°16'31"E) 388.62' (388.74')

(N89°36'35"W) (S89°57'42"W) 322.32'

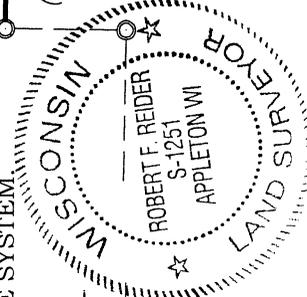
- LEGEND:
- ⊙ = 3/4" IRON REBAR FOUND
 - ⊚ = 1-1/4" IRON REBAR FOUND
 - = MAG NAIL FOUND
 - ⊕ = COUNTY MONUMENT
 - () = RECORDED AS



NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS S89°23'30"E PER THE WINNEBAGO COUNTY COORDINATE SYSTEM

Robert F. Reider 4-10-15

ROBERT F. REIDER, PLS-1251 DATED CAROW LAND SURVEYING CO., INC. 615 N. LYNDALE DR., P.O. BOX 1297 APPLETON, WISCONSIN 54912-1297 PHONE: (920)731-4168 A1407.13-15 DATED: 4-14-2015 DRAFTED BY: (cp RDD)



MIDWAY BUSINESS PARK

OWNERS OF RECORD: KWIK TRIP, INC. PARCEL ID NO: 0080381, 760165200 & 760163500

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

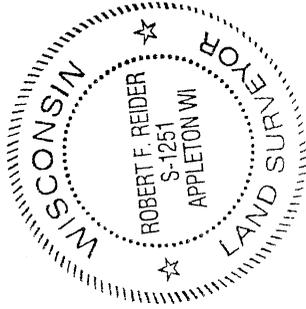
SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF OUTLOT 1, MIDWAY BUSINESS PARK AND PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S89°23'30"E, 573.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 12 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF OUTLOT 1 OF MIDWAY BUSINESS PARK; THENCE S00°43'02"W, 33.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY ROAD (C.T.H. "AP") AND THE POINT OF BEGINNING; THENCE S89°23'30"E, 60.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF SAID OUTLOT 1; THENCE S00°43'02"W, 695.20 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 OF MIDWAY BUSINESS PARK; THENCE N89°23'30"W, 60.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF SAID OUTLOT 1; THENCE S00°43'02"W, 695.20 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 OF MIDWAY BUSINESS PARK; THENCE N89°23'30"W, 167.14 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1735; THENCE N00°43'02"E, 388.62 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE N89°36'35"W, 322.32 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF MIDWAY ROAD (S.T.H. "47"); THENCE N00°16'36"W, 212.43 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N89°23'19"W, 5.50 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N00°16'36"W, 92.29 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N46°45'41"E, 26.30 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY ROAD (C.T.H. "AP"); THENCE S89°23'19"E, 16.34 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE N00°35'44"E, 5.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°23'30"E, 262.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE N86°05'02"E, 202.83 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF KWIK TRIP INC., ATTN: JEFF OSGOOD, P.O. BOX 2107, LA CROSSE, WISCONSIN 54602.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF MENASHA.



Robert F. Reider 4-10-15

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1407.13-15 (RFR) 4-8-2015

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY TREASURER _____ DATED _____ COUNTY TREASURER _____ DATED _____

COMMON COUNCIL RESOLUTION:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA ON THIS _____ DAY OF _____, 20_____.

MAYOR _____ DATED _____ CLERK _____ DATED _____

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNER'S CERTIFICATE

KWIK TRIP, INC. A WISCONSIN CORPORATION, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

KWIK TRIP, INC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.235.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MENASHA.

IN WITNESS WHEREOF, THE SAID, KWIK TRIP, INC. HAS CAUSED THESE PRESENT TO BE SIGNED BY _____, ITS VICE PRESIDENT, AT _____ A.M/P.M., ON THIS _____, DAY OF _____, 20_____.

IN THE PRESENCE OF: _____
KWIK TRIP, INC.

_____, VICE-PRESIDENT

STATE OF _____)

_____) SS

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____.

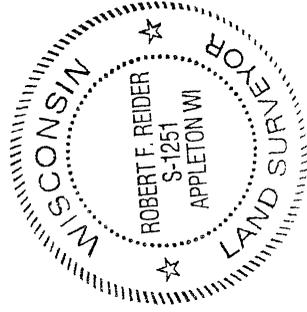
_____, VICE PRESIDENT OF THE ABOVE NAMED KWIK TRIP, INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH OFFICER OF SAID KWIK TRIP, INC., AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID KWIK TRIP, INC., BY ITS AUTHORITY,

CITY OF MENASHA COUNCIL 7/6/15 PAGE 8

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

CITY PLANNING COMMISSION CERTIFICATE:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF MENASHA, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE CITY OF MENASHA PLANNING COMMISSION ON THIS _____ DAY OF _____, 20_____.



Robert F. Reider 4-10-15
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920) 731-4168
A1407.13-15 (RFR) 4-8-2015

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

I, Jordan G Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped that part of Lot 3, Certified Survey Map #5353, all of Lots 26 and 25 and part of Lots 24, 27, and 28 of Block 2, Original Plat of the Town of Menasha, located in the Northeast ¼ of Section 22, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the North ¼ corner of Section 22, Township 20 North, Range 17 East; thence S 89°46'12"E along the North line of the Northeast ¼ of said Section 22, 1545.23 feet; thence S 00°00'00"W, 5.45 feet to the Northeastly corner of Block 2, Original Plat of the Town of Menasha and the point of beginning (POB) of the parcel to be described; thence S 29°38'35"E along the Westerly line of Mill Street, 210.00 feet to the North line of Marina Place; thence S 59°58'45"W along the North line of Marina Place, 68.31 feet; thence S 29°37'35"E, along the North line of Marina Place, 1.00 feet to the Southeastly corner of Lot 3, Certified Survey Map #5353; thence S 59°58'45"W along the North line of Marina Place, 162.94 feet; thence N 29°34'31"W along the Westerly line of lands described and recorded in Document # 1339608 and the southerly extension thereof, 95.19 feet; thence N 60°09'11"E, 75.38 feet; thence N 29°27'33"W, 116.05 feet to the Northerly line of Block 2, Original Plat of the Town of Menasha, also being the South line of Main Street; thence N 59°58'45"E along the South line of Main Street, 155.38 feet to the point of beginning.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of Performa, Inc.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Menasha in surveying, dividing and mapping the same.

Dated this 1st day of July, 2015.

Jordan G. Brost
P.L.S. No. S-3009

PRELIMINARY

Prepared by:
Point Of Beginning, Inc.
5709 Windy Drive, Suite D
Stevens Point, WI 54481

Prepared for:
Performa, Inc.
124 N. Broadway
De Pere, WI 54115
Job # 15.401

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

CITY TREASURER'S CERTIFICATE

I, being the duly elected, qualified and acting Treasurer of the City of Menasha, do hereby certify that in accordance with the records in our office, there are no unpaid taxes or unpaid special assessments on any of the land included in this certified survey map.

City Treasurer _____ Date _____

COMMON COUNCIL APPROVAL

Resolved, this minor subdivision in the City of Menasha is hereby approved by the Common Council.

Dated this _____ day of _____, 2015.

Mayor _____ Date _____

Clerk _____ Date _____

PRELIMINARY

Prepared by:
Point Of Beginning, Inc.
5709 Windy Drive, Suite D
Stevens Point, WI 54481

Prepared for:
Performa, Inc.
124 N. Broadway
De Pere, WI 54115
Job # 15.401



Point of Beginning

Re: conveyance of land

Menasha Downtown Development, LLC to Daniel Pamerter

Legal Description

Part of Lot 24 of Block 2, Original Plat of the Town of Menasha, located in the Northeast ¼ of Section 22, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the North ¼ corner of Section 22, Township 20 North, Range 17 East; thence S 89°46'12"E along the North line of the Northeast ¼ of said Section 22, 1545.23 feet; thence S 00°00'00"W, 5.45 feet to the Northeasterly corner of Block 2, Original Plat of the Town of Menasha; thence S 59°58'45"W along the Northerly line of said Block 2, also being the South line of Main Street, 155.38 feet to the point of beginning (POB) of the parcel to be described; thence S 29°27'33"E, 98.79 feet to the North line of lands described and recorded in Document # 1339607; thence S 59°57'46"W along the Northerly line of lands described and recorded in Document #1339607, 2.02 feet to the Northwesterly corner thereof, said point also being on the Easterly line of lands described and recorded in Volume 159, Page 576; thence N 29°35'32"W along the Easterly line of lands described and recorded in Volume 159, Page 576, 98.79 feet to the Northerly line of Block 2, Original Plat of the Town of Menasha, also being the South line of Main street; thence N 59°58'45"E along the South line of Main Street, 2.25 feet to the point of beginning.

Containing: 211 square feet or 0.005 acres.

Dated this 1st day of July, 2015.

Jordan G. Brost, PLS

PLAN COMMISSION RESOLUTION NO. 1-2015

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 13,
CITY OF MENASHA, WISCONSIN**

WHEREAS, the City of Menasha (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 13 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Winnebago County, the Menasha School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 16, 2015 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Menasha that:

1. It recommends to the Common Council that Tax Incremental District No. 13 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this 30th day of JUNE, 2015.



Plan Commission Chair



Secretary of the Plan Commission

July 2, 2015

Project Plan for the Creation of Tax Incremental District No. 13

CITY OF MENASHA, WISCONSIN



Organizational Joint Review Board Meeting Held:	June 16 , 2015
Public Hearing Held:	June 16 , 2015
Adoption by Plan Commission:	June 16, 2015
Adoption by Common Council:	Scheduled for consideration on July 6, 2015
Approval by the Joint Review Board:	Scheduled for consideration on July 16, 2015

Project Plan for the Creation of Tax Incremental District No. 13

City of Menasha Officials

Common Council

Don Merkes	Mayor
James Taylor	Council President
Rebecca Nichols	Council Member
Wil Krautkramer	Council Member
Mark Langdon	Council Member
Michael Keehan	Council Member
Dan Zelinski	Council Member
Melissa Rollins-Jump	Council Member
Kevin Benner	Council Member

City Staff

Greg Keil	Community Development Director
Peggy Steeno	Director of Administrative Services
Debbie Galeazzi	City Clerk
Pamela Captain	City Attorney

Plan Commission

Gretchen DeCoster	Richard Sturm
Catherin Cruickshank	Mark Radtke
Dave Schmidt	Kara Homan
Kevin Benner	Greg Keil
Mayor Donald Merkes	Dan Zelinski

Joint Review Board

Mayor Donald Merkes	City Representative
Mark Harris	Winnebago County
Amy Van Straten	Fox Valley Technical College District
Brian Adesso	Menasha School District
Scott Francis	Public Member

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District No. 13 (“TID” or “District”) is a proposed 4.25 acre blighted area TID that will be created for the purpose of facilitating redevelopment on the site of the former Hotel Menasha and adjacent bank building at the corner of Main and Mill Streets and a portion of the City-owned Marina Place Parking Lot. The redevelopment project will include construction of a multi-tenant 119,900 square foot office tower and surface parking on the site, as well as construction of a 300 stall parking ramp on City owned property located on Broad Street. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures

The City anticipates making expenditures of approximately \$8.82 million to pay for TID eligible projects (“Project Costs”) within the District. These costs include development incentives, installation of public infrastructure and related administrative expense. Additional development incentives totaling \$1.25 million are expected to be paid with funds from a State of Wisconsin Community Development Investment (“CDI”) grant and with funds transferred from Tax Incremental District No. 5. Authorization for the tax increment sharing from TID No. 5 is being sought concurrently with the approval of this District and Project Plan. In addition to the foregoing project expenditures, the City has included \$1,285,000 for certain “contingent” projects that will facilitate accomplishment of the objectives for the District. These contingent projects will only be undertaken if tax increments realized exceed the levels projected in this Project Plan. The Expenditure Period of this District would be twenty-two years commencing on the date the Common Council adopts the resolution creating it (“Creation Resolution”). Further discussion related to the expenditures to be undertaken, their timing and related financing is included in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land, improvements and personal property value of approximately \$12,500,000 will be created. An additional \$4,800,000 will be invested in the Broad Street parking ramp. Provision of development incentives and installation of certain public infrastructure is necessary to enable creation of this additional value. A table detailing assumptions as to the timing of redevelopment and associated values is located in Section 10 of this Plan. In addition to the incremental property value, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all Project Costs by the year 2042; one year earlier than the 27 year maximum life of this District. The Economic Feasibility Study does not include an assignment of interest earnings to funds the City expects to advance to the TID. To the extent the City determines to recover a reasonable amount of interest on the advanced funds, the TID may need to remain open for its full maximum life.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105 and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered that the redevelopment site is blighted. Given that the City has not received proposals to redevelop the site that did not include a request for Tax Incremental Financing (“TIF”) incentives, it is the judgment of the City that the site will not redevelop independent of creation of the District and use of TIF.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are sufficient to pay for the proposed Project Costs.
 - The redevelopment project will create or expand job opportunities in the City both as a result of the construction of the project itself, as well as through the creation of additional office and retail space in the downtown area.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2015. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to redevelopment or economic appreciation of property values occurring after January 1, 2015 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the redevelopment expected would not occur without creation of the District and use of TIF (see Finding #1) and since the District is expected to generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wisconsin Statutes Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1. Furthermore, any property standing vacant for the entire seven years preceding adoption of the Creation Resolution does not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1.

5. Based upon the finding made in 4., the District is declared to be a blighted area District based on the identification and classification of the property included within it.
6. The Project Costs relate directly to promoting the elimination of blight consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2: Type and General Description of District

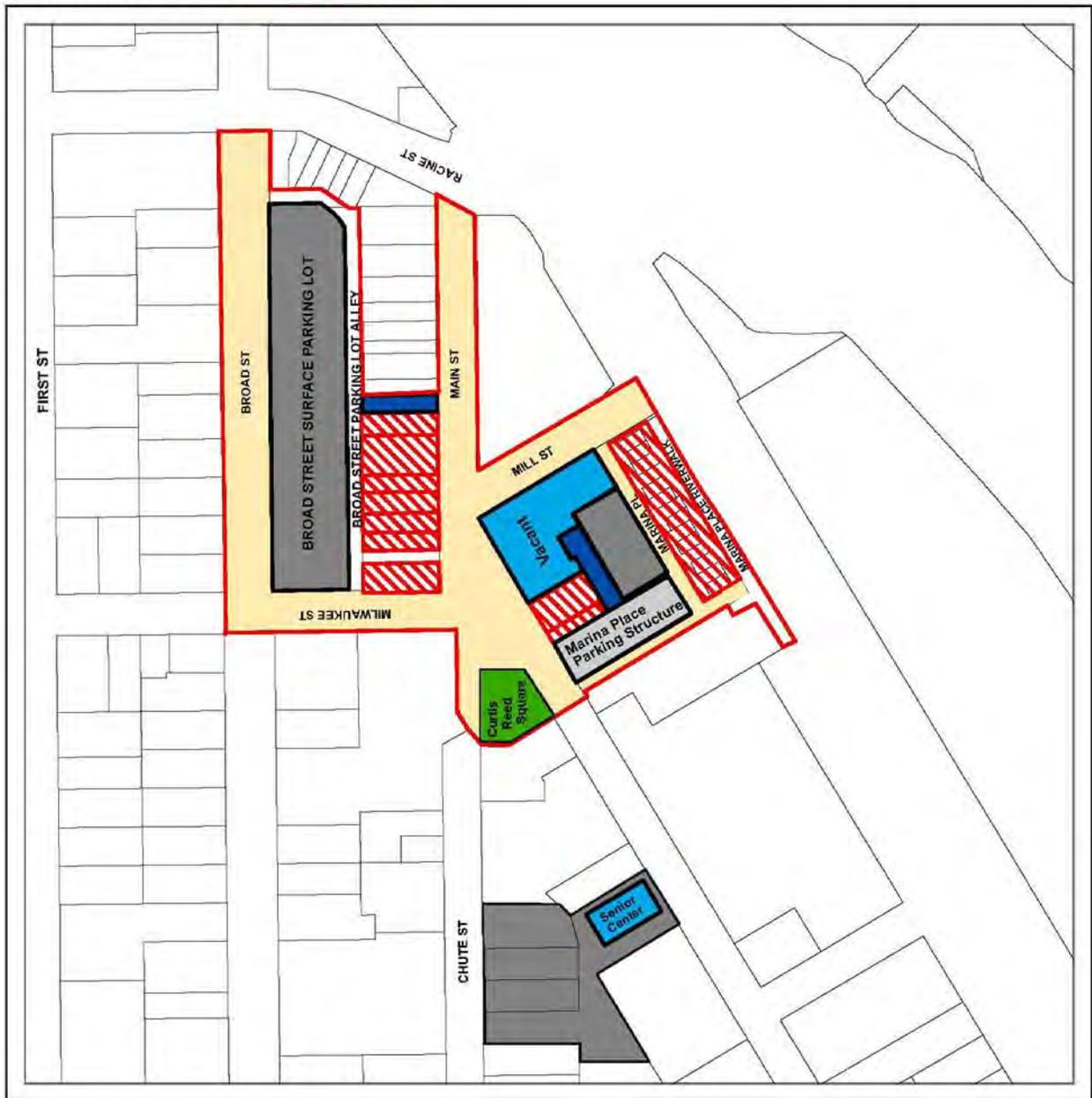
The District is being created by the City under the authority provided by Wisconsin Statute Section 66.1105. The District is created as and declared to be a “blighted area” district based upon a finding that at least 50%, by area, of the real property within the District is blighted. In Section 5 of this Plan, the City has identified those properties within the District that meet the criteria of blighted areas as defined in Wisconsin Statutes Section 66.1105(2)(ae)1 and relies on these characterizations as the basis for making the above finding.

Property standing vacant for seven years immediately preceding adoption of the Creation Resolution for this District will not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1. A calculation demonstrating compliance with this test is found as part of the Preliminary Parcel List in Section 5 of this plan.

Maps depicting the boundaries of the District as well as proposed uses and improvement are found in Sections 3 and 8 of this Plan, respectively. The City intends that TIF will be used to assure that redevelopment occurs within the District consistent with the City’s redevelopment objectives. This will be accomplished by making development incentive payments and installing public improvements necessary to promote redevelopment within the District. The City’s goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The Project Costs included in this Plan relate directly to the elimination of blight and are consistent with the purpose for which the District is created.

SECTION 4: Maps Showing Existing Uses and Conditions

- TID 13 - Existing Uses and Conditions**
-  Parking Structure
 -  Surface Parking
 -  Walkway
 -  Excluded Parcels
 -  TID Boundary
 -  Street ROW



SECTION 5:
Preliminary Parcel List and Analysis

City of Menasha, Wisconsin

Tax Increment District # 13

Base Property Information

Property Information					Assessment Information				Equalized Value				District Classification		Comments	
Parcel Number	Street Address	Owner	Acreage	Municipally Owned	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Vacant	
3-00818-00	175 Main Street	Menasha Downtown Development, Inc.	0.195		42,500	0	0	42,500	101.59%	41,835	0	0	41,835	0.195	0.00	Improvements Demolished in 2014 - Not Vacant
3-00820-00	177 Main Street	Menasha Downtown Development, Inc.	0.399		0	0	0	0	101.59%	0	0	0	0	0.399	0.00	Improvements Demolished in 2014 - Not Vacant
1-230-00	Broad Street Parking Lot	City of Menasha	1.640	X	0	0	0	0	101.59%	0	0	0	0	1.640	0.00	Municipally owned surface parking - Not Vacant
1-243-00	Main to Broad St. Walkway	City of Menasha	0.086	X	0	0	0	0	101.59%	0	0	0	0	0.086	0.00	Municipally owned pedestrain walkway - Not Vacant
1-252-00	Broad Street Parking Lot Alley	City of Menasha	0.292	X	0	0	0	0	101.59%	0	0	0	0	0.292	0.00	Municipally owned alley - Not Vacant
1-253-00	Broad Street Parking Lot Alley	City of Menasha	0.070	X	0	0	0	0	101.59%	0	0	0	0	0.070	0.00	Municipally owned alley - Not Vacant
3-790-00	Marina Place Right-of-Way	City of Menasha	0.309	X	0	0	0	0	101.59%	0	0	0	0	0.309	0.00	Municipally owned ROW - Not Vacant
3-798-00	Marina Place Parking Structure & Surface Lot	City of Menasha	0.654	X	0	0	0	0	101.59%	0	0	0	0	0.654	0.00	Municipally owned parking structure & surface Lot - Not Vacant
3-816-01	Marina Place Elevated Walkway	City of Menasha	0.016	X	0	0	0	0	101.59%	0	0	0	0	0.016	0.00	Municipally owned pedestrain walkway - Not Vacant
3-817-01	Marina Place Elevated Walkway	City of Menasha	0.038	X	0	0	0	0	101.59%	0	0	0	0	0.038	0.00	Municipally owned pedestrain walkway - Not Vacant
3-818-01	Marina Place Elevated Walkway	City of Menasha	0.053	X	0	0	0	0	101.59%	0	0	0	0	0.053	0.00	Municipally owned pedestrain walkway - Not Vacant
3-790-02	Marina Place Riverwalk	City of Menasha	0.203	X	0	0	0	0	101.59%	0	0	0	0	0.203	0.00	Municipally owned riverwalk - Not Vacant
2-058-00	Curtis Reed Square	City of Menasha	0.244	X	0	0	0	0	101.59%	0	0	0	0	0.000	0.00	Municipally owned public square - Not Vacant
1-236-00	184 Main Street	Michael J. McClone	0.055		12,000	108,000	0	120,000	101.59%	11,812	106,310	0	118,122	0.000	0.00	
Total Acreage			4.25		54,500	108,000	0	162,500		53,647	106,310	0		3.955	0	
Estimated Base Value													159,957			
														92.97%	0.00%	

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$73,854,057. This value is less than the maximum of \$119,890,632 in equalized value that is permitted for the City of Menasha. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Menasha, Wisconsin			
Tax Increment District # 13			
Valuation Test Compliance Calculation			
Creation Date	7/6/2015		
	Valuation Data Currently Available 2014	Percent Change	Valuation Data Est. Creation Date 2015
Total EV (TID In)	999,088,600	1.00%	1,009,079,486
12% Test	119,890,632		119,890,632
Increment of Existing TIDs			
TID #1	3,522,400	1.00%	3,557,624
TID #3	609,200	1.00%	615,292
TID #4	2,670,600	1.00%	2,697,306
TID #5	11,441,200	1.00%	11,555,612
TID #6	15,846,200	1.00%	16,004,662
TID #7	3,699,000	1.00%	3,735,990
TID #8	1,321,100	1.00%	1,334,311
TID #9	22,972,300	1.00%	23,202,023
TID #10	1,743,100	1.00%	1,760,531
TID #11	2,503,500	1.00%	2,528,535
TID #12	7,365,500	1.00%	7,439,155
Total Existing Increment	73,694,100		74,431,041
Projected Base of New or Amended District	159,957		159,957
Total Value Subject to 12% Test	73,854,057		74,590,998
Compliance	PASS		PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Utilities

Utility Relocations

To allow for redevelopment, the City will need to relocate sanitary sewer, water system and/or storm water management system facilities serving the District.

Streets and Streetscape

Street, Parking Area and Related Improvements

Redevelopment will require construction or reconstruction of streets, access drives, and parking areas on Main Street, Mill Street, Marina Place, Broad Street and the Broad Street Parking Lot. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; utility relocation, street lighting; installation of traffic control signage; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance redevelopment sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Activities Undertaken by Other City Entities

Contribution to the Landmarks Commission, Housing Authority and/or Redevelopment Authority

As Contingent Projects, the City may contribute funds to its Landmarks Commission to operate its Facade Improvement Fund and to the Housing Authority to operate its Housing Rehabilitation Fund. Funds may also be provided to the Redevelopment Authority of the City of Menasha to be used for administration, planning, operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Projects undertaken by these City entities for the purposes stated are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible Project Costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City has identified \$660,000 in potential Project Costs that would be made within the ½ mile radius. These projects are included within the category of "contingent" projects that will only be undertaken if tax increments realized exceed the levels projected in this Project Plan:

Description of Projects Outside of the TID	Estimated Cost
Facade Improvement Fund Capitalization	\$100,000
Housing Rehabilitation Fund Capitalization	\$400,000
Chute Street Parking Lot Rehabilitation	\$160,000
Total	\$660,000

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

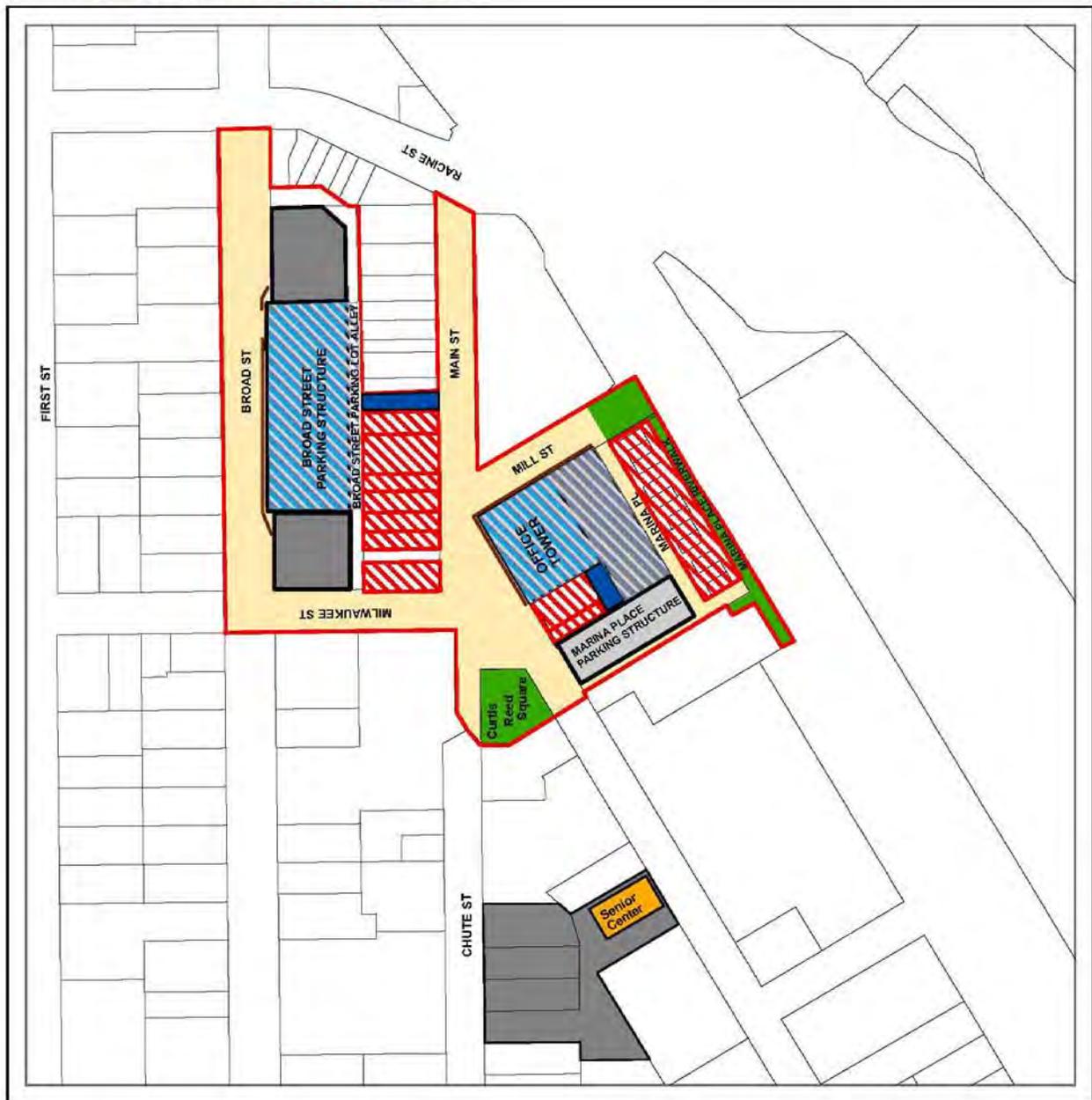
Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8:

Maps Showing Proposed Improvements and Uses

TID 13 - Priority Improvements

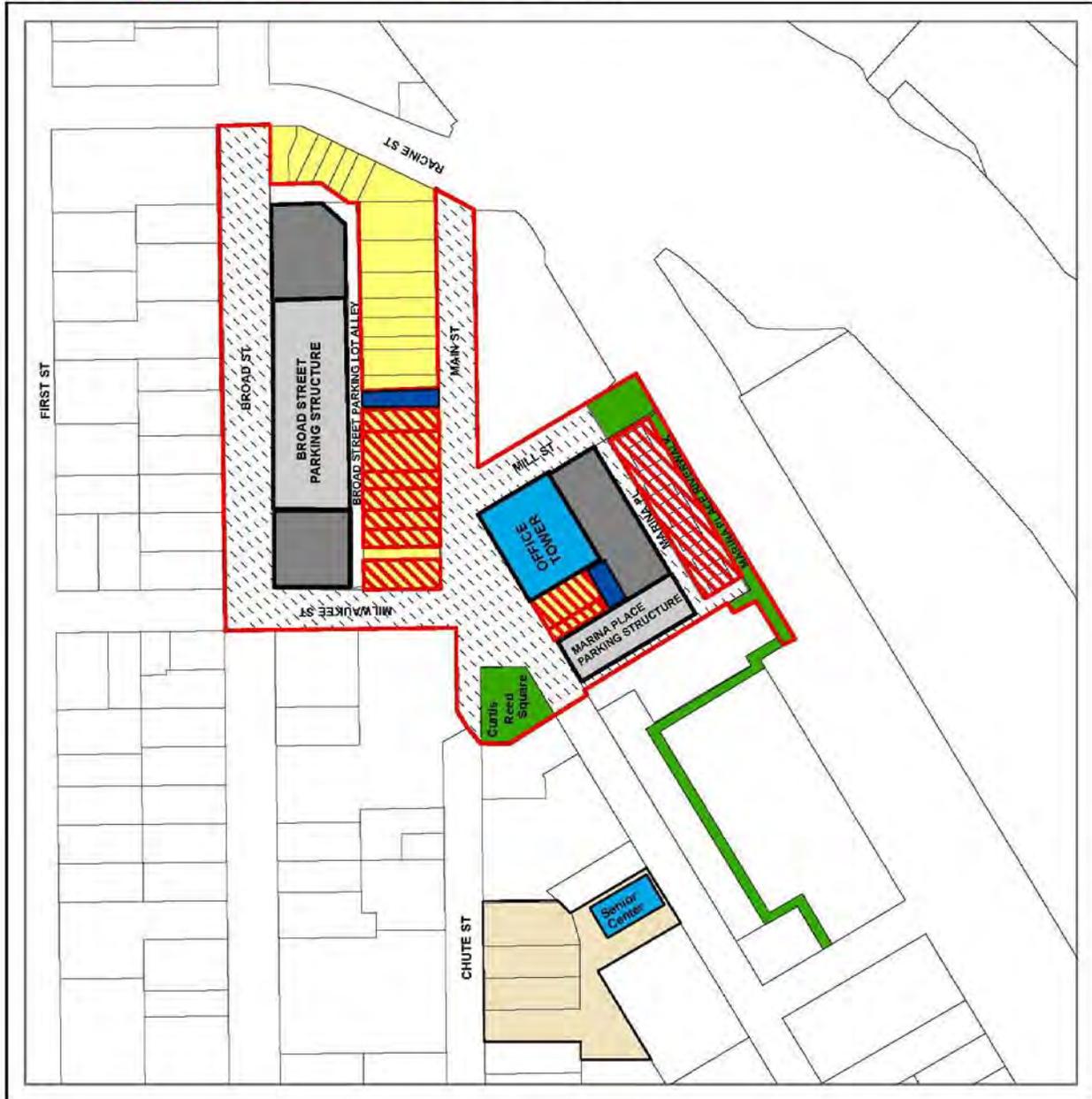
-  Walkway
-  Parking Structure
-  Surface Parking
-  Civic Space
-  Excluded Parcels
-  TID Boundary
-  Street ROW
-  Utility Relocation
-  Sidewalk, Curb & Gutter



TID 13 - Contingent Improvements

-  Excluded Parcels
-  TID Boundary
-  Landscape/Streetscape Improvements
-  Mill Street End/Riverwalk/Curtis Reed Square Improvements
-  Chute Street Parking Lot Rehabilitation*
-  Facade Improvement Fund Capitalization*
-  Housing Rehabilitation Program Capitalization*

*Improvements outside of but within one half mile of the TID.



SECTION 9: Detailed List of Project Costs

All costs are based on 2015 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2015 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Menasha, Wisconsin					
Tax Increment District # 13					
Estimated Project List ¹					
Priority Projects	Incentives 2015-2041	Infrastructure 2015-2016	Admin. 2015-2037		Total
Project Name/Type					
Development Incentives	9,692,635				9,692,635
Walkway		100,000			100,000
Sidewalk, Curb & Gutter and Dumpster		112,000			112,000
Utility Relocations		125,000			125,000
Administrative Costs			42,000		42,000
Less Non-TID Sources ²	(1,250,000)				(1,250,000)
Total Priority Projects	8,442,635	337,000	42,000	0	8,821,635
Contingent Projects	Incentives	Infrastructure	Admin.	Urban Renewal	Total
Project Name/Type					
Mill Street End/Riverwalk/Curtis Reed Square Improvements		125,000			125,000
Facade Improvement Fund Capitalization ³				100,000	100,000
Housing Rehabilitation Fund Capitalization ³				400,000	400,000
Chute Street Parking Lot Rehabilitation ³		160,000			160,000
Land Acquisition for Surface Parking and Parking Lot Improvements		400,000			400,000
Landscape/Streetscape Improvements - Main/Mill/Milwaukee/Broad Streets		100,000			100,000
Total Contingent Projects	0	785,000	0	500,000	1,285,000
Notes:					
¹ Project costs are estimates and are subject to modification as to amount, timing and category of expenditure.					
² CDI grant and transfer from Tax Incremental District No. 5.					
³ Costs for these projects may be incurred within 1/2 mile of the TID boundary.					

Contingent Projects Description

The projects designated as “Contingent” on the table above and listed hereafter are proposed for inclusion in the Project Plan as they will serve to enhance the overall positive impact of the district upon the downtown and the community. They are not, however, included in the financing plan for the district as the amount of increment projected to be available is insufficient to support the projects. Should additional increment be realized, the intention would be to apply it to one or more of the contingent projects.

Mill Street End/Riverwalk/Curtis Reed Square Improvements - \$125,000

Enhancements to the civic green space would improve the downtown environment by making improvements to passive green space areas. These areas would be used and enjoyed by downtown employees, visitors and city residents.

Facade Improvement Fund Capitalization - \$100,000

The Menasha Landmarks Commission has been operating a facade improvement program for many years. This program has benefited many of the buildings within the Upper Main Street historic district. The program fund, originally capitalized by Community Development Block Grant (CDBG) program funds is nearly depleted. Facade improvements help preserve and enhance the tax base and make for a more attractive downtown business environment.

Housing Rehabilitation Program Capitalization - \$400,000

Much of the housing stock within a half mile of the proposed TID boundary is old and is in need of conservation and rehabilitation work. The Menasha Housing Authority has likewise operated a housing program for many years, which was also capitalized by the CDBG program. The funds available within the program are insufficient to meet the housing conservation and rehabilitation needs of the near downtown area. Housing rehabilitation will preserve and enhance the tax base, and will help provide attractive housing choices for downtown employees or those seeking to move to an attractive urban environment.

Chute Street Parking Lot Rehabilitation - \$160,000

The parking ramp to be built in the Broad Street parking lot will displace surface parking stalls, some of which were dedicated to another business entity as well as those which were available for public parking. The Chute Street parking lot is to accommodate some of the displaced parking, however, it is in poor condition and needs to be resurfaced. The Chute Street lot is outside of but is in close proximity to the proposed TID 13. The rehabilitated parking lot will help meet the parking needs of downtown employees and business patrons.

Land Acquisition for Surface Parking and Parking Lot Improvements - \$400,000

Despite the construction of a 300 stall parking structure to serve the office tower and the proposed rehabilitation of the Chute Street parking lot, there will remain a deficiency of parking in the downtown. The deficiency is mostly related to the aforementioned displacement of parking in the Broad Street lot caused by the proposed parking ramp. Approximately 100 additional stalls are needed to provide sufficient parking to satisfy the parking demand imposed by downtown office space and business patron parking.

Landscape-Streetscape Improvements Main/Mill/Milwaukee/Broad Streets - \$100,000

This investment is proposed to improve the function and appearance of the downtown environment by installing landscape/streetscape amenities within street right of way. These improvements will make the downtown more attractive and appealing to businesses and will contribute to the use and enjoyment of the downtown by employees and business patrons. It will significantly contribute to parallel efforts to make the downtown a desirable place to live, work and conduct business.

SECTION 10:

Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A specific description as to the plan of finance follows.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that redevelopment and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Implementation and Finance Plan

Development incentive payments totaling \$9,692,635 are projected to be paid over the life of the District, and consist of three categories of incentive:

- A Developer Building Incentive totaling \$1,750,000. The incentive will be paid in two installments. The first installment of \$750,000 to be paid in 2015 will be funded with a transfer of \$750,000 in tax increments from Tax Incremental District No. 5. Authorization for the tax increment sharing from TID No. 5 is being sought concurrently with the approval of this District and Project Plan. The second installment of \$1,000,000 to be paid in 2016 will be funded with a \$500,000 State of Wisconsin Community Development Investment grant and a \$500,000 advance of other City funds on hand.
- A Developer Ramp Incentive in a principal amount of \$4,800,000. This portion of the incentive will be made on a “pay as you go basis.” Payment of the amounts due to the developer is limited to 95% of the annual tax increments actually collected through the year 2040, and to 5% thereafter. Interest will accrue on unpaid incentive amounts at the rate of 3.50% through September 30, 2026, and at the rate of 5.00% thereafter. Based on the projections found in this Section, incentive payments including the accrued interest are projected to total \$7,559,636 with retirement of the liability in 2040. The City will have no remaining liability for unpaid amounts upon TID closure if tax increment collections over the life of the TID are insufficient to repay the total incentive amount.
- A Developer Maintenance Incentive (for the parking ramp) totaling up to \$382,999. This portion of the incentive will also be made on a “pay as you go basis” and will bear no interest on unpaid amounts. Incentive payments will commence after the Developer Ramp Incentive has been repaid. As with the Developer Ramp Incentive, the City will have no remaining liability for unpaid amounts upon TID closure if tax increment collections over the life of the TID are insufficient to repay the total incentive amount.

In addition to the development incentive payments, the City expects to spend \$337,000 for public infrastructure costs related to the redevelopment project in 2015 and 2016, and \$42,000 for TID related administrative expenses through the life of the District. The infrastructure costs and initial administrative expense will be funded with an advance of other City funds. This advance, along with the advance to pay a portion of the Developer Building Incentive will be recovered through the life of the TID from the 5% of tax increment to be retained by the City (95% after 2040). The cash flow projections contained in this Section do not include an interest accrual on the unpaid City advance amounts. The City reserves the right to accrue and recover a reasonable amount of interest on the advance and will later determine whether to do so based on the actual performance of the TID.

Development Assumptions

City of Menasha, Wisconsin							
Tax Increment District # 13							
Development Assumptions							
Construction Year		Actual	Office Building ¹	Personal Property	Additional Redevelop.	Annual Total	Construction Year
1	2015		6,000,000			6,000,000	2015 1
2	2016		6,000,000	500,000		6,500,000	2016 2
3	2017					0	2017 3
4	2018					0	2018 4
5	2019					0	2019 5
6	2020					0	2020 6
7	2021					0	2021 7
8	2022					0	2022 8
9	2023					0	2023 9
10	2024					0	2024 10
11	2025					0	2025 11
12	2026					0	2026 12
13	2027					0	2027 13
14	2028					0	2028 14
15	2029					0	2029 15
16	2030					0	2030 16
17	2031					0	2031 17
18	2032					0	2032 18
19	2033					0	2033 19
20	2034					0	2034 20
21	2035					0	2035 21
22	2036					0	2036 22
23	2037					0	2037 23
24	2038					0	2038 24
25	2039					0	2039 25
26	2040					0	2040 26
27	2041					0	2041 27
Totals		0	12,000,000	500,000	0	12,500,000	

Notes:
¹Source of valuation estimate is "Menasha Downtown Redevelopment Project Parameters" document received on 2-25-2015.

Increment Revenue Projections

City of Menasha, Wisconsin Tax Increment District # 13 Tax Increment Projection Worksheet									
Type of District	Blighted Area			Base Value	0				
Creation Date	July 6, 2015			Appreciation Factor	0.00%	Apply to Base Value			
Valuation Date	Jan 1,	2015		Base Tax Rate ¹	\$28.06				
Max Life (Years)	27			Rate Adjustment Factor					
Expenditure Periods/Termination	22	7/6/2037		Tax Exempt Discount Rate	3.50%	465,007			
Revenue Periods/Final Year	27	2043		Taxable Discount Rate	5.00%				
Extension Eligibility/Years	Yes 3								
Recipient District	Yes								
Construction	Valuation	Inflation	Total	Revenue	Tax	Tax Exempt	Taxable		
Year	Value Added	Year	Increment	Year	Rate	Increment	NPV	NPV	Calculation
		Year	Increment	Year	Rate	Increment	Calculation	Calculation	
1	2015	6,000,000	2016	6,000,000	2017	\$28.06	168,338	162,645	160,322
2	2016	6,500,000	2017	12,500,000	2018	\$28.06	350,704	490,031	478,421
3	2017	0	2018	12,500,000	2019	\$28.06	350,704	806,346	781,372
4	2018	0	2019	12,500,000	2020	\$28.06	350,704	1,111,965	1,069,897
5	2019	0	2020	12,500,000	2021	\$28.06	350,704	1,407,248	1,344,683
6	2020	0	2021	12,500,000	2022	\$28.06	350,704	1,692,546	1,606,384
7	2021	0	2022	12,500,000	2023	\$28.06	350,704	1,968,196	1,855,623
8	2022	0	2023	12,500,000	2024	\$28.06	350,704	2,234,525	2,092,993
9	2023	0	2024	12,500,000	2025	\$28.06	350,704	2,491,847	2,319,060
10	2024	0	2025	12,500,000	2026	\$28.06	350,704	2,740,468	2,534,362
11	2025	0	2026	12,500,000	2027	\$28.06	350,704	2,980,681	2,739,411
12	2026	0	2027	12,500,000	2028	\$28.06	350,704	3,212,771	2,934,696
13	2027	0	2028	12,500,000	2029	\$28.06	350,704	3,437,013	3,120,682
14	2028	0	2029	12,500,000	2030	\$28.06	350,704	3,653,671	3,297,811
15	2029	0	2030	12,500,000	2031	\$28.06	350,704	3,863,003	3,466,506
16	2030	0	2031	12,500,000	2032	\$28.06	350,704	4,065,256	3,627,168
17	2031	0	2032	12,500,000	2033	\$28.06	350,704	4,260,670	3,780,179
18	2032	0	2033	12,500,000	2034	\$28.06	350,704	4,449,475	3,925,903
19	2033	0	2034	12,500,000	2035	\$28.06	350,704	4,631,896	4,064,689
20	2034	0	2035	12,500,000	2036	\$28.06	350,704	4,808,148	4,196,865
21	2035	0	2036	12,500,000	2037	\$28.06	350,704	4,978,440	4,322,748
22	2036	0	2037	12,500,000	2038	\$28.06	350,704	5,142,973	4,442,636
23	2037	0	2038	12,500,000	2039	\$28.06	350,704	5,301,942	4,556,815
24	2038	0	2039	12,500,000	2040	\$28.06	350,704	5,455,535	4,665,557
25	2039	0	2040	12,500,000	2041	\$28.06	350,704	5,603,935	4,769,121
26	2040	0	2041	12,500,000	2042	\$28.06	350,704	5,747,316	4,867,753
27	2041	0	2042	12,500,000	2043	\$28.06	350,704	5,885,848	4,961,689
Totals		12,500,000	0		Future Value of Increment		9,286,643		

Notes:
 1 Base tax rate shown is actual rate for the 2014/2015 levy taken from DOR Form PC-202 (Tax Increment Collection Worksheet).

Cash Flow

City of Menasha, Wisconsin																
Tax Increment District # 13																
Cash Flow Projection																
Year	Projected Revenues					Expenditures							Balances			Year
	Tax Increments	Transfer from TID No. 5 ¹	Advances from Other Funds ²	CDI Grant	Total Revenues	Developer Building Incentive ³	Developer Ramp Incentive ⁴	Maintenance Incentive ⁵	Other Project Costs ⁶	Admin.	Repay City Advances ⁷	Total Expenditures	Annual	Cumulative	Principal Outstanding ⁸	
2015		750,000	357,000		1,107,000	750,000			337,000	20,000		1,107,000	0	0	1,739,999	2015
2016			501,000	500,000	1,001,000	1,000,000				1,000		1,001,000	0	0	6,138,999	2016
2017	168,338				168,338		159,921			1,000	7,417	168,338	0	0	6,141,692	2017
2018	350,704				350,704		333,169			1,000	16,536	350,704	0	0	5,960,856	2018
2019	350,704				350,704		333,169			1,000	16,535	350,704	0	0	5,774,271	2019
2020	350,704				350,704		333,169			1,000	16,536	350,704	0	0	5,581,733	2020
2021	350,704				350,704		333,169			1,000	16,535	350,704	0	0	5,383,035	2021
2022	350,704				350,704		333,169			1,000	16,535	350,704	0	0	5,177,962	2022
2023	350,704				350,704		333,169			1,000	16,536	350,704	0	0	4,966,289	2023
2024	350,704				350,704		333,169			1,000	16,535	350,704	0	0	4,747,787	2024
2025	350,704				350,704		333,169			1,000	16,536	350,704	0	0	4,522,216	2025
2026	350,704				350,704		333,169			1,000	16,535	350,704	0	0	4,289,329	2026
2027	350,704				350,704		333,169			1,000	16,535	350,704	0	0	4,095,689	2027
2028	350,704				350,704		333,169			1,000	16,536	350,704	0	0	3,893,193	2028
2029	350,704				350,704		333,169			1,000	16,535	350,704	0	0	3,681,399	2029
2030	350,704				350,704		333,169			1,000	16,536	350,704	0	0	3,459,842	2030
2031	350,704				350,704		333,169			1,000	16,535	350,704	0	0	3,228,035	2031
2032	350,704				350,704		333,169			1,000	16,535	350,704	0	0	2,985,463	2032
2033	350,704				350,704		333,169			1,000	16,536	350,704	0	0	2,731,590	2033
2034	350,704				350,704		333,169			1,000	16,535	350,704	0	0	2,465,850	2034
2035	350,704				350,704		333,169			1,000	16,536	350,704	0	0	2,187,649	2035
2036	350,704				350,704		333,169			1,000	16,535	350,704	0	0	1,896,366	2036
2037	350,704				350,704		333,169			1,000	16,535	350,704	0	0	1,591,345	2037
2038	350,704				350,704		333,169				17,536	350,704	0	0	1,270,899	2038
2039	350,704				350,704		333,169				17,535	350,704	0	0	935,309	2039
2040	350,704				350,704		70,001	263,168			17,535	350,704	0	0	587,105	2040
2041	350,704				350,704			119,831			230,873	350,704	0	0	236,401	2041
2042	350,704				350,704						236,401	236,401	114,303	114,303	0	2042
2043	350,704				350,704						0	0	350,704	465,007	0	2043
Total	9,286,643	750,000	858,000	500,000	11,394,643	1,750,000	7,559,636	382,999	337,000	42,000	858,000	10,929,635				Total

Notes:

¹Concurrent with the creation of TID No. 13, the City is amending the Project Plan for TID No. 5 to permit it to share excess increment with TID No. 13.

²The City will advance funds on hand to pay the costs of the walkway; sidewalk; curb & gutter; dumpster; utility relocations, and initial administrative costs.

³The developer building incentive will be paid in two installments: \$750,000 due following amendment of the TID No. 5 Project Plan, and \$1,000,000 due not later than one year following commencement of construction.

⁴Ramp incentive payments due 10/1 annually commencing 10/1/2017 in installments equal to 95% of the actual increment generated by the project. Ramp incentive amount based on principal of \$4,800,000 accruing interest on unpaid balances at a rate of 3.50% through 9-30-2026 and 5.00% thereafter. After 2041, allocation of increment to any unpaid balances drops to 5%.

⁵After full payment of the ramp incentive, the developer may receive additional maintenance incentives provided that the sum of the ramp and maintenance incentives will not exceed \$7,942,628.

⁶Includes cost of walkway; sidewalk; curb & gutter; dumpster; and utility relocations.

⁷All annual surplus amounts will be used to reduce the City advance. The City will determine whether to recover interest on the advanced amounts based on the actual performance of the TID.

⁸Reflects year end outstanding principal amounts of the Building Incentive, Ramp Incentive, Maintenance Incentive and City Advances.

Projected TID Closure

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Menasha Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances required for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow the requirements of Wisconsin Statutes Chapter 32.

SECTION 16: Orderly Development of the City of Menasha

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within the District that will be paid from sources other than tax increments. Examples would include:

- A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The following is a list of the estimated non-Project Costs included within this Project Plan:

Description of Non-Project Costs	Estimated Cost
Developer Building Incentive	\$1,250,000
Total	\$1,250,000

The total Developer Building Incentive amount is \$1,750,000. Of this total, \$500,000 will be paid with funds initially advanced by the City and recovered through the life of the District. This portion of the incentive payment is an eligible Project Cost. The balance of the incentive payment will be paid with a \$750,000 transfer of tax increments from Tax Incremental District No. 5 and a \$500,000 State of Wisconsin Community Development Investment grant. These latter two amounts constitute non-Project Costs.

SECTION 18:
Opinion of Attorney for the City of Menasha Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

July 2, 2015

SAMPLE

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District No. 13

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Pamela Captain
City of Menasha

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2014		Percentage		
Winnebago County	4,034,274			19.32%		
Technical College	836,436			4.01%		
City of Menasha	7,683,074			36.80%		
Menasha School District	8,325,196			39.87%		
Total	20,878,980					

Revenue Year	Winnebago County	City of Menasha	Menasha School District	Technical College	Total	Revenue Year
2017	32,527	61,945	67,122	6,744	168,338	2017
2018	67,764	129,053	139,838	14,050	350,704	2018
2019	67,764	129,053	139,838	14,050	350,704	2019
2020	67,764	129,053	139,838	14,050	350,704	2020
2021	67,764	129,053	139,838	14,050	350,704	2021
2022	67,764	129,053	139,838	14,050	350,704	2022
2023	67,764	129,053	139,838	14,050	350,704	2023
2024	67,764	129,053	139,838	14,050	350,704	2024
2025	67,764	129,053	139,838	14,050	350,704	2025
2026	67,764	129,053	139,838	14,050	350,704	2026
2027	67,764	129,053	139,838	14,050	350,704	2027
2028	67,764	129,053	139,838	14,050	350,704	2028
2029	67,764	129,053	139,838	14,050	350,704	2029
2030	67,764	129,053	139,838	14,050	350,704	2030
2031	67,764	129,053	139,838	14,050	350,704	2031
2032	67,764	129,053	139,838	14,050	350,704	2032
2033	67,764	129,053	139,838	14,050	350,704	2033
2034	67,764	129,053	139,838	14,050	350,704	2034
2035	67,764	129,053	139,838	14,050	350,704	2035
2036	67,764	129,053	139,838	14,050	350,704	2036
2037	67,764	129,053	139,838	14,050	350,704	2037
2038	67,764	129,053	139,838	14,050	350,704	2038
2039	67,764	129,053	139,838	14,050	350,704	2039
2040	67,764	129,053	139,838	14,050	350,704	2040
2041	67,764	129,053	139,838	14,050	350,704	2041
2042	67,764	129,053	139,838	14,050	350,704	2042
2043	67,764	129,053	139,838	14,050	350,704	2043
	<u>1,794,382</u>	<u>3,417,311</u>	<u>3,702,917</u>	<u>372,034</u>	<u>9,286,643</u>	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Legal Description of Proposed TID #13

That part of the SE ¼ of the SE ¼ of Section 15, T20N, R17E and that part of the NE ¼ and the NW ¼ of the NE ¼ of Section 22, T20N, R17E, City of Menasha, Winnebago County, Wisconsin described as follows:

Commencing at the SW corner of the SE ¼ of the SE ¼ of said Section 15; thence north along the west line of said SE ¼ of the SE ¼ of Section 15 to the north right-of-way (ROW) line of Broad Street; thence east along said north ROW line 50 feet, more or less, to the west ROW line of Milwaukee Street and the point of beginning; thence east along the north ROW line of Broad Street 780.28 feet to the west ROW line of Racine Street; thence south along said east ROW line 80 feet to the south ROW line of Broad Street; thence west along the south ROW line of Broad Street 90 feet to the east ROW line of the Broad Street Alley and the NE corner of Lot 1 of Block 43 of the Original Plat of Menasha; thence south along the east line of said Lot 1 and the east line of the Broad Street Alley 80 feet, to a point; thence continuing southwesterly along said ROW line 51 feet, more or less, to a point 9 feet, more or less, north of the extended east line of Lot 22 of said Block 43; thence south 18 feet to a point 10 feet east of the northeast corner of said Lot 22 to the south line of the Broad Street Alley; thence west along said south line 292.38 feet to a point 8 feet east of the west line of Lot 18 of said Block 43; thence south along a line 8 feet east of the west line of said Lot 18 120 feet to the north ROW line of Main Street; thence east along said north ROW line 307.38 feet to the west ROW line of Racine Street; thence southwesterly along the extended west ROW line of Racine Street 69 feet, more or less, to the south ROW line of Main Street; thence west along said south ROW line 403.80 feet to the east ROW line of Mill Street; thence southeasterly 280 feet, more or less, along said east ROW line extended to the north line of the US Government Canal; thence westerly along said north line 496 feet, more or less, to a point on the west line of Outlot 2 of CSM 5353 recorded as document Number 1283917, Winnebago County R.O.D.; thence north along the most westerly line of said Outlot 2 14 feet, more or less; thence east along the north line of said Outlot 2, 103.12 feet to the west ROW line of Marina Place; thence north along said west ROW line 303.29 feet to the south ROW line of Main Street; thence west along said south ROW line 12 feet, more or less, to a point; thence north 29° 11' 28" west 60 feet, more or less, to the southwest corner of Lot 2 of CSM 3742 recorded in Volume 1 of CSM's on page 3742, Winnebago County R.O.D.; thence continuing north, 29° 11' 28" west 65.05 feet; thence north 38° 06' 51" west 20.78 feet; thence north 02° 48' 22" east 43.42 feet to a point on the south ROW of Chute Street; thence continuing north 02° 48' 22" 60 feet more or less to a point on the south line of Lot 1 of said CSM 3742; thence south 29° 11' 28" west along the south line of said CSM 3742 45.40 feet to a point; thence north 60° 02' 53" east 31.41 feet; thence south 89° 57' 07" east 128.59 feet to the west ROW line of Milwaukee Street; thence northerly along said west ROW line to a point of intersection with the north ROW line of Broad Street and the point of beginning, less and excepting a parcel of land commencing at the northeast intersection of Main and Milwaukee Street; thence north along the east ROW line 120 feet to a point; thence east along the south ROW line of the Broad Street Alley 46 feet to a point; thence south along a line 46 feet east of and parallel to the west ROW line of Milwaukee Street 120 feet to the north ROW line of Main Street; thence west 46 feet to the point of beginning, and also less and excepting lands commencing at a point on the north ROW line of Main Street 66 feet east of the northeast intersection of Main and Milwaukee Street; thence north 120 feet to the south ROW line of the Broad Street Alley; thence east along said ROW line 215 feet to a point; thence south 120 feet along a line 281 feet east of and parallel to the west ROW line of Milwaukee Street to the north ROW line of Main Street; thence west 215 feet to the point of beginning, and also less and excepting Lot 1 of CSM 5353 Recorded as Document Number 1283917, Winnebago County R.O.D described as follows: that part of Block 2 and vacated Mill Street in The Original Plat of the Town of Menasha, commencing at the intersection of the south ROW line of Main Street and the east ROW line of Mill Street; thence south along said ROW line 304.39 feet to a point; thence south 62° 19' 50" west 4.45 feet to the point of beginning; thence south 62° 19' 50" west 289.81 feet to a point; thence north 27° 41' 33" west 67.38 feet to a point; thence north 62° 07' 58" east 290.06 feet to a point; thence south 27° 29' 22" east 68.38 feet to the point of beginning.

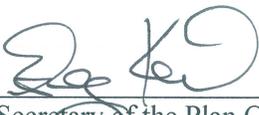
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Menasha that:

1. The boundaries of Tax Incremental District No. 5 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this 30th day of JUNE, 2015.



Plan Commission Chair



Secretary of the Plan Commission

July 2, 2015

Tax Incremental District No. 5 Project Plan Amendment to Allow Increment Sharing with Tax Incremental District No. 13

CITY OF MENASHA, WISCONSIN



Organizational Joint Review Board Meeting Held:	June 16 , 2015
Public Hearing Held:	June 16 , 2015
Adoption by Plan Commission:	June 16, 2015
Adoption by Common Council:	Scheduled for consideration on July 6, 2015
Approval by the Joint Review Board:	Scheduled for consideration on July 16, 2015

Tax Incremental District No. 5 Project Plan Amendment

City of Menasha Officials

Common Council

Don Merkes	Mayor
James Taylor	Council President
Rebecca Nichols	Council Member
Wil Krautkramer	Council Member
Mark Langdon	Council Member
Michael Keehan	Council Member
Dan Zelinski	Council Member
Melissa Rollins-Jump	Council Member
Kevin Benner	Council Member

City Staff

Greg Keil	Community Development Director
Peggy Steeno	Director of Administrative Services
Debbie Galeazzi	City Clerk
Pamela Captain	City Attorney

Plan Commission

Gretchen DeCoster	Richard Sturm
Catherin Cruicksharnk	Mark Radtke
Dave Schmidt	Kara Homan
Kevin Benner	Greg Keil
Mayor Donald Merkes	Dan Zelinski

Joint Review Board

Mayor Donald Merkes	City Representative
Mark Harris	Winnebago County
Amy Van Straten	Fox Valley Technical College District
Brian Adesso	Menasha School District
Scott Francis	Public Member

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District No. 5 (“TID”, “District” or “Donor District”) is an existing industrial district created by the City of Menasha on September 9, 1998. A current map of the District boundaries is found in Section 3 of this Plan.

Prior Amendments

Amendments to add additional territory to the District and to modify the list of eligible Project Costs were approved in 2002 and 2005. These amendments were the first and second of four territory amendments permitted for this District. The District’s Project Plan was also amended in 2008 to allow it to share surplus increment with Tax Incremental Districts No. 7 and 8.

Purpose of this Amendment

The purpose of this Amendment is to allow the District to share surplus increments with the Tax Incremental District No. 13 (“Recipient TID” or “Recipient District”) under the provisions of Wisconsin Statutes Section 66.1105(6)(f). The Recipient TID is a proposed blighted area TID being created for the purpose of facilitating redevelopment on the site of the former Hotel Menasha and adjacent bank building at the corner of Main and Mill Streets. The redevelopment project will include construction of a multi-tenant 109,000 square foot office tower on the site, as well as construction of a 300 stall parking ramp on City owned property located on Broad Street. The process to create the Recipient TID will run concurrent with consideration of this proposed Amendment.

Estimated Total Project Expenditures

The additional Project Costs to be incurred under this Amendment are limited to the sharing of \$750,000 of surplus increment with the Recipient District via a one-time transfer to be made in 2015. The expenditure period of the District terminates on September 9, 2016.

Economic Development

Authorizing the District to share increments with the Recipient District will provide essential resources needed to allow the Recipient District to accomplish the economic development goals set forth in its Project Plan. Without this assistance, the redevelopment project cannot proceed. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Expected Termination of District

The District has a maximum statutory life of 23 years, and must close not later than September 9, 2021. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed total liabilities by the year 2017, enabling the District to close four years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District to allow transfer of \$750,000 in funds to the Recipient District will shift the projected closure year from 2017 to 2020.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

- 1. That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of the Donor District, that the “but for” test was met. The Joint Review Board will be asked to reach this same conclusion with respect to the Recipient District as part of its consideration of that district. As demonstrated in the Economic Feasibility section of this Amendment, the Recipient District will not recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment project and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test is satisfied with respect to the proposed Amendment.
- 2. The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - Approval of the ability to share increment with the Recipient District is necessary to enable that district to realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its Project Costs, and has surplus increment available to pay for some of the Project Costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.
- 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** Given that it is likely that the Recipient District will not achieve the objectives of its Project Plan without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended.
- 4. The boundaries of the District are not being amended.** At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.

5. Based upon the original findings documented in the District's Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared an industrial district based on the identification and classification of the property included within it.
6. The Project Costs of the District relate directly to promoting industrial development in the District consistent with the purpose for which the District was created.
7. The improvements of such area are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The amount of territory within the District which the City estimates will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) will not change as a result of this amendment.
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on September 9, 1998 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 1998.

The District is an "Industrial District," created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. Since this amendment does not add any territory to the District, the District remains in compliance with this provision. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have been amended twice prior to this Amendment. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains an industrial district based on the identification and classification of the property included within the District.

SECTION 4: Map Showing Existing Uses and Conditions

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan and subsequent Project Plan Amendments for prior maps showing the existing uses and conditions of property.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional Project Costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan and subsequent Project Plan Amendments remains in effect.

SECTION 7: Map Showing Proposed Improvements and Uses

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan and subsequent Project Plan Amendments for prior maps showing the proposed improvements and uses of property.

SECTION 8: Detailed List of Project Costs

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional Project Costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan and subsequent Project Plan Amendments remains in effect.

SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all Project Costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of the eligible costs of the Recipient District.
- The Recipient District was created upon a finding that not less than 50 percent, by area, of the real property within the District is blighted or in need of rehabilitation, or the Project Costs in the District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Donor District and Recipient District have the same overlapping taxing jurisdictions, and the Recipient District is being created on a finding that not less than 50 percent, by area, of the real property within the District is blighted.

The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its Project Costs, and that surplus increments remain that can be allocated to pay some of the Project Costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

Projected Cash Flow Prior to Transfer to Recipient District

TIF #5 Fund 457

6/1/2015

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Donor to Other TID's (#7 & #8)	Donor to TIF #13	END OF YEAR FUND BALANCE	REMAINING LIABILITIES ¹
2012/2013	\$10,360,000	\$27.877	\$288,809	\$263,953	\$1,171,958	\$235,591	\$10,146			\$2,134,454	
2013/2014	\$10,510,800	\$28.207	\$296,480	\$296,124	\$608	\$1,415,855	\$13,462	\$109,710		\$1,188,639	
2014/2015	\$11,441,200	\$28.056	\$320,998			\$265,500	\$10,500	\$18,048		\$1,215,589	\$1,660,921
2015/2016	\$11,441,200	\$28.056	\$320,998			\$278,064	\$7,650	\$24,748		\$1,226,125	\$1,399,615
2016/2017	\$11,441,200	\$28.056	\$320,998			\$278,714	\$150	\$143,173		\$1,125,086	\$1,009,068
2017/2018	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$264,000		\$1,012,840	\$597,711
2018/2019	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$114,500		\$1,050,094	\$330,697
2019/2020	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$9,500		\$1,192,348	\$163,376
2020/2021	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150			\$1,344,102	(\$0)
\$9,728,308											

NOTES:

¹Includes end of year G.O. debt principal balance outstanding plus sum of remaining planned transfers to TIDs 7, 8 and 13.

Projected Cash Flow Following Transfer to Recipient District

TIF #5 Fund 457

6/1/2015

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Donor to Other TID's (#7 & #8)	Donor to TIF #13	END OF YEAR FUND BALANCE	REMAINING LIABILITIES ¹
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2013/2014	\$10,510,800	\$28.207	\$296,480	\$296,124	\$608	\$1,415,855	\$13,462	\$109,710		\$1,188,639	
2014/2015	\$11,441,200	\$28.056	\$320,998			\$265,500	\$10,500	\$18,048	\$750,000	\$465,589	\$1,660,921
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2016/2017	\$11,441,200	\$28.056	\$320,998			\$278,714	\$150	\$143,173		\$375,086	\$1,009,068
2017/2018	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$264,000		\$262,840	\$597,711
2018/2019	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$114,500		\$300,094	\$330,697
2019/2020	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$9,500		\$442,348	\$163,376
2020/2021	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150			\$594,102	(\$0)
\$9,728,308											

NOTES:

¹Includes end of year G.O. debt principal balance outstanding plus sum of remaining planned transfers to TIDs 7, 8 and 13.

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Menasha Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances required for implementation of this Plan Amendment.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the implementation of this Plan Amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow the requirements of Wisconsin Statutes Chapter 32.

SECTION 14: Orderly Development of the City of Menasha

This Project Plan Amendment will have no impact on the viability of the original District Project Plan or its subsequent Amendments as it relates to the orderly development of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within the District that will be paid from sources other than tax increments. Examples would include:

- A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-Project Costs in the implementation of this Project Plan as amended.

SECTION 16:
Opinion of Attorney for the City of Menasha Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

July 2, 2015

SAMPLE

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District No. 5 Amendment

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Pamela Captain
City of Menasha



Memorandum

DATE: July 1, 2015

TO: Board of Public Works

FROM: Mark Radtke, Director of Public Works *MR*

RE: Change Order No. 2 Gilbert Trail Contracts 2014-03 and 2014-04

Attached are both Change Orders No. 2 for Gilbert Trail contracts 2014-03 and 2014-04. The change orders represent revisions to both contracts mainly resulting from the discovery of deteriorated piling components on the existing train trestle near the east end of the project site. Because of those substandard pilings, an alternate trail route needed to be evaluated and selected in order to deliver an affordable project.

Project Description

The project involves the construction of a 10 foot wide concrete trail commencing from the north/west side of Ahnaip Street, around the existing small pond, continuing to the river front, and turning east along the river's edge to an existing train trestle. The trail then continues across the trestle and on to the eastern terminus at the property limits. A small shelter building, trail lighting, benches, rock outcrops and a fishing area are among other improvements included in this project.

Because of the different construction types, the project was split into two contracts, one for the concrete trail sections and one for the trestle construction. The low bidder for both contracts was Janke General Contractors. In order to keep the project cost within budget, a change order was issued for both contracts immediately after the bid awards. The change orders in total represented a deduct of \$40,155.00 (see attached).

Change Orders No. 2 Description

The trestle portion of the project originally involved the replacement/reinforcement of four of the trestle's pile caps identified by the consultant as being unacceptable as part of the supporting structure. While proceeding with the replacement of the pile caps, the contractor became concerned with the condition of some of the underlying piles based on a visual inspection and their previous experience with these types of structures.

In a follow up with our consultant, it was determined visual evidence of the trestle's pile bents indicated further testing should be done to determine the adequacy of the trestle's entire exposed substructure. In the meantime, the contractor was directed to suspend work on the trestle portion of the project because the cost to rebuild pile bents and caps would be prohibitive and could result in a radical change to the scope of the project.

At their own cost, our design consultant hired an outside firm specializing in trestle engineering to do the field investigation and testing of the trestle's substructure components. That firm utilized both visual and penetrating investigation techniques to determine the condition of the pile bent components. The findings of that work were summarized in a bridge inspection report submitted to our consultant.

The report indicates 11 of the 20 pile bents would require some level of repair and an additional 6 would require complete frame out meaning only 3 of the existing pile bents would not require any work. To continue a design to carry the trail over the existing trestle would be extremely cost prohibitive given the extra cost to upgrade the deficient pile bents. With this knowledge in hand, the City and its consultant investigated other options to route the trail past the trestle area to its terminus at the east end of the project site.

Because the three acceptable existing pile bents are located adjacent to each other on the western half of the trestle, we decided to evaluate the possibility of utilizing the western portion of the trestle, carrying the trail over the Gilbert waterway outlet, to a point where we would transition the trail off the trestle to a point on land. From this location the trail would proceed on land until it connects to the original designed trail location at the east end of the trestle. This option results in a decreased project cost while utilizing the maximum available structurally acceptable portion of the trestle.

Attached are the proposed change orders for each of the contracts. Change Order No. 2 for Unit No. 2014-03, Gilbert Riverfront Trail, is a deduct of \$9,205.73. Essentially, this change order includes the additional cost for the east and west approaches to the trestle area, some mobilization and contractor re-engineering charges, additional heavy rip rap required at the river's edge below the off trestle portion of the trail, and some additional excavation and stone base. The change order also reflects reduced costs for the originally designed abutments, sheet piling, and limestone outcrop stone, among other items.

Change Order No. 2 for Unit No. 2014-04, Gilbert Trestle Improvements, is a deduct of \$41,383. This change order has additional costs for the demolition of the unused portion of the trestle, additional pile cap, and the cost of contractor purchased, but unused, rail posts. The major deducts include the modifications to the trestle sub-decking, reduced composite decking and reduce cable railing.

Attached is a drawing depicting the recommended new route of the trail relative to the proposed original route of the trail in the vicinity of the trestle. The angle of departure from the trestle with the new design was maintained at the same angle as the original to allow for a smooth transition on/off the trestle. There will be a need for the placement of

heavy rip rap along the river's edge adjacent to the base of the trail fill area east of the retained trestle section. The relocation of the trail to the south of the trestle can be accomplished within City owned property. The easternmost portion of the trail is not affected by the proposed relocation of the trail and its construction will still require additional land rights from the adjacent property owner. The property owner has indicated a willingness to cooperate with our needs in that area. The Department of Natural Resources was notified of the proposed changes and has approved them if we decide to pursue that option.

Recommendation

Based on the structurally deficient condition of portions of the trestle and its corresponding prohibitive repair costs and the cost efficient option to relocate a portion of the trail off trestle, I recommend the approval of Change Order No. 2 for Contract Unit 2014-03 as a deduct of \$9,205.75 and Change Order No. 2 for Contract Unit No. 2014-04 as a deduct of \$41,383.00.

Attachment

CHANGE ORDER

DATE: 7/2/2015

CHANGE ORDER NO: Two

CONTRACTOR: Janke General Contractors
CONTRACT NO: Unit No. 2014-03
PROJECT: Gilbert Riverfront Trail

You are directed to make the changes noted below in the subject contract unit number.
 I. (See Attached)

The changes result in the following adjustments:

	CONTRACT-TOTAL	TIME
Prior to this Change Order	<u>\$442,883.50</u>	<u> </u> Days
Adjustments per this Change Order	<u>(\$9,205.75)</u>	<u> </u> Days
Current Contract Status	<u>\$433,677.75</u>	<u> </u> Days

Directed/Authorized
 City of Menasha Dept. of Public Works
 By: _____

Date: _____

Accepted
 By: _____

Date: _____

Gilbert Riverfront Trail

ADD	Change Order #1 (See Attached CO1)	+\$35,155.00 (LS)
ADD	New Pile for West & East approaches and 1 pile set to extend east end of Trestle	+\$28,800 (LS)
ADD	Wood for West & East approaches	+\$20,880 (LS)
ADD	Pile Backer Boards	+\$6,900 (LS)
ADD	Hardware	+\$10,681.75 (LS)
ADD	Fill for ramping proposed Concrete Trail (150 CY @\$30/yd)	+\$4,500
ADD	Mobilization of Crane	+\$6,500 (LS)
ADD	Contractors re-engineering of approaches & decking	+\$6,500 (LS)
ADD	Base Aggregate Dense 1¼" (300 Ton @ \$25/ton)	+\$7,500
ADD	Heavy Riprap (400 Ton @ \$57/ton)	+\$22,800
ADD	Excavation below sub-grade (195 CY @ \$15/CY)	+\$2,925
DEDUCT	Concrete Trail 5" (14,525ft ² -13,750ft ² @ 4.70)	-\$3,642.50
DEDUCT	Concrete Steps	-\$2,600 (LS)
DEDUCT	Modular Block Wall (315ft ² @ \$33/ft ²)	-\$10,395
DEDUCT	Limestone Outcrop Stone (114.3 Ton @ \$200/ton)	-\$22,860
DEDUCT	West Abutment	-\$27,500
DEDUCT	East Abutment	-\$31,000
DEDUCT	Sheet Piling (1650ft ² @\$39/ft ²)	-\$64,350
	TOTAL =	-\$9,205.75

Change Order

DATE: December 11, 2014

CHANGE ORDER NO: ONE (1)

CONTRACTOR: **Janke General Contractors**
 CONTRACT NO: **Unit No. 2014-03**
 PROJECT: **Gilbert Riverfront Trail**

You are directed to make the changes noted below in the subject contract unit number.

Deducted from Trail Bid

1. Remove west abutment

2. Allowance for used sheet pile- east abutment
3. 12"x25' wooden pile ramp replacing west abutment, includes decking and railings
4. Remove block retaining wall on west end, replace w/sloped fill
5. 20% less outcrop stone- at water access site
6. 20% less heavy rip rap at water access site

Total Deduct = \$35,155.00

The changes result in the following adjustments:

	CONTRACT-TOTAL	TIME
Prior to this Change Order	<u>\$478,038.50</u>	_____ Days
Adjustments per this Change Order	<u>(\$35,155.00)</u>	_____ Days
Current Contract Status	<u>\$442,883.50</u>	_____ Days

Directed/Authorized
 City of Menasha Dept. of Public Works
 By: _____

Accepted
 By: _____

Date: _____

Date: _____



Memorandum

DATE: July 1, 2015

TO: Board of Public Works

FROM: Mark Radtke, Director of Public Works *MR*

RE: Change Order No. 2 Gilbert Trail Contracts 2014-03 and 2014-04

Attached are both Change Orders No. 2 for Gilbert Trail contracts 2014-03 and 2014-04. The change orders represent revisions to both contracts mainly resulting from the discovery of deteriorated piling components on the existing train trestle near the east end of the project site. Because of those substandard pilings, an alternate trail route needed to be evaluated and selected in order to deliver an affordable project.

Project Description

The project involves the construction of a 10 foot wide concrete trail commencing from the north/west side of Ahnaip Street, around the existing small pond, continuing to the river front, and turning east along the river's edge to an existing train trestle. The trail then continues across the trestle and on to the eastern terminus at the property limits. A small shelter building, trail lighting, benches, rock outcrops and a fishing area are among other improvements included in this project.

Because of the different construction types, the project was split into two contracts, one for the concrete trail sections and one for the trestle construction. The low bidder for both contracts was Janke General Contractors. In order to keep the project cost within budget, a change order was issued for both contracts immediately after the bid awards. The change orders in total represented a deduct of \$40,155.00 (see attached).

Change Orders No. 2 Description

The trestle portion of the project originally involved the replacement/reinforcement of four of the trestle's pile caps identified by the consultant as being unacceptable as part of the supporting structure. While proceeding with the replacement of the pile caps, the contractor became concerned with the condition of some of the underlying piles based on a visual inspection and their previous experience with these types of structures.

In a follow up with our consultant, it was determined visual evidence of the trestle's pile bents indicated further testing should be done to determine the adequacy of the trestle's entire exposed substructure. In the meantime, the contractor was directed to suspend work on the trestle portion of the project because the cost to rebuild pile bents and caps would be prohibitive and could result in a radical change to the scope of the project.

At their own cost, our design consultant hired an outside firm specializing in trestle engineering to do the field investigation and testing of the trestle's substructure components. That firm utilized both visual and penetrating investigation techniques to determine the condition of the pile bent components. The findings of that work were summarized in a bridge inspection report submitted to our consultant.

The report indicates 11 of the 20 pile bents would require some level of repair and an additional 6 would require complete frame out meaning only 3 of the existing pile bents would not require any work. To continue a design to carry the trail over the existing trestle would be extremely cost prohibitive given the extra cost to upgrade the deficient pile bents. With this knowledge in hand, the City and its consultant investigated other options to route the trail past the trestle area to its terminus at the east end of the project site.

Because the three acceptable existing pile bents are located adjacent to each other on the western half of the trestle, we decided to evaluate the possibility of utilizing the western portion of the trestle, carrying the trail over the Gilbert waterway outlet, to a point where we would transition the trail off the trestle to a point on land. From this location the trail would proceed on land until it connects to the original designed trail location at the east end of the trestle. This option results in a decreased project cost while utilizing the maximum available structurally acceptable portion of the trestle.

Attached are the proposed change orders for each of the contracts. Change Order No. 2 for Unit No. 2014-03, Gilbert Riverfront Trail, is a deduct of \$9,205.73. Essentially, this change order includes the additional cost for the east and west approaches to the trestle area, some mobilization and contractor re-engineering charges, additional heavy rip rap required at the river's edge below the off trestle portion of the trail, and some additional excavation and stone base. The change order also reflects reduced costs for the originally designed abutments, sheet piling, and limestone outcrop stone, among other items.

Change Order No. 2 for Unit No. 2014-04, Gilbert Trestle Improvements, is a deduct of \$41,383. This change order has additional costs for the demolition of the unused portion of the trestle, additional pile cap, and the cost of contractor purchased, but unused, rail posts. The major deducts include the modifications to the trestle sub-decking, reduced composite decking and reduce cable railing.

Attached is a drawing depicting the recommended new route of the trail relative to the proposed original route of the trail in the vicinity of the trestle. The angle of departure from the trestle with the new design was maintained at the same angle as the original to allow for a smooth transition on/off the trestle. There will be a need for the placement of

heavy rip rap along the river's edge adjacent to the base of the trail fill area east of the retained trestle section. The relocation of the trail to the south of the trestle can be accomplished within City owned property. The easternmost portion of the trail is not affected by the proposed relocation of the trail and its construction will still require additional land rights from the adjacent property owner. The property owner has indicated a willingness to cooperate with our needs in that area. The Department of Natural Resources was notified of the proposed changes and has approved them if we decide to pursue that option.

Recommendation

Based on the structurally deficient condition of portions of the trestle and its corresponding prohibitive repair costs and the cost efficient option to relocate a portion of the trail off trestle, I recommend the approval of Change Order No. 2 for Contract Unit 2014-03 as a deduct of \$9,205.75 and Change Order No. 2 for Contract Unit No. 2014-04 as a deduct of \$41,383.00.

Attachment

CHANGE ORDER

DATE: 7/2/2015

CHANGE ORDER NO: Two

CONTRACTOR: Janke General Contractors
CONTRACT NO: Unit No. 2014-04
PROJECT: Gilbert Trestle Improvements

You are directed to make the changes noted below in the subject contract unit number.
I. (See Attached)

The changes result in the following adjustments:

	CONTRACT-TOTAL	TIME
Prior to this Change Order	<u>\$290,525.00</u>	_____ Days
Adjustments per this Change Order	<u>(\$41,383.00)</u>	_____ Days
Current Contract Status	<u>\$249,142.00</u>	_____ Days

Directed/Authorized
City of Menasha Dept. of Public Works

By: _____

Date: _____

Accepted

By: _____

Date: _____

Gilbert Trestle Improvements

ADD	Change Order #1 (See Attached CO1)	+\$5,000 (LS)
ADD	Demo & Disposal of existing structure	+\$26,000 (LS)
ADD	City to own unused rail posts	+\$4,000 (LS)
ADD	Pile Cap	+\$12,000 (LS)
DEDUCT	Modifications to Trestle sub decking	-\$17,000 (LS)
DEDUCT	Remove Overlook	-\$3,900 (LS)
DEDUCT	Composite Decking (1,790ft ² @ \$14.70)	-\$26,313
DEDUCT	Cable Railing (358' @ \$115/ft)	-\$41,170
	TOTAL =	-\$41,383

Change Order

DATE: December 11, 2014

CHANGE ORDER NO: ONE (1)

CONTRACTOR: **Janke General Contractors**
CONTRACT NO: **Unit No. 2014-04**
PROJECT: **Gilbert Trestle Improvements**

You are directed to make the changes noted below in the subject contract unit number.

Deducted from Trestle Bid

1. Modifications to sub-decking, reducing material/labor and providing a minimum 10' clear width
2. Remove overlook

Total Deduct = \$5,000.00

The changes result in the following adjustments:

	CONTRACT-TOTAL	TIME
Prior to this Change Order	<u>\$295,525.00</u>	_____ Days
Adjustments per this Change Order	<u>(\$5,000.00)</u>	_____ Days
Current Contract Status	<u>\$290,525.00</u>	_____ Days

Directed/Authorized
City of Menasha Dept. of Public Works

By: _____

Date: _____

Accepted

By: _____

Date: _____

AP Check Register
Check Date: 6/18/2015

Date: 6/18/2015

<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
ACCURATE	50313	6/18/2015	1507618	731-1022-541.38-03	202.89	Brake Rotor/Pads
		6/18/2015	1507696	731-1022-541.30-18	100.92	Band Saw Blade
		6/18/2015	1507864	731-1022-541.30-18	35.50	Supplies
	Total for check: 50313				339.31	
APEX SOFTWARE	50314	6/18/2015	288673	100-0402-513.21-04	235.00	Annual Maint. Agreement
	Total for check: 50314				235.00	
ARING EQUIPMENT EXCHANGE	50315	6/18/2015	710338	731-1022-541.38-03	48.21	Filters
	Total for check: 50315				48.21	
AT&T	50316	6/18/2015	920R09453006	100-1001-514.22-01	110.90	Alarms
				601-1020-543.22-01	290.50	Alarms
	Total for check: 50316				401.40	
BAHCALL RUBBER CO INC	50317	6/18/2015	701198-001	731-1022-541.38-03	267.00	Supplies
	Total for check: 50317				267.00	
BATTERIES PLUS LLC	50318	6/18/2015	508-226904	100-0801-521.29-04	109.50	Battery
	Total for check: 50318				109.50	
BAYCOM INC	50319	6/18/2015	95938	100-0801-521.29-04	248.00	Antenna
	Total for check: 50319				248.00	
BECK ELECTRIC INC	50320	6/18/2015	JU1215-COM-ED11	100-1008-541.24-04	68.00	Washington/River Accident Pedestrian Crossing
	Total for check: 50320				68.00	

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BUSHA, JAMIE	50321	6/18/2015	BUSHA JAMIE	100-0000-441.24-00	15.00	Class Cancellation
			Total for check: 50321		15.00	
CULLIGAN WATER CONDITIONING	50322	6/18/2015	718387	100-1001-514.20-01	18.90	May Rental
			Total for check: 50322		18.90	
DELTA-T INC	50323	6/18/2015	TB22601	470-1001-514.82-01	1,989.00	Pressure Relief Fan -CH
			Total for check: 50323		1,989.00	
EARTHLINK BUSINESS	50324	6/18/2015	EARTHLINK	100-0402-513.22-01	7.18	Assessor Landline Service
				100-0201-512.22-01	6.98	Attorney Landline Service
				100-0000-123.00-00	15.94	Bldg Ins Landline Service
				100-0203-512.22-01	14.52	Clerk Landline Service
				100-0304-562.22-01	26.12	Com Dev Landline Service
				100-1001-514.22-01	79.10	City Hall Landline Serv
				100-0401-513.22-01	35.25	Finance Landline Service
				731-1022-541.22-01	28.36	Garage Landline Service
				100-0903-531.22-01	53.59	Health Landline Service
				743-0403-513.22-01	16.76	IT Landline Service
				100-0601-551.22-01	185.74	Library Landline Service
				100-0101-511.22-01	11.02	Mayor Landline Service
				100-0702-552.22-01	29.54	Rec Landline Service
				100-0703-553.22-01	49.63	Parks Landline Service
				100-0202-512.22-01	17.65	Personnel Landline Serv
				100-0801-521.22-01	273.88	Police Landline Serv
				100-1002-541.22-01	46.03	Engineering Landline Serv
				100-0920-531.22-01	14.41	Senior Ctr Landline Serv
				100-1008-541.22-01	4.16	Sign Shop Landline Serv
				100-0502-522.22-01	43.75	EOC Landline Serv
				207-0000-123.00-00	29.34	Marina Landline Serv

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EARTHLINK BUSINESS...	50324...	6/18/2015...	EARTHLINK...	100-0000-123.00-00	328.34	Utilities Landline Serv
			Total for check: 50324		1,317.29	
EHLERS & ASSOCIATES INC	50325	6/18/2015	67643	493-0304-562.21-06	6,200.00	TID 13 Creation Phase I.
			Total for check: 50325		6,200.00	
EVANS TITLE COMPANIES	50326	6/18/2015	925-650207649	493-0304-562.21-08	75.00	165 Main Street
		6/18/2015	925-650207653	493-0304-562.21-08	75.00	163 Main Street
		6/18/2015	925-650207656	493-0304-562.21-08	75.00	175 Main Street
		6/18/2015	925-650207686	493-0304-562.21-08	75.00	177 Main St
			Total for check: 50326		300.00	
FLASHER ONE CORPORATION	50327	6/18/2015	2015209	100-0801-521.80-03	2,393.00	Squad Equipment
			Total for check: 50327		2,393.00	
FONDY AUTO ELECTRIC	50328	6/18/2015	A41308	731-1022-541.38-03	166.26	Parts
		6/18/2015	A41364	731-1022-541.38-03	156.59	Parts
		6/18/2015	A42322	731-1022-541.38-03	8.88	Gaskets
			Total for check: 50328		331.73	
FOX VALLEY TECHNICAL COLLEGE	50329	6/18/2015	0269346/FY14-15	100-0801-521.34-02	100.00	Training
			Total for check: 50329		100.00	
GRAINGER INC	50330	6/18/2015	9751524605	100-0703-553.30-18	24.85	Parts for Tayco Fountain
			Total for check: 50330		24.85	
GRIESBACH READY-MIX LLC	50331	6/18/2015	3219	625-1003-541.30-18	2,346.00	Concrete Ida Street
			Total for check: 50331		2,346.00	

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GUSTMAN CHEVROLET SALES INC	50332	6/18/2015	171168	731-1022-541.29-04	418.52	Transfer Case Repair
			Total for check: 50332			418.52
JOHN DEERE FINANCIAL	50333	6/18/2015	71925932	100-1009-541.30-18	234.13	Mulch
				625-1003-541.30-18	234.13	Mulch
				100-1003-541.30-18	234.14	Mulch
			Total for check: 50333			702.40
JX ENTERPRISES INC	50334	6/18/2015	G-251110008	731-1022-541.38-03	123.34	Piggyback Kits & Nozzles
			Total for check: 50334			123.34
KAEMPFER & ASSOCIATES INC	50335	6/18/2015	17932	601-1020-543.21-02	474.15	Ind Discharger Reglatory Project E145-01.07
			17933	601-1020-543.21-02	212.58	Neenah SS Discharge Project E145-01.09
			17934	601-1020-543.21-02	217.31	NMSC WWTP Sampling Project E145-01.10
			17935	601-1020-543.21-02	127.55	SS Lateral Repair Policy Project E145-01.11
			17936	601-1020-543.21-02	255.09	9th St Monitoring StationProject E145-01.13
			17937	601-1020-543.21-02	425.16	Phase 4-1 SSES Proj Mgmt Project E145-11.01
			Total for check: 50335			1,711.84
KWIK TRIP INC	50336	6/18/2015	KWIK TRIP	100-0801-521.38-01	69.10	May Fuel
			Total for check: 50336			69.10
LINCOLN CONTRACTORS SUPPLY INC	50337	6/18/2015	J87301	625-1010-541.30-15	995.96	Mat
			Total for check: 50337			995.96
MCC INC	50338	6/18/2015	56301	625-1003-541.30-18	508.92	Clean Stone
				625-1010-541.30-18	169.64	Clean Stone
Total for check: 50338			678.56			

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MCNEILUS TRUCK & MFG COMPANY	50339	6/18/2015	2882996	731-1022-541.38-03	1,203.81	Oil
			Total for check: 50339			1,203.81
MENARDS-APPLETON EAST	50340	6/18/2015	73794	100-0920-531.82-01	39.54	Sr Ctr Refuse Containment
			6/18/2015	73835	100-1001-514.24-03	70.22
		Total for check: 50340			109.76	
MENASHA TREASURER	50341	6/18/2015	POOL	100-0000-103.08-00	600.00	Pool Start-Up Money
			Total for check: 50341			600.00
MENASHA UTILITIES	50342	6/18/2015	4356	625-0401-513.25-01	1,673.05	Storm Water
				601-0401-513.25-02	19,727.61	Sewer Charge
				MENASHA UTILITY 100-1008-541.22-03	180.40	Electric
				100-1008-541.22-05	45.42	Water/Sewer
				601-1020-543.22-03	89.53	Electric
				100-0704-552.22-03	317.23	Electric
				100-0704-552.22-05	4,764.80	Water/Sewer
				731-1022-541.22-03	1,137.80	Electric
				731-1022-541.22-05	1,434.00	Water/Sewer
				731-1022-541.22-06	901.88	Storm
				266-1028-543.22-06	73.13	Storm
				100-0801-521.22-03	1,705.81	Electric
				100-0801-521.22-05	325.73	Water/Sewer
				100-0801-521.22-06	62.72	Storm
				100-0000-123.00-00	1,235.24	Electric
				100-0000-123.00-00	235.87	Water/Sewer
				100-0000-123.00-00	45.41	Storm
	100-0801-521.22-03	40.72	Electric			
	100-0601-551.22-03	4,071.33	Electric			
	100-0601-551.22-05	577.12	Water/Sewer			
	100-0601-551.22-06	103.75	Storm			
	207-0707-552.22-05	224.20	Water/Sewer			

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MENASHA UTILITIES...	50342...	6/18/2015...	MENASHA UTILITY...	100-1019-552.22-03	521.60	Electric
				100-1019-552.22-05	12.38	Water/Sewer
				100-0000-123.00-00	7.96	Electric
				100-1001-514.22-05	12.38	Water/Sewer
				100-1001-514.22-06	2.50	Storm
				100-0703-553.22-03	1,642.76	Electric
				100-0703-553.22-05	34.42	Water/Sewer
				100-0703-553.22-06	667.51	Storm
				485-0304-562.22-06	33.13	Storm
				457-0304-562.22-06	2.50	Storm
				485-0304-562.22-06	15.00	Storm
				457-0304-562.21-10	31.29	Electric
				100-0305-562.22-06	5.00	Storm
				501-0304-562.22-06	251.26	Storm
Total for check: 50342					42,212.44	
TOWN OF MENASHA UTILITY DISTRICT	50343	6/18/2015	2134	100-0703-553.22-05	76.80	1200 Geneva Rd
				100-0703-553.22-05	9.60	Undeveloped Land
				100-0703-553.22-05	426.39	1000 Geneva/Koslo
				Total for check: 50343		
MORTON SAFETY	50344	6/18/2015	157157-00	100-1016-543.30-18	93.84	Rain Suit
				100-1018-543.30-18	46.92	Rain Suit
				731-1022-541.30-18	46.92	Rain Suit
		6/18/2015	157310-00	100-0704-552.30-10	189.41	First-Aid Supplies
		Total for check: 50344				
NORTHEAST ASPHALT INC	50345	6/18/2015	1349057	100-1003-541.30-18	544.98	Materials
				100-1009-541.30-18	84.98	
		Total for check: 50345				

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OSHKOSH FIRE & POLICE EQUIPMENT INC	50346	6/18/2015	160940	100-0801-521.29-04	2,025.00	Equipment
			Total for check: 50346		2,025.00	
PACKER CITY INTL TRUCKS INC	50347	6/18/2015	X103012403:03	731-1022-541.38-03	167.30	Supplies
			Total for check: 50347		167.30	
REBUILDING TOGETHER	50348	6/18/2015	152	263-0306-562.70-01	10,750.00	CDBG Project
			Total for check: 50348		10,750.00	
REDI-WELDING CO	50349	6/18/2015	14864	100-0704-552.24-05	134.12	Tubing/Pipes
			Total for check: 50349		134.12	
RIESTERER & SCHNELL INC	50350	6/18/2015	830758	731-1022-541.38-03	224.24	Gator Blades/Rotary Swi
			Total for check: 50350		224.24	
SANOFI PASTEUR INC	50351	6/18/2015	904440258	100-0903-531.30-18	83.05	Tubersol & Tubersol Ruler
			Total for check: 50351		83.05	
SCHWALBACH PAINTING & SANDBLASTING	50352	6/18/2015	1268	100-0703-553.24-03	400.00	Graffiti at Barker Park
			Total for check: 50352		400.00	
SHERWIN WILLIAMS CO	50353	6/18/2015	6679-4	100-1008-541.30-18	3,525.00	Supplies
			Total for check: 50353		3,525.00	
STAPLES ADVANTAGE	50354	6/18/2015	3266907017	100-0801-521.30-10	150.14	Supplies
			Total for check: 50354		150.14	

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TESCH CHEMICAL CO INC	50355	6/18/2015	2599	100-0601-551.30-13	111.74	Supplies
			Total for check: 50355		111.74	
TRADER PLUMBING INC	50356	6/18/2015	37236	100-0704-552.24-03	484.01	Maintenance - Pool
			Total for check: 50356		484.01	
UNIFIRST CORPORATION	50357	6/18/2015	097 0188668	731-1022-541.20-01	110.43	Mat/Mop/Clothing Service
			Total for check: 50357		110.43	
USA FIRE PROTECTION INC	50358	6/18/2015	238716	100-1001-514.20-01	51.00	Fire Extinguishers
			Total for check: 50358		51.00	
WCA GROUP HEALTH TRUST	50359	6/18/2015	WCA GROUP	100-0000-204.08-00	125,224.00	June, 2015/Group 76440178
				100-0000-204.11-00	2,560.00	June, 2015/Group 76440178
			Total for check: 50359		127,784.00	
WE ENERGIES	50360	6/18/2015	WE ENERGIES	100-1008-541.22-04	17.43	PWF
				100-0903-531.22-04	10.34	Health Dept
			Total for check: 50360		27.77	
WG INC	50361	6/18/2015	217231	100-0704-552.30-15	36.80	Pool Sign
			Total for check: 50361		36.80	
WIL-KIL PEST CONTROL	50362	6/18/2015	2671526	100-1019-552.20-07	27.00	Racine St Tender House
		6/18/2015	2671915	100-1019-552.20-07	108.00	Racine/Tayco St Bridge
			Total for check: 50362		135.00	

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WINNEBAGO COUNTY CLERK OF COURTS	50363	6/18/2015	WINNEBAGO COUNT	100-0000-201.03-00	385.00	Bond/MEPD 15-1784
			Total for check: 50363		385.00	
WINNEBAGO COUNTY TREASURER	50364	6/18/2015	7267	100-0204-512.29-01	452.47	Ballots
				100-0204-512.24-04	509.91	Programming
				100-0204-512.29-02	94.77	Publishing
			Total for check: 50364		1,057.15	
WISCONSIN DEPT OF JUSTICE	50365	6/18/2015	L7101T	100-0801-521.21-06	1,638.00	May Transactions
			Total for check: 50365		1,638.00	
WISCONSIN DEPT OF NATURAL RESOURCES	50366	6/18/2015	471020660-2015	100-1016-543.32-01	572.00	SW/Recyclables License
		6/18/2015	471175320-2015	625-1010-541.25-01	3,000.00	Stormwater Fees
			Total for check: 50366		3,572.00	
ZARNOTH BRUSH WORKS INC	50367	6/18/2015	0155247-IN	731-1022-541.38-03	736.00	Broom Refill & Core
			Total for check: 50367		736.00	
					220,685.51	

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BAKER & TAYLOR INC	50369	6/23/2015	2030597597	100-0601-551.30-14	446.23	Library Materials
		6/23/2015	2030607608	100-0601-551.30-14	244.21	Library Materials
		6/23/2015	2030613394	100-0601-551.30-14	669.60	Library Materials
		6/23/2015	2030618473	100-0601-551.30-14	807.84	Library Materials
		6/23/2015	2030620694	100-0601-551.30-14	85.57	Library Materials
		6/23/2015	2030623473	100-0601-551.30-14	578.41	Library Materials
		6/23/2015	2030643397	100-0601-551.30-14	651.05	Library Materials
		6/23/2015	2030659839	100-0601-551.30-14	194.32	Library Materials
		6/23/2015	2030660465	100-0601-551.30-14	678.28	Library Materials
		6/23/2015	2030663589	100-0601-551.30-14	485.06	Library Materials
		6/23/2015	2030672946	100-0601-551.30-14	458.38	Library Materials
		6/23/2015	2030677465	100-0601-551.30-14	353.47	Library Materials
		6/23/2015	2030684924	100-0601-551.30-14	266.14	Library Materials
		6/23/2015	2030690800	100-0601-551.30-14	755.84	Library Materials
		6/23/2015	2030694851	100-0601-551.30-14	453.47	Library Materials
		6/23/2015	5013625022	100-0601-551.30-14	70.84	Library Materials
		6/23/2015	M63924090	100-0601-551.30-14	64.77	Library Materials
	6/23/2015	M72958810	100-0601-551.30-14	41.95	Library Materials	
			Total for check: 50369		7,305.43	
BATTERIES PLUS LLC	50370	6/23/2015	508-227346	100-0601-551.24-03	101.70	Fire Alarms
			Total for check: 50370		101.70	
JOE BONGERS	50371	6/23/2015	BONGERS JOE	100-0601-551.34-01	168.48	5/12-13/15 Reimbursement
			Total for check: 50371		168.48	
CENTER POINT LARGE PRINT	50372	6/23/2015	1292334	100-0601-551.30-14	176.16	Library Materials
			Total for check: 50372		176.16	

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DEMCO INC	50373	6/23/2015	5610033	100-0601-551.30-18	714.97	Supplies
			Total for check: 50373		714.97	
FOX STAMP SIGN & SPECIALTY	50374	6/23/2015	OE-45546	100-0601-551.30-18	43.00	Nameplate
			Total for check: 50374		43.00	
GALE	50375	6/23/2015	55096148	100-0601-551.30-14	85.57	Library Materials
		6/23/2015	55152393	100-0601-551.30-14	38.92	Library Materials
		6/23/2015	55152965	100-0601-551.30-14	58.38	Library Materials
		6/23/2015	55181686	100-0601-551.30-14	70.39	Library Materials
		6/23/2015	55181891	100-0601-551.30-14	22.39	Library Materials
		6/23/2015	55182139	100-0601-551.30-14	20.80	Library Materials
		6/23/2015	55267754	100-0601-551.30-14	56.78	Library Materials
		6/23/2015	55267894	100-0601-551.30-14	29.59	Library Materials
		6/23/2015	55268192	100-0601-551.30-14	57.58	Library Materials
			Total for check: 50375		440.40	
GANNETT WISCONSIN MEDIA	50376	6/23/2015	PC0076853	100-0601-551.30-14	345.55	Newspaper
			Total for check: 50376		345.55	
GENERAL BOOK COVERS	50377	6/23/2015	15252	100-0601-551.30-18	226.95	Supplies
			Total for check: 50377		226.95	
GRAINGER INC	50378	6/23/2015	9763246437	100-0601-551.24-03	108.03	Water Fountain
			Total for check: 50378		108.03	
IMAGINE VIDEO PRODUCTIONS	50379	6/23/2015	2735	100-0601-551.30-14	44.00	Library Materials
			Total for check: 50379		44.00	
KITZ & PFEIL INC	50380	6/23/2015	042414-0034	100-0601-551.24-03	15.54	Plugs/Coupling

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KITZ & PFEIL INC...	50380...	6/23/2015	042814-0090	100-0601-551.30-13	25.98	Batteries
		6/23/2015	050414-0115	100-0601-551.24-03	36.42	Oil/Flashlight/Polish
		6/23/2015	050614-0197	100-0601-551.24-03	21.59	Wheel
	Total for check: 50380				99.53	
TANYA KRUEGER	50381	6/23/2015	51265	100-0601-551.30-14	129.56	Subscriptions
				100-0601-551.30-14	(129.56)	Subscriptions
	6/23/2015	KRUEGER TANYA	100-0601-551.20-05	75.00	June 17 Reading Program	
			100-0601-551.20-05	(75.00)	June 17 Reading Program	
Total for check: 50381				0		
JIM LENZ	50382	6/23/2015	LENZ JIM	100-0601-551.20-05	329.91	June 8 Program
Total for check: 50382				329.91		
MARTIN PHOTO MEDIA LLC	50383	6/23/2015	15-113	100-0601-551.30-14	54.90	Library Materials
Total for check: 50383				54.90		
MIDWEST TAPE	50384	6/23/2015	0092798616	100-0601-551.30-14	273.83	Library Materials
		6/23/2015	0092819767	100-0601-551.30-14	29.98	Library Materials
		6/23/2015	0092841276	100-0601-551.30-14	77.96	Library Materials
		6/23/2015	0092855233	100-0601-551.30-14	91.96	Library Materials
		6/23/2015	0092863683	100-0601-551.30-14	21.98	Library Materials
		6/23/2015	0092874543	100-0601-551.30-14	14.99	Library Materials
		6/23/2015	0092885381	100-0601-551.30-14	75.94	Library Materials
Total for check: 50384				586.64		
MINITEX	50385	6/23/2015	87582	100-0601-551.30-18	1,254.00	Supplies
Total for check: 50385				1,254.00		

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OFFICE DEPOT BUSINESS ACCOUNT	50386	6/23/2015	11617063	100-0601-551.30-18	71.16	Paper
			Total for check: 50386		71.16	
PENGUIN RANDOM HOUSE INC	50387	6/23/2015	1083601932	100-0601-551.30-14	95.25	Library Materials
		6/23/2015	1083677212	100-0601-551.30-14	24.00	Library Materials
			Total for check: 50387		119.25	
PROQUEST LLC	50388	6/23/2015	PROQUEST LLC	100-0601-551.30-14	1,665.00	Subscription Renewal
			Total for check: 50388		1,665.00	
RECORDED BOOKS LLC	50389	6/23/2015	75151334	100-0601-551.30-14	29.99	Library Materials
		6/23/2015	75151769	100-0601-551.30-14	69.98	Library Materials
		6/23/2015	75154688	100-0601-551.30-14	60.00	Library Materials
			Total for check: 50389		159.97	
SERVICEMASTER BUILDING MAINTENANCE	50390	6/23/2015	16273	100-0601-551.20-01	1,425.00	Janitorial Service
			Total for check: 50390		1,425.00	
JUDY STOCK	50391	6/23/2015	STOCK JUDY	100-0601-551.20-05	200.00	Aug 5 Program
			Total for check: 50391		200.00	
SYNCB/AMAZON	50396	6/23/2015	021870279056	100-0601-551.30-14	7.59	Library Materials
		6/23/2015	021871420181	100-0601-551.30-14	(11.78)	Library Materials
		6/23/2015	021874100413	100-0601-551.30-14	119.70	Library Materials
		6/23/2015	021875216723	100-0601-551.30-14	(0.01)	Library Materials
		6/23/2015	021875302033	100-0601-551.30-14	(2.30)	Library Materials
		6/23/2015	021875694281	100-0601-551.30-14	(0.35)	Library Materials
		6/23/2015	021875807181	100-0601-551.30-14	(0.02)	Library Materials
		6/23/2015	021876066548	100-0601-551.30-14	42.72	Library Materials
		6/23/2015	021876584427	100-0601-551.30-14	(9.00)	Library Materials

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SYNCB/AMAZON...	50396...	6/23/2015	033371027309	100-0601-551.30-14	50.97	Library Materials
		6/23/2015	033371462224	100-0601-551.30-14	(1.00)	Library Material
		6/23/2015	033372396246	100-0601-551.30-14	131.91	Library Materials
		6/23/2015	033372692380	100-0601-551.30-14	40.96	Library Materials
		6/23/2015	033372805161	100-0601-551.30-14	(1.00)	Library Materials
		6/23/2015	033372846973	100-0601-551.30-14	197.17	Library Materials
		6/23/2015	033372886670	100-0601-551.30-14	(0.03)	Library Material
		6/23/2015	033374254688	100-0601-551.30-14	(3.00)	Library Material
		6/23/2015	033375292362	100-0601-551.30-14	(0.03)	Library Materials
		6/23/2015	033375802872	100-0601-551.30-14	(1.00)	Library Material
		6/23/2015	033376352581	100-0601-551.30-14	(0.01)	Library Materials
		6/23/2015	033376748860	100-0601-551.30-14	(0.03)	Library Material
		6/23/2015	033377300522	100-0601-551.30-14	(3.00)	Library Materials
		6/23/2015	033377469428	100-0601-551.30-14	(0.02)	Library Material
		6/23/2015	033377523988	100-0601-551.30-14	(0.03)	Library Materials
		6/23/2015	033379520854	100-0601-551.30-14	(2.96)	Library Material
		6/23/2015	033379618270	100-0601-551.30-14	(0.97)	Library Material
		6/23/2015	033379630329	100-0601-551.30-14	(5.92)	Library Material
		6/23/2015	033379691314	100-0601-551.30-14	92.26	Library Materials
		6/23/2015	040591264415	100-0601-551.30-14	80.30	Library Materials
		6/23/2015	040592097459	100-0601-551.30-14	38.88	Library Materials
		6/23/2015	040593101581	100-0601-551.30-14	(0.02)	Library Materials
		6/23/2015	040593761351	100-0601-551.30-14	44.82	Library Materials
		6/23/2015	040593815422	100-0601-551.30-14	31.97	Library Materials
		6/23/2015	040595251431	100-0601-551.30-14	11.95	Library Materials
		6/23/2015	040595653942	100-0601-551.30-14	(0.01)	Library Materials
		6/23/2015	040596559215	100-0601-551.30-14	(0.01)	Library Material
		6/23/2015	040598228990	100-0601-551.30-14	(5.88)	Library Material
		6/23/2015	082033165939	100-0601-551.30-14	(0.04)	Library Materials
		6/23/2015	082033646988	100-0601-551.30-14	(3.80)	Library Materials
		6/23/2015	082034612140	100-0601-551.30-14	(0.96)	Library Materials
		6/23/2015	082036099857	100-0601-551.30-14	(0.12)	Library Materials
		6/23/2015	082037655665	100-0601-551.30-14	(0.99)	Library Materials
		6/23/2015	139128482386	100-0601-551.30-14	17.98	Library Materials

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SYNCB/AMAZON...	50396...	6/23/2015	163801436626	100-0601-551.30-14	44.97	Library Materials
		6/23/2015	163801769878	100-0601-551.30-14	10.77	Library Materials
		6/23/2015	163802483166	100-0601-551.30-14	67.42	Library Materials
		6/23/2015	163803627780	100-0601-551.30-14	92.22	Library Materials
		6/23/2015	163804339045	100-0601-551.30-14	41.51	Library Materials
		6/23/2015	163807144373	100-0601-551.30-14	14.99	Library Materials
		6/23/2015	236193893379	100-0601-551.30-14	16.99	Library Materials
		6/23/2015	236195657221	100-0601-551.30-14	15.75	Library Materials
		6/23/2015	236198272579	100-0601-551.30-14	22.65	Library Materials
		6/23/2015	274622288859	100-0601-551.30-14	16.99	Library Materials
		6/23/2015	274623643646	100-0601-551.30-14	267.40	Library Materials
		6/23/2015	274623912822	100-0601-551.30-14	(0.06)	Library Material
		6/23/2015	274624427316	100-0601-551.30-14	(6.21)	Library Material
		6/23/2015	274626040170	100-0601-551.30-14	11.88	Library Materials
		6/23/2015	274626154181	100-0601-551.30-14	22.40	Library Materials
		6/23/2015	274627324262	100-0601-551.30-14	(3.66)	Library Material
		6/23/2015	274627751738	100-0601-551.30-14	(1.89)	Library Material
		6/23/2015	274627830267	100-0601-551.30-14	(11.74)	Library Material
		6/23/2015	274628082313	100-0601-551.30-14	101.87	Library Materials
		6/23/2015	299654178487	100-0601-551.30-14	115.47	Library Materials
	6/23/2015	299654283224	100-0601-551.30-14	9.99	Library Materials	
	6/23/2015	299654626695	100-0601-551.30-14	34.87	Library Materials	
	6/23/2015	299656759182	100-0601-551.30-14	45.97	Library Materials	
			Total for check: 50396		1,785.44	
TYCO INTEGRATED SECURITY LLC	50397	6/23/2015	24287946	100-0601-551.24-03	100.00	Service
			Total for check: 50397		100.00	
UNIQUE MANAGEMENT SERVICES INC	50398	6/23/2015	308315	100-0000-441.19-00	134.25	Collection Agency Fees
			Total for check: 50398		134.25	

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US BANK EQUIPMENT FINANCE	50399	6/23/2015	280464470	100-0601-551.24-04	142.03	Contract payment
			Total for check: 50399		142.03	
US POSTAL SERVICE	50400	6/23/2015	04842439	100-0601-551.30-11	250.00	Postage
			Total for check: 50400		250.00	
WOOD BOILER SOLUTIONS LLC	50401	6/23/2015	8821	100-0601-551.30-13	255.00	Cooling Tower
			Total for check: 50401		255.00	
					18,306.75	

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ACCURATE	50402	6/25/2015	1502339	731-1022-541.30-15	318.39	Tire Spreader
		6/25/2015	1507697	731-1022-541.30-18	33.64	Saw Blade
		6/25/2015	1507924	731-1022-541.30-18	24.75	Shop Supplies
		6/25/2015	1507990	731-1022-541.30-18	118.76	Supplies
		6/25/2015	1508038	731-1022-541.30-18	118.12	Brakleen & Supplies
		6/25/2015	1508060	731-1022-541.30-18	192.91	Shop Supplies
		6/25/2015	1508166	731-1022-541.30-18	100.05	Supplies
		6/25/2015	1508188	731-1022-541.30-15	121.50	Bayco Cordless Underhood
				731-1022-541.30-18	31.91	Fuel Hose & Tape
			Total for check: 50402		1,060.03	
AIRGAS USA LLC	50403	6/25/2015	9927725186	100-0703-553.30-18	18.48	Cylinder Rental
		6/25/2015	9927725187	731-1022-541.30-18	14.10	Cylinder Rental
		6/25/2015	9927726398	731-1022-541.30-18	180.69	Cylinder Rental
			Total for check: 50403		213.27	
ASSOCIATED APPRAISAL CONSULTANTS	50404	6/25/2015	3377	100-0402-513.21-09	4,991.67	Professional Services
				100-0402-513.30-11	340.80	Postage
		6/25/2015	3378	100-0402-513.21-09	59.76	Internet Postings
			Total for check: 50404		5,392.23	
BADGER LAB & ENGINEERING INC	50405	6/25/2015	INV000061616	601-1020-543.21-02	832.00	Graphic Pkg Wastewaters May 11-18, 2015
		6/25/2015	INV000061617	601-1020-543.21-02	645.00	Gunderson Cleaners WastewMay 11-16, 2015
			Total for check: 50405		1,477.00	
BAHCALL RUBBER CO INC	50406	6/25/2015	702227-001	731-1022-541.38-03	148.00	Protecto Wrap
		6/25/2015	702227-002	731-1022-541.38-03	224.00	Protecto Wrap
			Total for check: 50406		372.00	

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BLOCK IRON & SUPPLY CO	50407	6/25/2015	223572	207-0707-552.30-18	125.10	Keys
			Total for check: 50407		125.10	
BRAZEE ACE HARDWARE	50408	6/25/2015	030608	100-0703-553.30-18	11.49	Drill Bit & Fasteners
		6/25/2015	030789	100-0703-553.30-18	4.75	Supplies/Smith Park
			Total for check: 50408		16.24	
BUCKLIN'S TREE SERVICE	50409	6/25/2015	20530	100-1001-514.24-03	88.00	Mulch
		6/25/2015	20549	100-0703-553.30-18	112.00	Mulch
		6/25/2015	20655	100-0703-553.30-18	66.00	Mulch
			Total for check: 50409		266.00	
CALUMET COUNTY CLERK OF COURTS	50410	6/25/2015	CALUMET COUNTY	100-0000-201.03-00	2,000.00	Bond/MPD 15-1753
			Total for check: 50410		2,000.00	
CARRICO AQUATIC RESOURCES INC	50411	6/25/2015	20151473	100-0704-552.30-18	4,000.00	2015 Water Mgt Agreement Three of Four
		6/25/2015	20151784	100-0704-552.20-04	560.00	Sensors
			Total for check: 50411		4,560.00	
CORRE INC	50412	6/25/2015	2032	485-0304-562.21-02	4,035.71	Province Trail Project C0271-D-01
			Total for check: 50412		4,035.71	
CRESCENT ELECTRIC SUPPLY COMPANY	50413	6/25/2015	S500405356.003	100-1013-541.30-18	102.93	Supplies-Chute Street
		6/25/2015	S500481981.001	100-1001-514.24-03	18.90	Supplies
		6/25/2015	S500497887.001	601-1020-543.24-04	297.09	Third St Lift Station
		6/25/2015	S500532148.001	207-0707-552.24-03	104.49	Marina WIFI
		6/25/2015	S500573769.001	100-1001-514.24-03	4.63	Service Charge
			Total for check: 50413		528.04	

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DELTA-T INC	50414	6/25/2015	TB22601	100-1001-514.82-01	198.90	Pressure Relief Fan
			Total for check: 50414		198.90	
DIVERSIFIED INSPECTIONS	50415	6/25/2015	251428	731-1022-541.29-04	310.00	Aerial Lift Inspection
			Total for check: 50415		310.00	
EBBEN, RONALD	50416	6/25/2015	EBBEN RONALD	100-0000-201.10-00	100.00	Deposit Exc Permit 11877
			Total for check: 50416		100.00	
FASTSIGNS OF APPLETON	50417	6/25/2015	A 85431	100-0801-521.29-04	233.33	Vehicle Detailing
			Total for check: 50417		233.33	
FERGUSON ENTERPRISES #1020	50418	6/25/2015	2226953	100-0703-553.24-03	158.98	Plumbing Parts
			Total for check: 50418		158.98	
FERGUSON WATERWORKS #1476	50419	6/25/2015	0172693	470-0920-531.82-01	128.72	Supplies
			Total for check: 50419		128.72	
FOX VALLEY OVERHEAD DOOR INC	50420	6/25/2015	00049051	731-1022-541.24-05	8,392.00	Doors/Liftmasters PWF
			Total for check: 50420		8,392.00	
GRADE, TOM	50421	6/25/2015	GRADE TOM	100-0304-562.21-10	200.00	Gift Certificates
			Total for check: 50421		200.00	
GRAINGER INC	50422	6/25/2015	9754678093	100-0703-553.30-18	256.14	Pump Motor
		6/25/2015	9754678101	100-0704-552.24-05	107.28	Motor
			Total for check: 50422		363.42	

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GRIESBACH READY-MIX LLC	50423	6/25/2015	3230	625-1010-541.30-18	229.00	Racine St Catch Basin	
				625-1003-541.30-18	753.00	Ida St Curb & Gutter	
		6/25/2015	3235	470-0920-531.82-01	710.25	Senior Center Concrete	
		6/25/2015	3241	470-1009-541.82-02	1,592.00	Concrete	
			Total for check: 50423		3,284.25		
GUNDERSON CLEANERS	50424	6/25/2015	274328	100-0801-521.30-13	34.66	Supply Service	
					34.66		
KRISTINE HEIM	50425	6/25/2015	HEIM KRISTINE	100-0304-562.30-11	44.56	March - May Expenses	
					44.56		
HORST DISTRIBUTING INC	50426	6/25/2015	47562-000	731-1022-541.38-03	24.69	Wheel, Deck	
				47597-000	731-1022-541.38-03	696.49	Kit, Spindle Motor, CW
				721.18			
INFINITY TECHNOLOGY INC	50427	6/25/2015	513275	743-0403-513.30-12	120.00	Disposal of Monitors	
					120.00		
INTEGRATED TIME SYSTEMS	50428	6/25/2015	23740	100-0704-552.30-10	69.12	Timecards	
					69.12		
PATRICK JAMES	50429	6/25/2015	JAMES PATRICK	743-0403-513.33-01	75.08	Mileage	
				743-0403-513.30-15	17.29	USB Hub	
				743-0403-513.29-01	99.99	toner for Copier	
				192.36			

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JIM'S GOLF CARS INC	50430	6/25/2015	58284	731-1022-541.38-03	39.36	Voltage Regulator Assy
			Total for check: 50430		39.36	
JOHN'S REPAIR & TOWING LLC	50431	6/25/2015	P-31328	100-0801-521.29-04	175.00	Accident Tow (15-1830)
			Total for check: 50431		175.00	
JX ENTERPRISES INC	50432	6/25/2015	G-251200016	731-1022-541.38-03	226.22	Parts
			Total for check: 50432		226.22	
TANYA KRUEGER	50433	6/25/2015	KRUEGER	100-0601-551.20-05	75.00	Library Program
			Total for check: 50433		75.00	
LEVENHAGEN CORPORATION	50434	6/25/2015	87238	207-0707-552.38-01	65.56	Fuel
		6/25/2015	88004	207-0707-552.38-01	3,888.50	Fuel
		6/25/2015	88026	207-0707-552.38-01	710.17	Fuel
		6/25/2015	88028	207-0707-552.38-01	1,992.40	Fuel
		6/25/2015	88053	207-0707-552.38-01	878.89	Fuel
			Total for check: 50434		7,535.52	
TRAVIS MACDONALD	50435	6/25/2015	MCDONALD TRAVIS	100-0000-441.23-00	19.05	Park Rental Refund
				100-0000-201.08-00	0.95	Park Rental Refund
			Total for check: 50435		20.00	
MADER NEWS AGENCY INC	50436	6/25/2015	51265	100-0601-551.30-14	129.56	Subscriptions
			Total for check: 50436		129.56	
MCMAHON	50437	6/25/2015	43089	625-1010-541.21-02	9,940.30	UNPS Stormwater Planning
			Total for check: 50437		9,940.30	

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MEMORIAL FLORISTS INC	50438	6/25/2015	02912156	207-0707-552.30-18	504.61	Marina Flowers
			Total for check: 50438		504.61	
MENARDS-APPLETON EAST	50439	6/25/2015	73867	100-1001-514.30-13	35.06	Batteries/Dust Tech Lite
		6/25/2015	73868	100-0704-552.24-03	39.24	Supplies
		6/25/2015	73869	100-0920-531.82-01	42.81	Sr Ctr Refuse Containment
		6/25/2015	73944	100-1001-514.24-03	25.87	Assessor's Station
		6/25/2015	73945	100-0704-552.24-03	70.85	Supplies
			Total for check: 50439		213.83	
MENASHA JOINT SCHOOL DISTRICT	50440	6/25/2015	JUNEMOBILEHOME	100-0000-412.00-00	6,359.42	June Mobile Home
			Total for check: 50440		6,359.42	
MENASHA NEENAH MUNICIPAL COURT	50441	6/25/2015	MENASHA NEENAH	100-0000-201.03-00	511.00	Bond/MPD 15-162 & 15-163
			Total for check: 50441		511.00	
TOWN OF MENASHA POLICE DEPARTMENT	50442	6/25/2015	TOWN OF MENASHA	100-0000-201.03-00	148.80	Bond/MPD 15-0017
				100-0000-201.03-00	257.40	Bond/MPD 15-1828
			Total for check: 50442		406.20	
MENASHA ROTARY	50443	6/25/2015	82	100-0801-521.34-03	99.00	Meals
				100-0801-521.32-01	37.00	Foundation/Member Fees
			Total for check: 50443		136.00	
MENASHA TREASURER	50444	6/25/2015	PWF	100-0703-553.34-03	39.51	Water & Meals
			Total for check: 50444		39.51	
MENASHA UTILITIES	50445	6/25/2015	004362	601-1020-543.22-05	380.00	May Water
		6/25/2015	UTILITIES	100-1008-541.22-03	271.65	Electric
				100-0000-123.00-00	15.57	Electric

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MENASHA UTILITIES...	50445...	6/25/2015...	UTILITIES...	100-1012-541.22-03	90.40	Electric
				100-0304-562.22-03	24.48	Electric
				625-0304-562.22-03	8.24	Electric
				100-1013-541.22-03	25.32	Electric
				100-1013-541.22-06	277.51	Storm
				207-0707-552.22-03	1,091.37	Electric
				207-0707-552.22-05	72.95	Water/Sewer
				207-0707-552.22-06	48.76	Storm
				100-0703-553.22-03	1,056.72	Electric
				100-0703-553.22-05	984.29	Water/Sewer
				100-0703-553.22-06	343.77	Storm
				100-1001-514.22-03	1,358.52	Electric
				100-1001-514.22-05	429.60	Water/Sewer
				743-0403-513.21-04	167.75	Internet Charge
				743-0403-513.21-04	2,310.40	Dark Fiber Charge
				100-0305-562.22-06	2.50	Storm
				100-1014-543.22-06	53.13	Storm
				100-1019-552.22-03	158.63	Electric
				100-1019-552.22-05	112.93	Water/Sewer
				601-1020-543.22-03	74.08	Electric
			Total for check: 50445		9,358.57	
MICHELS MATERIALS	50446	6/25/2015	295812	489-0703-562.82-02	772.14	Breaker Run
					772.14	
MID STATE ASPHALT LLC	50447	6/25/2015	124	100-0920-531.82-01	5,200.00	Paving at Senior Center
					5,200.00	
MBM	50448	6/25/2015	16199248	743-0403-513.29-01	100.50	Toner
		6/25/2015	IN07940	743-0403-513.29-01	69.50	Toner

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MBM...	50448...	6/25/2015	IN12905	743-0403-513.29-01	243.10	Monthly Print Care Agree,.
			Total for check: 50448			413.10
MODERN DAIRY INC	50449	6/25/2015	227863	100-0704-552.30-17	585.73	Concessions
			Total for check: 50449			585.73
MORTON SAFETY	50450	6/25/2015	157310-01	100-0704-552.30-10	45.13	Cleaning Supplies
			157582-00	100-0702-552.30-18	126.52	First-Aid Supplies
			Total for check: 50450			171.65
NETWORK HEALTH SYSTEM INC	50451	6/25/2015	333929	100-0202-512.21-06	812.00	Drug Screens
			335259	100-0202-512.21-05	690.00	EAP - 2nd Quarter
			Total for check: 50451			1,502.00
NORTHEAST ASPHALT INC	50452	6/25/2015	1352793	625-1010-541.30-18	95.28	Supplies
				100-1004-541.30-18	1,152.57	Supplies
			Total for check: 50452			1,247.85
PACKER CITY INTL TRUCKS INC	50453	6/25/2015	400226	741-0000-193.00-00	79,680.50	2016 International 7400
			Total for check: 50453			79,680.50
POSTNET	50454	6/25/2015	9209673500	100-0801-521.30-11	15.04	Postage
			Total for check: 50454			15.04
QUALITY PRINTING COMPANY INC	50455	6/25/2015	A27609	100-0000-201.15-00	651.16	Farm Fresh Wellness Scrip
			Total for check: 50455			651.16

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RECREONICS INC	50456	6/25/2015	691703	100-0704-552.24-05	533.03	Supplies
			Total for check: 50456		533.03	
REDI-WELDING CO	50457	6/25/2015	14871	100-1008-541.30-18	70.00	Tubing & Bend Angle
			Total for check: 50457		70.00	
DIANE SCHABACH	50458	6/25/2015	SCHABACH DIANE	207-0707-552.21-06	23,375.00	May - June Harbormaster
			Total for check: 50458		23,375.00	
SMT MANUFACTURING & SUPPLY	50459	6/25/2015	00333978-IN	731-1022-541.38-03	41.88	Oil Seal
		6/25/2015	0033959-IN	731-1022-541.38-03	89.44	Belts
		6/25/2015	0034022-IN	731-1022-541.38-03	89.44	Belts
		6/25/2015	0034045-IN	731-1022-541.38-03	70.95	Parts
			Total for check: 50459		291.71	
SNAP-ON TOOLS	50460	6/25/2015	06011525350	731-1022-541.30-15	95.20	Supplies
			Total for check: 50460		95.20	
STAPLES ADVANTAGE	50461	6/25/2015	3267693570	100-1001-514.30-10	598.50	Copy Paper
				100-0401-513.30-10	59.75	Office Supplies
		6/25/2015	3267693571	100-0401-513.30-10	6.13	Office Supplies
			Total for check: 50461		664.38	
STREICHER'S INC	50462	6/25/2015	I1155005	100-0801-521.19-03	29.99	Uniform
		6/25/2015	I1155010	100-0801-521.30-15	177.99	Police Equipment
		6/25/2015	I1155084	100-0801-521.19-03	49.98	Uniform
		6/25/2015	I1155370	100-0801-521.19-03	74.99	Uniform
			Total for check: 50462		332.95	

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STUMPF CREATIVE LANDSCAPES	50463	6/25/2015	STUMPF CREATIVE	100-1003-541.30-18	44.00	Plants
			Total for check: 50463		44.00	
SUNGARD PUBLIC SECTOR INC	50464	6/25/2015	102024	743-0403-513.24-04	2,806.00	Mntly Acctg System Maint .
			Total for check: 50464		2,806.00	
SUPERIOR VISION INSURANCE PLAN	50465	6/25/2015	IA420159	100-0000-204.10-00	1,065.76	Monthly Vision Insurance
			Total for check: 50465		1,065.76	
SUPPLYWORKS	50466	6/25/2015	338084817	100-0703-553.24-03	180.01	Power/Charger & Timer
		6/25/2015	338312143	100-0703-553.24-03	326.19	HES Strike Body/Template
			Total for check: 50466		506.20	
SYN-TECH SYSTEMS	50467	6/25/2015	111300	731-1022-541.24-06	439.00	Encoder Assy
			Total for check: 50467		439.00	
UNIFIRST CORPORATION	50468	6/25/2015	097 0189132	731-1022-541.20-01	120.16	Supply/Clothing Service
			Total for check: 50468		120.16	
UNIFORM SHOPPE	50469	6/25/2015	242781	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242783	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242784	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242786	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242787	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242788	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242789	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242790	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242791	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242792	824-0810-521.30-18	70.90	Uniform
		6/25/2015	242793	824-0810-521.30-18	70.90	Uniform

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UNIFORM SHOPPE...	50469...	6/25/2015	242799	824-0810-521.30-18	175.20	Equipment
		6/25/2015	242808	824-0810-521.30-18	13.00	Shipping
		6/25/2015	243701	824-0810-521.30-18	3.95	Equipment
		6/25/2015	243978	100-0801-521.19-03	149.95	Jacket
			Total for check: 50469		1,122.00	
VALLEY GASKET INC	50470	6/25/2015	118233	100-0704-552.20-04	209.76	Gaskets for Filter System
			Total for check: 50470		209.76	
VALLEY POPCORN CO INC	50471	6/25/2015	163295	100-0704-552.30-17	173.45	Concessions
			Total for check: 50471		173.45	
VERIZON WIRELESS	50472	6/25/2015	9746663990	100-0703-553.22-01	54.41	Cell Phones
				100-0601-551.22-01	26.28	Cell Phones
				100-0801-521.22-01	12.57	Cell Phones
				100-1001-514.22-01	12.58	Cell Phones
	6/25/2015	9746663991	100-1002-541.22-01	148.88	Cell Phone Charges	
			625-1002-541.22-01	49.63	Cell Phone Charges	
			601-1020-543.22-01	35.75	Cell Phone Charges	
			625-1010-541.22-01	13.31	Cell Phone Charges	
			6/25/2015	9746663992	100-0703-553.22-01	56.96
	6/25/2015	9746663993	731-1022-541.22-01	93.11	Cell Phone Charges	
			100-0919-531.22-01	140.26	Health Dept	
			9746663994	743-0403-513.22-01	70.66	Cell Phone Charges
			9746663995	100-0801-521.22-01	611.44	Police Cell Phones
6/25/2015	9746663996	100-0304-562.22-01	74.03	Cell Phone Charges		
		Total for check: 50472		1,399.87		
VIEVU	50473	6/25/2015	13521	100-0801-521.30-18	200.00	Body-worn Video Camera
			Total for check: 50473		200.00	

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WCA GROUP HEALTH TRUST	50474	6/25/2015	WCA GROUP	100-0000-204.08-00	124,610.00	July Health Ins Premiums
				100-0000-204.11-00	4,154.00	July Health Ins Premiums
				Total for check: 50474		128,764.00
WE ENERGIES	50475	6/25/2015	WE ENERGIES	100-0701-533.22-03	16.25	North Street
				100-0701-533.22-03	16.93	North Street
				100-0703-553.22-04	9.90	2170 Plank Road
				100-1012-541.22-03	1,205.73	Street Lights
				Total for check: 50475		1,248.81
WINNEBAGO COUNTY CLERK OF COURTS	50476	6/25/2015	WINNEBAGO COUNT	100-0000-201.03-00	235.00	Bond/MPD 15-1867
				100-0000-201.03-00	150.00	Bond/MPD 15-1916
				Total for check: 50476		385.00
WINNEBAGO COUNTY TREASURER	50477	6/25/2015	7290	100-0203-512.21-08	30.00	Recording Fees
				266-1027-543.25-01	220.50	Landfill - Tires, TVs
				100-1016-543.25-01	15,280.63	May Haul to Outagamie
				100-1017-543.25-01	3,407.33	May Haul to Outagamie
				266-1027-543.25-01	491.40	May Haul to Outagamie
				Total for check: 50477		19,429.86
WISCONSIN DEPT OF JUSTICE	50478	6/25/2015	G3228	100-0202-512.21-06	21.00	Background Checks
				Total for check: 50478		21.00
DEPARTMENT OF NATURAL RESOURCES	50479	6/25/2015	SNOWMOBILE	100-0703-553.32-01	30.00	Snowmobile Registration
				Total for check: 50479		30.00
WISCONSIN SUPPORT COLLECTIONS	50480	6/25/2015	20150625	100-0000-202.03-00	632.88	PAYROLL SUMMARY
				Total for check: 50480		632.88

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WKZG-FM	50481	6/25/2015	IN-11506133438	100-0000-201.15-00	175.00	Fresh Farm Market
			Total for check: 50481		175.00	
ZEP SALES & SERVICE	50482	6/25/2015	9001674568	731-1022-541.30-18	315.90	Cleaning Supplies
			Total for check: 50482		315.90	
DUMKE & ASSOCIATES &	50483	6/25/2015	316 RACINE	100-0903-531.29-06	2,077.50	316 Racine
			Total for check: 50483		2,077.50	
ANN GOLLNER	50484	6/25/2015	GOLLNER	100-0801-521.34-03	53.83	Meals
			Total for check: 50484		53.83	
GRIESBACH READY-MIX LLC	50485	6/25/2015	3235	100-1009-541.30-18	2,274.00	Concrete - Ida & Garfield
				625-1003-541.30-18	75.75	Concrete - Ida & Garfield
		6/25/2015	3241	625-1003-541.30-18	36.00	Concrete
				601-1020-543.30-18	36.00	Concrete
			Total for check: 50485		2,421.75	
CITY OF NEENAH	50486	6/25/2015	NM FIRE SVCS	100-0501-522.25-01	261,779.00	Fire/Rescue Services
			Total for check: 50486		261,779.00	
DR TERESA RUDOLPH	50487	6/25/2015	RUDOLPH TERESA	100-0903-531.21-05	150.00	City Physician
			Total for check: 50487		150.00	
WINNEBAGO COUNTY CLERK OF COURTS	50488	6/25/2015	NEW TRIAL	100-0201-512.30-18	144.50	Trial Without Jury
			Total for check: 50488		144.50	
					611,583.87	

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ACC PLANNED SERVICE INC	50489	7/2/2015	14619	470-0601-551.82-01	1,314.25	Library Roof Project
		7/2/2015	14620	731-1022-541.24-03	1,127.15	Exhaust Fans/PWF
		7/2/2015	14621	731-1022-541.24-03	835.38	Motor PWF
		7/2/2015	14622	731-1022-541.24-03	424.84	Materials for Repair PWF
		7/2/2015	14623	100-0801-521.24-03	112.50	Troubleshoot A/C - Police
				100-0501-522.24-03	75.00	Troubleshoot A/C - Police
			Total for check: 50489		3,889.12	
ACCURATE	50490	7/2/2015	1508365	731-1022-541.38-03	27.19	Starter Rope
		7/2/2015	1508370	731-1022-541.30-15	645.00	Battery
		7/2/2015	1508519	731-1022-541.30-18	272.34	Supplies
		7/2/2015	1508665	731-1022-541.30-18	352.86	Supplies
				Total for check: 50490		1,297.39
ALL-SPORT TROPHY	50491	7/2/2015	49627	100-0405-513.30-18	118.00	Alderman Plaques
			Total for check: 50491		118.00	
CITY OF APPLETON	50492	7/2/2015	225551	100-0918-531.21-06	500.00	Preparedness Agreement
			Total for check: 50492		500.00	
ATSSA	50493	7/2/2015	90107817	100-1002-541.32-02	79.00	Membership
			Total for check: 50493		79.00	
BADGER LAB & ENGINEERING INC	50494	7/2/2015	INV000061661	601-1020-543.21-02	982.00	Sun Chemical May 11-18/15 Report 1505715
		7/2/2015	INV000061670	601-1020-543.21-02	982.00	Dura-Fibre May 11-18/15 Report 1505717
		7/2/2015	INV000061679	601-1020-543.21-02	584.00	Whiting May 18-22/15 Report 1505893
			Total for check: 50494		2,548.00	

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BAHCALL RUBBER CO INC	50495	7/2/2015	702426-001	731-1022-541.38-03	1,051.00	Supplies
			Total for check: 50495			1,051.00
BECK ELECTRIC INC	50496	7/2/2015	JU2315-COM-ED12	100-1008-541.24-04	153.00	Ninth/Racine Traffic Lite
			Total for check: 50496			153.00
BRUCE MUNICIPAL EQUIPMENT INC	50497	7/2/2015	5151955	731-1022-541.38-03	221.99	Dirt Shoes
			5151956	731-1022-541.38-03	239.51	Solenoid Valve Assy
			Total for check: 50497			461.50
BUSINESS ORIENTED SOFTWARE SOLUTION	50498	7/2/2015	AMNBSC1505121	743-0403-513.24-04	1,599.00	BOSS Annual Maintenance
			Total for check: 50498			1,599.00
PAMELA A CAPTAIN	50499	7/2/2015	CAPTAIN PAMELA	100-0202-512.34-01	139.36	May Expenses
				100-0202-512.34-03	52.16	May Expenses
			Total for check: 50499			191.52
CARDMEMBER SERVICE	50503	7/2/2015	0014	100-0702-552.30-18	292.94	Bases Loaded Sports/Balls
			0019	100-1001-514.20-01	45.00	Water Right Services
				100-0801-521.24-03	22.50	Water Right Services
				731-1022-541.30-13	22.50	Water Right Services
			0045	100-1001-514.20-01	17.33	Water Right/Bottle Grabbe
			0137	100-0601-551.30-16	29.59	Hobby Lobby
			0162	100-1008-541.30-18	200.00	Bay Industries/Supplies
			0216	207-0707-552.30-18	16.78	Amazon/Marine Wireless
			0369	100-0903-531.34-02	500.00	Registration/WI Associat
				100-0917-531.34-02	500.00	Registration/WI Associat
			0401	100-0703-553.24-03	259.98	E-Conolight/Koslo Park
			0804	100-0601-551.30-16	6.96	Walmart
			1204	743-0403-513.29-01	279.00	Toner Cartridge/Toner Buz
1303	100-0601-551.30-16	9.48	Walmart			

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CARDMEMBER SERVICE...	50503...	7/2/2015	1314	100-0801-521.29-04	22.25	Amazon
		7/2/2015	1720	100-0801-521.30-13	136.74	Uline - Shredder Bags
		7/2/2015	1815	100-0801-521.29-04	179.90	PayPal
		7/2/2015	1992	100-1001-514.30-13	18.91	Johnstone/Boot Scraper
		7/2/2015	2202	100-0801-521.32-01	15.00	TLO Transunion
		7/2/2015	2474	100-0801-521.30-11	49.00	USPS
		7/2/2015	3041	100-0601-551.30-16	60.00	Oriental Trading
		7/2/2015	3316	207-0707-552.30-18	46.89	Amazon - Marina
		7/2/2015	3732	100-0601-551.30-16	406.92	Rhode island Novelty
		7/2/2015	4508	100-0917-531.34-02	(70.00)	Kalahari/CREDIT
		7/2/2015	4540	100-0801-521.34-03	170.00	The Pointe Hotel
		7/2/2015	4729	100-0801-521.30-15	197.15	Qualification Targets
		7/2/2015	5003	100-0601-551.24-03	397.95	GIH/Lib Bottle Fill Kit
		7/2/2015	5161	100-0803-521.34-03	233.00	Southwest
		7/2/2015	5240	100-0801-521.30-11	14.13	UPS
		7/2/2015	6077	100-0801-521.29-04	178.97	PayPal
		7/2/2015	6157	100-0501-522.24-03	52.90	Amazon - Station 36
		7/2/2015	6207	100-0801-521.24-04	65.00	Federal Signal Corp
		7/2/2015	6311	100-0801-521.30-12	5.07	USB Cable/Monoprice
		7/2/2015	6389	100-0801-521.24-04	10.21	Federal Signal Corp
		7/2/2015	6513	100-0802-521.20-02	180.00	Weathervane
		7/2/2015	6791	207-0707-552.30-18	8.01	Amazon - Marina
		7/2/2015	6839	824-0807-521.30-15	32.93	Pet Supplies Plus
		7/2/2015	6853	100-0902-524.24-04	119.94	Lowe's
		7/2/2015	6872	100-0703-553.30-18	67.88	Fleet Farm
		7/2/2015	7194	100-0801-521.30-18	90.00	Appleton Trophy
		7/2/2015	7395	100-0801-521.29-04	119.86	PayPal
		7/2/2015	7407	100-0801-521.29-04	41.97	Amazon
		7/2/2015	7760	100-0704-552.24-05	493.25	Anchor Industries
		7/2/2015	7833	100-0703-553.30-10	4.99	Phone Battery - PayPal
		7/2/2015	7841	100-0601-551.30-16	37.00	Scratchoffstickers
		7/2/2015	8346	100-0702-552.30-18	253.57	Lancaster Archery/Netting
		7/2/2015	8375	100-0704-552.30-10	610.52	American Lifeguard
		7/2/2015	9118	743-0403-513.30-15	37.75	Fax Modem PayPal

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
CARDMEMBER SERVICE...	50503...	7/2/2015	9422	100-1001-514.24-03	93.11	1000 Bulbs/CH Lights
			Total for check: 50503		6,582.83	
CAREW CONCRETE & SUPPLY CO INC	50504	7/2/2015	1000194	100-1009-541.30-18	121.14	Cleaner & Euclid
			Total for check: 50504		121.14	
CDW GOVERNMENT INC	50505	7/2/2015	VZ31843	731-1022-541.30-10	55.80	Supplies - Labels
			Total for check: 50505		55.80	
CONCRETE CUTTERS INC	50506	7/2/2015	16480	489-0703-562.82-02	275.00	Saw Cut Curb
			Total for check: 50506		275.00	
FABCO EQUIPMENT INC	50507	7/2/2015	C183605	731-1022-541.38-03	129.45	Bearing Kit & Supplies
		7/2/2015	C184017	731-1022-541.38-03	367.76	Flange
		7/2/2015	C189552	731-1022-541.38-03	28.97	Gasket
			Total for check: 50507		526.18	
FACTORY MOTOR PARTS CO	50508	7/2/2015	18-1410812	731-1022-541.30-18	95.52	Shop Supplies
		7/2/2015	18-1412124	731-1022-541.38-03	69.44	Bearing Assy
		7/2/2015	18-1412141	731-1022-541.38-03	69.44	Bearing Assy
		7/2/2015	18-Z04252	731-1022-541.38-03	181.30	Batteries
		7/2/2015	18-Z04365	731-1022-541.38-03	223.07	Supplies
			Total for check: 50508		638.77	
MARY FRITZ	50509	7/2/2015	FRITZ	100-0903-531.33-01	10.30	May-June 2015
			Total for check: 50509		10.30	

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
F2R, LLC	50510	7/2/2015	FZR	625-0000-201.19-00	43,201.50	403 Third Street
			Total for check: 50510		43,201.50	
GALLS LLC	50511	7/2/2015	0036229918	100-0803-521.19-03	58.51	Uniform
		7/2/2015	003640425	100-0803-521.19-03	43.41	CSO Uniform
			Total for check: 50511		101.92	
GREEN BOYZ	50512	7/2/2015	GREEN BOYZ	100-0801-521.24-03	47.50	Lawn Maintenance - PD
				100-0601-551.24-03	47.50	Lawn Maintenance - PD
			Total for check: 50512		95.00	
STEPHANIE GRUSS	50513	7/2/2015	GRUSS STEPHANIE	100-0801-521.34-03	9.44	June 2015 Expenses
			Total for check: 50513		9.44	
GUSTMAN CHEVROLET SALES INC	50514	7/2/2015	36307	731-1022-541.38-03	22.39	Parts
			Total for check: 50514		22.39	
HISTORIC HOTEL PUB LLC	50515	7/2/2015	HISTORICHOTEL	625-0000-201.19-00	7,779.00	336 Chute Street
			Total for check: 50515		7,779.00	
HORST DISTRIBUTING INC	50516	7/2/2015	47797-000	731-1022-541.38-03	164.97	Seal Repair Kit
			Total for check: 50516		164.97	
JOE'S POWER CENTER	50517	7/2/2015	161303	100-1018-543.30-18	50.85	Supplies
			Total for check: 50517		50.85	
JOHN DEERE FINANCIAL	50518	7/2/2015	72114544	100-1009-541.30-18	601.87	Seed
				625-1003-541.30-18	601.87	Seed
				100-1003-541.30-18	601.86	Seed

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
JOHN DEERE FINANCIAL...	50518...	7/2/2015...	72114544...	100-0703-553.30-18	318.60	Seed
			Total for check: 50518		2,124.20	
K&K MATERIAL HANDLING INC	50519	7/2/2015	445344	100-0000-201.03-00	2,651.36	Steam Plan Escrow
			Total for check: 50519		2,651.36	
KJ WASTE SYSTEMS INC	50520	7/2/2015	KJWASTE	266-1027-543.21-06	845.00	Cardboard/Co-Ming
			Total for check: 50520		845.00	
KUNDINGER FLUID POWER INC	50521	7/2/2015	50336506	731-1022-541.38-03	41.26	Pipe Cross
		7/2/2015	50336507	731-1022-541.38-03	66.19	Supplies
			Total for check: 50521		107.45	
L&S TRUCK CENTER	50522	7/2/2015	234041	731-1022-541.38-03	299.61	Parts
			Total for check: 50522		299.61	
MARINE SOLUTIONS	50523	7/2/2015	MARINE SOLUTION	100-0704-552.82-01	1,550.00	Gel/Fiberglass Repair
			Total for check: 50523		1,550.00	
MENARDS-APPLETON EAST	50524	7/2/2015	74473	100-1001-514.24-03	53.46	Supplies
			Total for check: 50524		53.46	
TOWN OF MENASHA FINANCE DEPARTMENT	50525	7/2/2015	8497	470-0703-553.82-02	17,621.00	Trestle Trail Repair
			Total for check: 50525		17,621.00	
MENASHA NEENAH MUNICIPAL COURT	50526	7/2/2015	MENASHA NEENAH	100-0000-201.03-00	58.50	Bond/MPD 15-87
				100-0000-201.03-00	496.80	Bond/MPD 15-212, 213, 214
				100-0000-201.03-00	200.00	Bond/MPD 15-1996
				100-0000-201.03-00	1,618.80	Bond/MPD 15-1997

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
MENASHA NEENAH MUNICIPAL COURT...	50526...	7/2/2015...	MENASHA NEENAH...	100-0000-201.03-00	836.00	Bond/MPD 14-280
			Total for check: 50526		3,210.10	
MILWAUKEE POLICE DEPARTMENT, WEST	50527	7/2/2015	WEST MILWAUKEE	100-0000-201.03-00	124.00	Bond/MPD 15-1940
			Total for check: 50527		124.00	
N&M AUTO SUPPLY	50528	7/2/2015	525947	731-1022-541.38-03	94.42	Battery
		7/2/2015	526365	731-1022-541.38-03	129.90	Emblem
		7/2/2015	527130	731-1022-541.38-03	97.73	Electric Brake Control
		7/2/2015	527412	731-1022-541.38-03	7.12	Gauge Mount Bracket
		7/2/2015	527455	731-1022-541.30-18	31.83	Adhesive/Cement
		7/2/2015	527469	731-1022-541.38-03	80.56	Filters/Adapter/Supplies
		7/2/2015	527519	731-1022-541.38-03	10.55	Air Filter
		7/2/2015	527623	731-1022-541.38-03	4.52	Toggle Switch
		7/2/2015	527878	731-1022-541.38-03	22.85	Air Filter
		7/2/2015	527931	731-1022-541.38-03	6.71	Parts
			Total for check: 50528		486.19	
NEENAH-MENASHA SEWERAGE COMMISSION	50529	7/2/2015	2015-118	601-1021-543.25-01	53,737.01	July 2015 Wastewater
			Total for check: 50529		53,737.01	
PACKER CITY INTL TRUCKS INC	50530	7/2/2015	X103012121:02	731-1022-541.38-03	14.42	Air Filter
		7/2/2015	X103014178:02	731-1022-541.38-03	92.08	Filters
		7/2/2015	X103014180:01	731-1022-541.38-03	139.10	Filters & Mirror
		7/2/2015	X103014529:01	731-1022-541.38-03	34.32	Supplies
		7/2/2015	X103014529:02	731-1022-541.38-03	139.43	Supplies
		7/2/2015	X103014687:01	731-1022-541.38-03	7.38	Filters
		7/2/2015	X103014821:01	731-1022-541.38-03	117.50	Battery Cable - Utilities
			Total for check: 50530		544.23	

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
LINDA PALMBACH	50531	7/2/2015	PALMBACH LINDA	100-0903-531.33-01	52.47	May Expenses
			Total for check: 50531		52.47	
PITNEY BOWES	50532	7/2/2015	4842044-JN15	100-1001-514.24-04	277.65	Postage Machine Rental
			Total for check: 50532		277.65	
POMP'S TIRE SERVICE INC	50533	7/2/2015	320030655	731-1022-541.38-02	210.00	Tires
		7/2/2015	320030683	731-1022-541.38-02	250.38	Tires
		7/2/2015	320030769	731-1022-541.38-02	1,028.30	Tires
		7/2/2015	320030770	731-1022-541.38-02	257.00	Tires
		7/2/2015	320030906	731-1022-541.38-02	485.35	Tire & Flat Repair
		7/2/2015	320031159	731-1022-541.38-02	1,320.00	Tires
			Total for check: 50533		3,551.03	
PRIME MEDIA	50534	7/2/2015	0007165-IN	100-0801-521.30-18	150.48	Rolls of Poly Bags
			Total for check: 50534		150.48	
REINDERS INC	50535	7/2/2015	2634616-00	100-1018-543.30-15	75.00	Supplies
			Total for check: 50535		75.00	
SMT MANUFACTURING & SUPPLY	50536	7/2/2015	0034098-IN	731-1022-541.38-03	37.34	Supplies
			Total for check: 50536		37.34	
SPORTS GRAPHICS	50537	7/2/2015	0615-025	100-0704-552.30-10	657.70	Pool Uniforms
		7/2/2015	0615-029	100-0704-552.30-18	311.25	Pool Staff Shirts
			Total for check: 50537		968.95	
STAPLES ADVANTAGE	50538	7/2/2015	3265822034	100-0304-562.30-10	32.95	Supplies
				100-0702-552.30-10	9.95	Supplies

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
STAPLES ADVANTAGE...	50538...	7/2/2015...	3265822034...	100-1001-514.30-10	52.72	Supplies
			Total for check: 50538		95.62	
SUPERIOR CHEMICAL CORP	50539	7/2/2015	94539	731-1022-541.30-18	160.34	Degreaser
			Total for check: 50539		160.34	
SUPPLYWORKS	50540	7/2/2015	338906761	100-0703-553.24-03	244.16	Power Charger
			Total for check: 50540		244.16	
SYMONS, MICHELLA	50541	7/2/2015	SYMONS MICHELLA	100-0000-441.24-00	30.00	Class Cancellation
			Total for check: 50541		30.00	
THEDACARE	50542	7/2/2015	9201172243	100-0801-521.21-05	117.80	PD - Blood Draws
			Total for check: 50542		117.80	
THOMAS MANUFACTURING CO, RJ	50543	7/2/2015	00176061	489-0703-562.82-02	1,065.16	Gilbert Site - Table
			Total for check: 50543		1,065.16	
TIME WARNER CABLE	50544	7/2/2015	3130	501-0304-562.21-06	4,614.00	Relocation Costs Georgetown & Fountain Way
			Total for check: 50544		4,614.00	
TREEO'S TREE SERVICE INC	50545	7/2/2015	6218	100-0706-561.20-06	165.00	Stump at 852 Manitowoc St
			Total for check: 50545		165.00	
TRUCK EQUIPMENT INC	50546	7/2/2015	642186-00	731-1022-541.38-03	208.86	Lighting Trilliant
		7/2/2015	642191-00	731-1022-541.38-03	559.00	Light Bar/Back Rack

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
TRUCK EQUIPMENT INC...	50546...	7/2/2015	642205-00	731-1022-541.38-03	897.46	Vehicle Maintenance
			Total for check: 50546		1,665.32	
UNIFIRST CORPORATION	50547	7/2/2015	097 0189578	731-1022-541.20-01	110.43	Clothing/Supply Service
			Total for check: 50547		110.43	
VERIZON WIRELESS	50548	7/2/2015	9747020862	100-0801-521.22-01	85.38	PD Cell Phones
			Total for check: 50548		85.38	
WE ENERGIES	50549	7/2/2015	WE ENERGIES	100-0000-123.00-00	103.89	Gas Service
				100-1001-514.22-04	116.63	Gas Service
				100-0801-521.22-04	143.46	Gas Service
				100-0920-531.22-04	15.40	Gas Service
				100-0601-551.22-04	188.51	Gas Service
				100-0703-553.22-04	118.86	Gas Service
				100-0704-552.22-04	790.12	Gas Service
				207-0707-552.22-04	27.42	Gas Service
				731-1022-541.22-04	107.85	Gas Service
			Total for check: 50549		1,612.14	
WG INC	50550	7/2/2015	217277	100-0000-201.15-00	40.00	Vinyl Decals
			Total for check: 50550		40.00	
WINNEBAGO COUNTY CLERK OF COURTS	50551	7/2/2015	WINNEBAGO COUNT	100-0000-201.03-00	150.00	Bond/MPD 15-1898
				100-0000-201.03-00	620.00	Bond/MPD 15-1973
			Total for check: 50551		770.00	
WINNEBAGO COUNTY TREASURER	50552	7/2/2015	RF101044	266-1029-543.25-01	1,937.00	Landfill - Appliances
			Total for check: 50552		1,937.00	

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<i>Vendor Name</i>	<i>Check Number</i>	<i>Check Date</i>	<i>Invoice Number</i>	<i>Account Number</i>	<i>Amount</i>	<i>Description</i>
WISCONSIN DEPT OF TRANSPORTATION	50553	7/2/2015	L37424	100-1002-541.21-02	5,823.04	State Project 4992-01-00 .
				625-1002-541.21-02	1,941.02	State Project 4992-01-00 .
				Total for check: 50553		7,764.06
WKZG-FM	50554	7/2/2015	IN-11506133624	100-0000-201.15-00	100.00	Market Ad
				Total for check: 50554		100.00
					180,565.56	



To: Menasha Common Council
From: Jenny Groeschel and Ginger Tralongo, Police Records
RE: Beverage Operator License (Bartender) Applicants
Date: July 01, 2015

The below individuals have applied for a bartender license to serve, dispense and/or sell alcohol at a licensed establishment within the City. They have all met the criteria under the "Guidelines for Operator Licenses" approved by the Common Council. Therefore, staff is recommending the following people be **APPROVED** for an Operator's License for the **2015-2017** licensing period:

Megan Kaschak	Erik Pohlman	Teala Recha	Crystal Linder
Jordan Lincoln	Daniel Le	Brandon Verhagen	Mary Marks
Mark Mader	Michael Goble	Manoj Kandel	Carly Holeyton
Andrea Smith	Susan Reuter	Guilherme DeOliveira	Hunter Wolf
Manoj Thakur	Kimberly Keeney	Kimberlee Konetzke	Debra Sprangers
Beki Sokel	Trevor Szymanski	Amy Ertel	Kimberly Hansen
Thomas Pawlowski	Geneva Haen	Dylan Kollman	Doris Szymanski
Ann Spilski	Dakota Kerr	Penny Gustafson	Helen Thomson
Kristine Okkerse	John Koester	Erin Kavanaugh	Alexus Thomas
Andrea Gerarden	MaryAnn Lenzen	Teresa Jawson	Dakota Wright
Mary Peck	Darcy Powell	Tamra Walker	Abbie Rosendahl
Jerod Quick	Laura Bates	Angela Kain	Kathryn Tews
Peyton West	Steven Szymanski	Kathleen Harris	Mary Kersten
Kathleen Galyardt	Tara Spilski	Patricia Miles	
NadiaNorArina Zahirudin		Dean Plautz	

The following individual has applied for a bartender license to serve, dispense and/or sell alcohol at a licensed establishment in the city. They have not met the criteria under the "Guidelines for Operator Licenses" approved by the Common Council. Therefore, staff is recommending the following person be **DENIED** an Operator's License:

Emily Hein
Tonia Stephan

Cc: Chief Styka

Denial

Police Department



COPY

June 16, 2015

Emily L. Hein
W2661 Hwy 114
Hilbert, WI 54129

Re: City of Menasha Alcohol Operators License Application

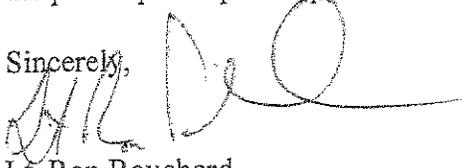
Dear Ms. Hein,

Upon conducting a background investigation in relationship to your alcohol operator's license application, it was determined that:

On May 28, 2015 you were convicted of a felony charge of Forgery/Uttering in Marathon County for an offense that occurred on June 20, 2014.

Based on this background investigation, I will be recommending the Menasha Common Council deny your request for an Operator's License in the City of Menasha because under guideline #1 you have been convicted of a felony.

Engaging in bartending involves the purchase and sale of a closely regulated substance/alcohol, individuals granted an Operator's License must act in cooperation with law enforcement to enforce the alcohol beverage laws, drunken driving laws and assist with minimizing disturbances of the peace and maintaining the safety of the community. As indicated the Police Department will recommend to the Common Council that they deny your application for an Alcohol Operator's License within the City of Menasha. The recommendation will be given to the Common Council at its next meeting on July 6, 2015 at 6:00 p.m., or shortly thereafter. Should you wish to provide comment to the Common Council on your application, you may do so during the public participation portion of the meeting.

Sincerely,


Lt. Ron Bouchard
Investigative Services
Menasha Police Department

**CITY OF MENASHA
ALCOHOL OPERATORS LICENSE APPLICATION**

Establishment of Employment NONE

TEMPORARY _____ PROVISIONAL _____ REGULAR _____ RENEWAL

Name Hein Emily Laura
Last First Middle

Address W22661 Hwy 114 Hilbert, WI 54129
Street City State/Zip Code

Phone _____

Height _____ Weight _____ yes _____ Hair _____ Sex _____ Race _____

Birth Date _____ Age _____ Birthplace _____

Scars, Marks, Tattoos _____
Drivers License No. _____ State of Issue _____
Expiration Date _____

NOTE: A license may be denied if applicant fails to provide accurate information or if the information is incomplete! Please read this section carefully.

Please explain all yes answers completely on the back of this form!
Do you currently have any criminal charges pending against you? yes
Have you ever been convicted of a felony? NO
Have you ever been convicted of a misdemeanor? ~~NO~~ NO
Have you ever been convicted of operating a motor vehicle while under the influence of an intoxicant or drug? NO
Have you ever been convicted of any law, statute, or ordinance pertaining to the use or sale of alcohol (including drinking alcohol underage)? ~~NO~~ yes
Have you ever been convicted of any law, statute, or ordinance pertaining to the possession, use, or sale of illegal drugs? NO
Have you ever been convicted of a criminal traffic offense? NO

I UNDERSTAND THAT THE APPLICATION FEE WILL NOT BE RETURNED IF LICENSE IS DENIED.

SIGNATURE Emily Hein Date June 10, 2015

Approved Denied Expiration Date _____
Chief of Police Hein Date 6/16/15
Comments: denied - Dept Safety Council find

REVOKED FOR VIOLATION: _____

Please answer all yes questions from the front of this form completely! Include correct charges, date of offense, and sentence. Failure to include all information or inaccurate information may result in the denial of your application!

I have been charged with uttering & fraud on financial institution ~~PTAC~~ (PTAC)

When I complete my probation the courts have agreed to dismiss. ~~Also~~ Also About 6-7 years ago I was convicted of serving an intoxicated person in City of Appleton. I was serving the owner of the bar I worked at + he fell + hit his head. They came + write me citation one week later.



Denial

City of Menasha - Police Department

June 18, 2015

Tonia L. Stephan
904 E. Airport Rd., Apt. 7
Menasha, WI 54952

Re: City of Menasha Alcohol Operators License Application

Dear Ms. Stephan,

Upon conducting a background investigation in relationship to your alcohol operator's license application the following information was determined:

On June 13, 2013 you were convicted of Operating a Motor Vehicle While Intoxicated in the Sheboygan Falls Municipal Court for an offense that occurred on April 28, 2013.

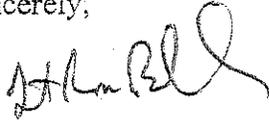
On January 6, 2014 you were convicted of two charges resulting out of the same offense in Sheboygan County. The charges you were convicted of were both forfeitures; one charge was Battery and the other was Disorderly Conduct. The charges stem as the result of an incident that occurred on October 31, 2013 in Sheboygan County.

Based on this background investigation, I will be recommending the Menasha Common Council deny your request for an Operator's License in the City of Menasha because under guideline #3 you have two or more offenses arising out of separate incidents within the past three years.

Engaging in bartending involves the purchase and sale of a closely regulated substance/alcohol, individuals granted an Operator's License must act in cooperation with law enforcement to enforce the alcohol beverage laws, drunken driving laws and assist with minimizing disturbances of the peace and maintaining the safety of the community. The incidents you have been convicted of substantially relate to the license for which you have applied and arose out of separate incidents which occurred within the last three years.

The Police Department will recommend to the Common Council that they deny your application for an Alcohol Operator's License within the City of Menasha. The recommendation will be given to the Common Council at its next meeting on July 6, 2015 at 6:00 p.m., or shortly thereafter. Should you wish to provide comment to the Common Council on your application, you may do so during the public participation portion of the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Lt. Ron Bouchard". The signature is stylized with a large, looped initial "R" and "B".

Lt. Ron Bouchard
Investigative Services
Menasha Police Department

**CITY OF MENASHA
ALCOHOL OPERATORS LICENSE APPLICATION**

Establishment of Employment Midway Marathon
 TEMPORARY PROVISIONAL REGULAR RENEWAL

Name Stephan Tonia L
Last First Middle

Address 904 E Airport Rd Apt 7 Menasha Wis
Street City State/Zip Code

Phone 920 714 1111

Height 5'11" Weight 140 Eyes blue Hair brn Sex M Race W

Birth Date 11/11/78 Age 36 Birthplace Menasha Wis

Scars, Marks, Tattoos _____

Drivers License No. _____ State of Issue _____
 Expiration Date _____

NOTE: A license may be denied if applicant fails to provide accurate information or if the information is incomplete! Please read this section carefully.

Please explain all yes answers completely on the back of this form!

- Do you currently have any criminal charges pending against you? no
- Have you ever been convicted of a felony? no
- Have you ever been convicted of a misdemeanor? yes *for seizure*
- Have you ever been convicted of operating a motor vehicle while under the influence of an intoxicant or drug? yes
- Have you ever been convicted of any law, statute, or ordinance pertaining to the use or sale of alcohol (including drinking alcohol underage)? no
- Have you ever been convicted of any law, statute, or ordinance pertaining to the possession, use, or sale of illegal drugs? no
- Have you ever been convicted of a criminal traffic offense? no

I UNDERSTAND THAT THE APPLICATION FEE WILL NOT BE RETURNED IF LICENSE IS DENIED.

SIGNATURE Tonia & Stephan Date 6-17-15

Approved _____ Denied Expiration Date _____
 Chief of Police Greg Bradley Date 6/18/15

Comments: 6/13 - OWI
1/26/14 - DC, but they -

REVOKED FOR VIOLATION: _____

Please answer all yes questions from the front of this form completely! Include correct charges, date of offense, and sentence. Failure to include all information or inaccurate information may result in the denial of your application!

2013 M. Sturmeator - Sheboygan Co.

For slapping my 11yr old daughter
and she called police dept. Better v & DC
Paid fine

NUI - 1st offense?

2013 - Sheboygan Falls Municipal Ct.
Paid fine

Intermission Interlock

DUI - 1st offense

2001 - Manitowoc Co (Kiel)
Paid Fine

over 21
10/11/17
OK



MEMO

To: Common Council

From: Debbie Galeazzi, Clerk

Subject: 13 Main Enterprises RCK LLC
d/b/a 13 Main, 13 Main Street, Menasha

Date: July 2, 2015

An application for a Class "B" Beer and Class C Wine for the 2015-2016 liquor licensing year has been submitted by 13 Main Enterprises RCK LLC, for the premises at 13 Main Street, Menasha.

The Police Department completed a background check and has no objections. The Fire Department, Health Department, and Building Inspectors have inspected the property and have no reason to hold up the liquor license approval. All financial obligations to the City are current.

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

July 6 2015
 For the license period beginning _____ 20____
 ending June 30 2016

Applicant's WI Seiler's Permit No. <u>456-102-8863797-02</u> FEIN Number: <u>47-373704</u>	
LICENSE REQUESTED	
TYPE	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ <u>100.00</u>
<input checked="" type="checkbox"/> Class C wine	\$ <u>100.00</u>
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>50</u>
TOTAL FEE	\$

TO THE GOVERNING BODY of the: Town of } Menasha
 Village of }
 City of }

County of Winnebago Aldermanic Dist. No. _____ (if required by ordinance)

1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY
 CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): 13 Main Enterprises ACK LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>Choi Robert Schake</u>	<u>1559 Palisades Ar.</u>	<u>Appleton Menasha</u>
Vice President/Member	<u>Dean Reggie Hingske</u>	<u>125 Stanley St.</u>	<u>Menasha</u>
Secretary/Member	<u>Kari Jo Hingske</u>	<u>125 Stanley St.</u>	<u>Menasha</u>
Treasurer/Member	<u>Choi Robert Schake</u>	<u>1559 Palisades Ar.</u>	<u>Appleton</u>
Agent			

3. Trade Name 13 main Business Phone Number 920-637-0088
 4. Address of Premises 13 main street Post Office & Zip Code Menasha, WI 54952

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
8. (a) Corporate/limited liability company applicants only: Insert state WI and date 4/21/15 of registration.
 (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No
 (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
 (NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)
9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) bar area + coolers
10. Legal description (omit if street address is given above): _____
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
 (b) If yes, under what name was license issued? _____
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] Yes No
13. Does the applicant understand a Wisconsin Seiler's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776]. Yes No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME
 this 20th day of May, 2015
Deborah A. Haleazzi
 (Clerk/Notary Public)
 My commission expires 9-11-16

[Signature]
 (Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)
[Signature]
 (Officer of Corporation/Member/Manager of Limited Liability Company/Partner)
[Signature]
 (Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

Date received and filed with municipal clerk: <u>5/20/15</u>	Date reported to council/boards	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print): (last name) <u>Schake</u>		(first name) <u>Choi</u>		(middle name) <u>Robert</u>	
Home Address (street/route) <u>1559 Pelisades Dr</u>		Post Office	City <u>Appleton</u>	State <u>WI</u>	Zip Code <u>54915</u>
Home Phone Number		Age	Date of Birth	Place of Birth	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
 - A member of a partnership which is making application for an alcohol beverage license.
 - Officer of Bmin enterprises ACK LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
- which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 7 year
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
If yes, identify. (Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>uscellular</u>	Employer's Address <u>117 N. Mall Dr Appleton, WI 54915</u>	Employed From: <u>May 2013</u>	To: <u>Present</u>
Employer's Name <u>Pearce Wireless</u>	Employer's Address <u>2001 S Central Ave, Marshfield, WI</u>	Employed From: <u>Feb 2012</u>	To: <u>Apr 2013</u>

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 20th day of May, 2015
Deborah A. Maleagis
(Clerk/Notary Public)

[Signature]
(Signature of Named Individual)

My commission expires 9-11-16



AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Hinske		Dean		Beggie	
Home Address (street/route)		Post Office	City	State	Zip Code
125 Stanley St			Neenah	WI	54956
Home Phone Number		Age	Date of Birth	Place of Birth	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.
- Dean Hinske / officer of 13 Main Enterprises RCK LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
- which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 36 Years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
Other side
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. _____
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)
- Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From:	To:
Hoffmaster	2920 N Main St Oakbush	5-22-06	Present
Norman Bros Roofing	3296 Oakridge Rd Neenah	1998	2005

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 20th day of May, 20 15
Reborah A. Malagie
(Clerk/Notary Public)

[Signature]
(Signature of Named Individual)

My commission expires 9-11-16



Printed on Recycled Paper

Obstructing an officer - 9-18-2006 - Fine

Disorderly Conduct - 9-19-2007 - Fine

Disorderly Conduct → 6-18-2001 - Fine
Criminal damage to property

**AUXILIARY QUESTIONNAIRE
ALCOHOL BEVERAGE LICENSE APPLICATION**

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Hinske		Kari		Jo	
Home Address (street/route)		Post Office	City	State	Zip Code
125 Stanley St			Neenah	WI	54956
Home Phone Number		Age	Date of Birth	Place of Birth	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.
- Member** of **13 Main Enterprises RCK LLC**
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 36 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
If yes, describe status of charges pending:
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Hoffmaster	2920 N. Main St Oshkosh	8-10-98	Present
Der Fetsal	N Main St Oshkosh	8-90	8-98

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 20th day of May, 2015
Reborah A. Maleazki
(Clerk/Notary Public)

Kari Hinske
(Signature of Named Individual)

My commission expires 9-11-16



Printed on Recycled Paper

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of Menasha County of Winnebago

The undersigned duly authorized officer(s)/members/managers of 13main enterprises RCK LLC
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as 13main
(trade name)

located at 13 Main Street

appoints Choi Schake
(name of appointed agent)

1559 Palisades Dr, Appleton WI 54915
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 7 years

Place of residence last year 109 W. Winnebago St Appleton, WI 54915

For: 13 Main Street Enterprises RCK LLC
(name of corporation/organization/limited liability company)

By: [Signature]
(signature of Officer/Member/Manager)

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Choi Robert Schake, hereby accept this appointment as agent for the
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 5/20/15 Agent's age _____
(signature of agent) (date)

1559 Palisades Dr, Menasha, Appleton WI Date of birth _____
(home address of agent)

**APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)**

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 5/27/15 by [Signature] Title 4 - Police
(date) (signature of proper local official) (town chair, village president, police chief)



WISCONSIN DEPARTMENT OF REVENUE
 PO BOX 8902
 MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
 MADISON, WI 53708-8902
 ph: 608-266-2776 fax: 608-264-6884
 email: DORBusinessTax@revenue.wi.gov
 website: revenue.wi.gov

Letter ID L0296993888

13MAINENTERPRISES RCK LLC
 1559 PALISADES DR
 APPLETON WI 54915

Wisconsin Department of Revenue Seller's Permit

Legal/real name: 13MAINENTERPRISES RCK LLC
Business name: 13MAIN
 13 MAIN ST
 MENASHA WI 54942

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1028863797-02



Memorandum

To: Common Council
From: Greg Keil, CDD *GK*
Date: July 1, 2015
RE: Acquisition of the RR Donnelley Ahnaip Street Property

In August of 2014 the Common Council adopted Resolution R-19-14 entitled "A resolution declaring property to be blighted and authorizing the Redevelopment Authority to acquire and assist in the redevelopment of the property" (see attached). Staff has been in communication with real estate personnel from RRD concerning the city/RDA interest in acquiring the property for redevelopment. We have reached a tentative understanding of the terms to be incorporated into a purchase agreement as described below:

- City to obtain an appraisal of the property in anticipation of acquisition. The acquisition will be pursued in a manner which will enable the city to obtain a municipal liability exemption for preexisting environmental contamination on the property (if any) The estimated cost of the appraisal is \$2,500.
- City to obtain proposals for conducting an "All Appropriate Inquires" environmental assessment of the property. An environmental assessment done to this standard garners certain environmental liability protections for the city. RRD will engage the environmental consulting firm to prepare the environmental assessment. If RRD releases the results of the environmental assessment to the city, the city will be obliged to pay the cost of having the environmental assessment prepared. If RRD chooses not to release the assessment, it will be responsible for the cost. The cost of the environmental assessment is difficult to estimate because the nature and extent of soil sampling (if any) is unknown. I recommend the city cap its cost at \$30,000, which would be sufficient to enable a moderate amount of sampling if deemed necessary.
- After considering the results of the environmental assessment, the city/RDA is to decide whether to proceed with the acquisition.
- If acquisition is pursued, RRD is to convey the property in an "as is" condition at nominal cost to the city/RDA.
- City/RDA is to be responsible for asbestos abatement and demolition at an estimated cost of \$100,000 and \$450,000, respectively. The city would need to borrow funds to finance these expenditures with the expectation that the cost would be recovered from the proceeds of a yet to be created TIF district.

As described in the attached memo dated July 17, 2014, there are many benefits to be realized by the city from the acquisition and redevelopment of this property. I am now requesting authorization from the Common Council to proceed with the preparation of a purchase agreement which would include the terms stated above (the purchase agreement will be brought back to the Common Council and RDA for approval). I am also requesting authorization to use Community Development Department budgeted funds for salary and benefits associated with the unfilled Principal Planner position from January 1, 2015 to May 31, 2015 to finance the cost of the appraisal and environmental assessment. These costs could likewise be recovered from future TIF increment.

A motion to authorize these undertakings may read as follows: *Motion to authorize staff to prepare a land purchase agreement for the RR Donnelley Ahnaip Street property and to authorize expenditure of Community Development budgeted funds in an amount not to exceed \$32,500 for appraisal and environmental assessment of the property.*

COMMON COUNCIL
OF THE
CITY OF MENASHA, WISCONSIN

RESOLUTION
R –19– 14

A RESOLUTION DECLARING PROPERTY TO BE BLIGHTED AND AUTHORIZING THE REDEVELOPMENT AUTHORITY TO ACQUIRE AND ASSIST THE REDEVELOPMENT OF THE PROPERTY.

Introduced by Alderman Englebert.

WHEREAS, Section 66.133, Wisconsin Statutes, as amended (the “Act”), states that it is the policy of this state to protect and promote the health, safety and general welfare of the people of the state in which blighted areas exist by the elimination and preservation of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and,

WHEREAS, this Common Council has heretofore created a Redevelopment Authority (the “Authority”) to eliminate or prevent substandard, deteriorated, obsolete and blighted areas in the City of Menasha, Wisconsin (the “City”); and,

WHEREAS, the Act, as amended, authorizes the Authority to undertake certain activities within the City, for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and,

WHEREAS, the properties in the City described in Exhibit A (Revised) attached hereto (the “Properties”) have been proposed as the site for various public improvements and private development projects; and,

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Properties will protect and promote the health, safety and general welfare of citizens of the City; and,

WHEREAS, the Authority proposes to acquire or assist the private acquisition and development of the Properties and to carry out blight elimination and urban renewal projects on the Properties, including the installation and construction of public improvements on the Properties, and to subsequently transfer portions of the Properties to private developers; and,

WHEREAS, Section 5(c)1g. of the Act provides that the Authority may acquire blighted property without designating a redevelopment area or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council by at least a two-thirds vote; and,

WHEREAS, on July 23, 2014 the Authority conducted a duly-noticed public hearing at which all interested parties were afforded a full opportunity to express their views respecting this preliminary determination of blight for the Properties; and,

WHEREAS, the Authority has made findings that (i) found the Properties to be a “blighted properties” within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, and (ii) submitted a blight determination of the Properties for the purpose of carrying out blight elimination and urban renewal projects to this Common Council for approval; and,

WHEREAS, in accordance with the Act, this Common Council now finds it necessary and in the public interests that the Authority undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of the Properties and to promote redevelopment and urban renewal on the Properties; and,

WHEREAS, this Common Council has studied the facts and circumstances relating to the Properties and the proposed acquisition of the Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section (2m)(bm) of the Act, (ii) the Report with respect to the existence of blight on the Properties in the context of the Act, (iii) the past and existing condition of, and the proposed uses of, the Properties and of similar properties, (iv) the goals and objectives of the proposed acquisition of the Properties, (v) visual inspections of the Properties and surrounding areas by various members of the Authority and by various staff of and consultants to the City, and (vi) reports and recommendations to the Common Council by the Authority and City staff members.

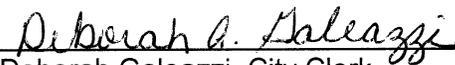
NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of Menasha as follows:

1. The Common Council hereby finds, determines and declares that the Properties are blighted properties within the meaning of Section (2m)(bm) of the Act which substantially impair or arrest the sound growth of the community.
2. The Common Council finds that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the Properties, the uses of the Properties after acquisition and the relation of the acquisition to other property redevelopment by the Authority.

Passed and approved this 4th day of August, 2014.



Donald Merkes, Mayor

Attest: 

Deborah Galeazzi, City Clerk

EXHIBIT A
(Revised)

DESCRIPTION OF PROPERTIES

Determination of Blight



RR Donnelley and Vicinity
City of Menasha
Winnebago County, Wisconsin



Legend

 Blighted

 Not Blighted

Numbers Denote Parcel ID



Memorandum

To: Common Council
From: Greg Keil, CDD *CK*
Date: July 17, 2014
RE: Preliminary Determination of Blight - RR Donnelley Property and Vicinity - Ahnaip Street

The closure of the RR Donnelley printing facility on Ahnaip Street has presented an opportunity for the City of Menasha to acquire and redevelop the site and adjoining parcels. The Donnelley property consists of five parcels located both north and south of the Ahnaip Street right of way comprising about 7.2 acres. There are two other parcels, including the Lawson Canal, owned by Sonoco Products Company, and an adjacent parcel owned by the Neenah Menasha Water Power Company which occupy about 1.7 and 0.6 acres, respectively. The Redevelopment Authority of the City of Menasha has made a preliminary determination of blight as an initial step toward acquisition and redevelopment of these parcels.

To enable the acquisition and redevelopment of this property by the Redevelopment Authority, the Common Council must make certain findings and determinations as contained in the attached resolution relating to the determination of blight and authorization for the RDA to acquire the properties so designated. Upon approval of the resolution, the RDA will enter into negotiations with the property owners for acquisition. It is expected that these negotiations will deal with matters related to property appraisals, environmental assessments, land acquisition, site clearance and environmental remediation, if determined to be necessary. It is also expected that the RDA will engage private developers concerning the redevelopment and reuse of the property.

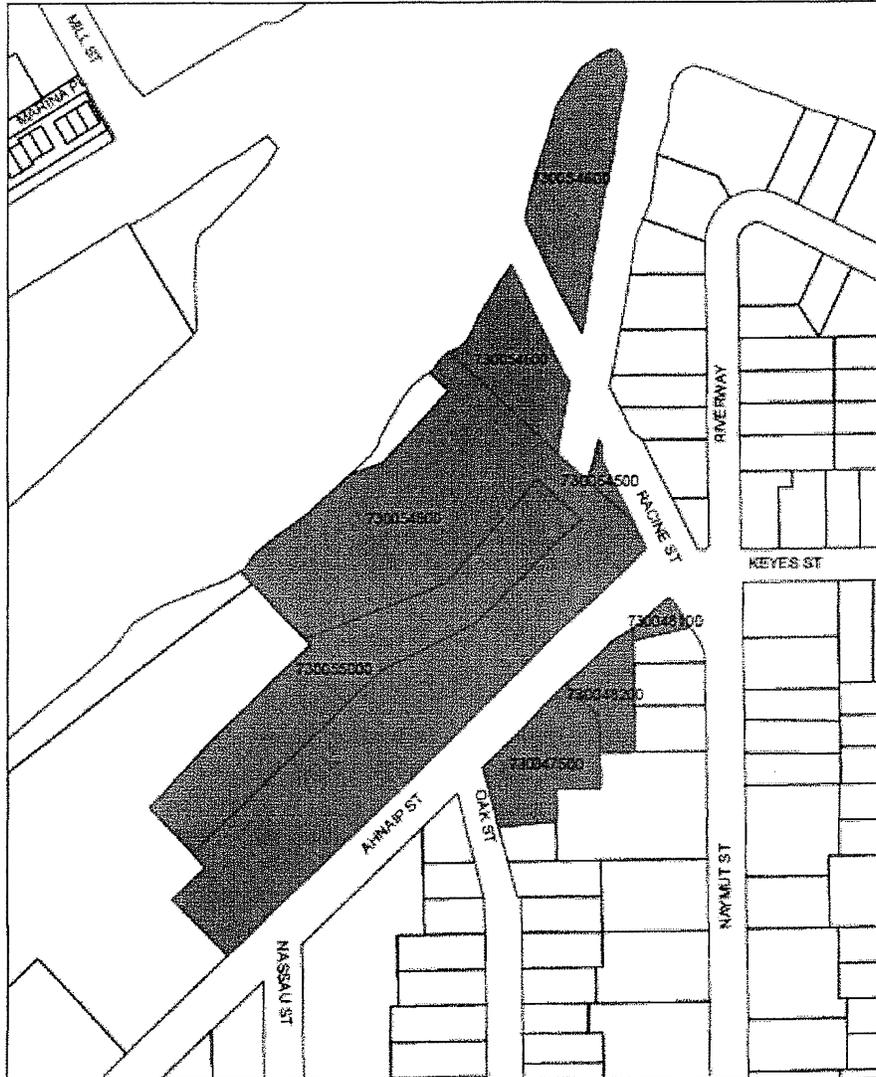
The Community Development staff recommends that the Common Council and RDA proceed with the acquisition of these properties for the following reasons:

1. In the two years since the printing operations have ceased RR Donnelley has not been able to find a viable purchaser for the property. As a manufacturing facility, this property is obsolete due to its location and the condition and configuration of buildings and site as a whole. Furthermore, the site and buildings are not conducive to conversion or rehabilitation into another use.
2. From 2008 to 2013 the value of the Donnelly property has declined nearly 65%, from \$1,744,900 to \$619,500. The buildings are minimally maintained, and further deterioration in building condition and value can be expected.
3. During that same time period, property values of the Winnebago County portion of the City of Menasha declined by \$68.8 million, which is about 8%. This points to the need for the city to aggressively pursue policies and take actions to promote private investment and reinvestment in properties.
4. As exhibited throughout the Fox Cities communities, major redevelopment projects require public-private partnerships to make them economically viable, and often require the infusion of other resources from grant programs, etc. The City and/or RDA have access to grant resources that are unavailable to private entities.

EXHIBIT A

DESCRIPTION OF PROPERTIES

Determination of Blight



RR Donnelley and Vicinity
City of Menasha,
Winnebago County, Wisconsin



Legend

- Blighted
- Not Blighted

Numbers Denote Parcel ID

5. Ownership of the properties will give control of the redevelopment process to the RDA, and will enable the city to capture the increased value of the property as properties are sold. By way of comparison, the valuation of the Gilbert Site increased from \$297,000 to \$675,000 between 2013 and 2014, owing to the near completion of site clearance with the site now ready for reuse. Had the city owned the properties, it would have realized the gain in value through future lot sales, not the developer.
6. If acquired by a private developer, it is almost a foregone conclusion that the developer will be looking for assistance. To further the Gilbert example, the city has pledged \$675,000 in accrued TIF increment to the developers to clear the site and make improvements. The city has also invested somewhere around \$100,000 in planning and design work for the Gilbert Site and shoreline park over the past seven years.
7. Given its unparalleled location with respect to its orientation to the Fox River, Menasha dam, Lake Winnebago and the Lawson Canal, the Donnelley Site offers superb site amenities, and, upon completion of site clearance and restoration, has the capacity to support a development with values in excess of \$10 million.
8. Investment of that magnitude will bring additional job and income opportunities to Menasha residents and will help stabilize the neighborhood and support other businesses in the downtown and elsewhere.

Upon authorization by the Common Council to proceed with the acquisition of the properties, the RDA will use due diligence to acquire the property with minimal risk to itself and the city. It is expected that the acquisitions will take place using "friendly condemnation", whereby the properties are taken through condemnation proceedings, but under terms that are mutually agreed to by the parties. This process enables the property to be taken by a municipal entity with an exemption from liability for any contamination present prior to its acquisition.

The environmental condition of the properties is presently unknown. The RDA will negotiate with the parties with respect to the performance of environmental assessments and will seek to protect itself and the city to the extent practicable from any unknown environmental liability. If environmental contamination is determined to be present, options for remediation will be considered based upon the availability of grant resources.

Land acquisition costs are unknown, although preliminary conversations with RR Donnelley suggest they will be minimal. Likewise, site clearance costs are unknown, but are likely to be in the range of \$300,000 to \$500,000. The split of cost between seller and buyer is to be negotiated by the RDA.

The financing of project costs will necessitate the creation of a tax increment finance district, with costs to be paid out of future TIF revenues. It is expected that initial costs would be financed from a city borrowing. Borrowed funds would be advanced to the RDA under a development agreement similar to what exists between the city and RDA for the Lake Park Villas development, and would be paid back to the city from TIF increment pledged to the RDA for repayment of the debt.

Despite there being unknowns, it is essential to move ahead with these processes at this time. Many steps need to be taken to achieve the goal of the Donnelley property being a premier development site and fulfilling its promise of a rich new tax base and job and income opportunities for our residents. We cannot anticipate all that will be required to make this happen, but it will require full participation in a cooperative effort among the RDA, Common Council and Plan Commission to move forward with the TIF creation and execution of agreements essential to the process.



To: Members of the Common Council

From: Chief Tim Styka 

Date: July 1, 2015

RE: Police K-9 Vehicle

BACKGROUND

When on a traffic stop in the early morning hours of June 21, 2015 Officer Spiegel and K-9 Athos's patrol vehicle caught on fire. K-9 Athos and some of the equipment inside was able to be removed before the vehicle became totally engulfed in flames. The vehicle is a total loss.

ANALYSIS

As a short term solution the K-9 Unit has been using one of the PSLO vehicles during the summer. However, this vehicle is not properly equipped for K-9 use and a new K-9 vehicle will need to be purchased to continue the program. The vehicle which was involved in the fire was a 2009 Ford Expedition. This vehicle had a 7-8 year life expectancy and it was anticipated the vehicle would be replaced in 2016 or possibly 2017.

FISCAL IMPACT

The purchase price of a new Ford Police SUV Interceptor is \$29,723. Our insurance carrier CVMIC has valued the old vehicle at \$17,344. After applying the deductible the City will receive a check for \$16,344, leaving a shortfall of \$13,379.

Over the past few years we have budgeted a set amount for vehicle purchases. This allowed for more consistent budgeting and through carryovers created a surplus which was planned on being used for a year in which we needed to purchase 4 vehicles instead of the typical 3 we buy each year. The amount we have carried over totals \$13,157 which will in essence cover the purchase price of the vehicle.

It should be noted that while this will cover the vehicle cost, the equipment which was lost is not included in this amount. We expect to cover the equipment and changeover costs within our existing vehicle maintenance budget by deferring some of the scheduled purchases.

RECOMMENDATION

It is our recommendation that the Common Council approve the ordering and purchase of a new Police Interceptor SUV. This action will not require a change to the approved budget as monies exist for the purchase. Instead, the approval is being requested as this vehicle replacement was not part of the proposed purchases for 2015.

Proposed motion: To grant authorization for the Police Department to purchase a Police Interceptor SUV for use as the new Police K-9 vehicle in the amount of \$29,723.

FIRST AMENDMENT TO TOWER AND GROUND SPACE LEASE AGREEMENT BETWEEN
CITY OF MENASHA AND SPRINT SPECTRUM, L.P.
DATED NOVEMBER 7, 2013

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THIS FIRST AMENDMENT TO TOWER AND GROUND SPACE LEASE AGREEMENT ("Amendment"), executed in Menasha, Wisconsin on this __ day of June, 2015, is made effective between the City of Menasha, a Wisconsin municipality ("Landlord"), and Sprint Spectrum Realty Company, L.P., a Delaware limited partnership, as successor-in-interest to Sprint Spectrum L.P., a Delaware limited partnership ("Tenant"), and is made with reference to the Tower and Ground Space Lease Agreement dated November 7, 2013 (the "Agreement"):

1. ~~As to paragraph 1.(a) delete and add (All equipment will be at 160' so no change to paragraph 1(a) is necessary~~
- 2.1. As to paragraph 4. of the Agreement, Base Rent, the following is delete and added: "As consideration for the installation of additional remote radio heads, as set forth on Exhibit B, upon such installation, Base Rent shall increase by \$150225.00 per month"
(We are proposing a rent increase for the 3 new RRUs — we are checking on comparable rent amounts)
- 3.2. As to Exhibit B of the Agreement, (i) the reference to "Jaybeam W65-19-R06 x-pole RET (one per sector) with one homerun RET control cable" is deleted and replaced with "KMW-ET-X-TS-70-15-62-18-IR-RD" and (ii) the following is added "9 each Remote Radio Heads ("RRU")." Tenant's Equipment add 3 remote radio units replace with exhibit B Amended July 2015
- 4.3. As to Exhibit C of the Agreement, the description of Tenant's equipment on the tower is deleted and replaced with the following: "Proposed 6 antennas with 9 RRUs mounted to proposed antenna mount (2 antennas and 3 RRUs per sector)." Leased Space (Need to add language for 3 additional RRUs) replace with Exhibit C Amended July 2015

and continue to increase pursuant to the terms of the Agreement. Amended July 2015

IN WITNESS WHEREOF, the undersigned have executed this First Amendment as of the date first written above:

City of Menasha

By: _____

Donald Merkes, Mayor

By: _____

Deborah A. Galeazzi, City Clerk

Site Number: ML25XC107-A

Site Name: Menasha

Exhibit B Amended July 2015
Tenant's Equipment

Tower Equipment mounted at a centerline height of 160':

~~3 Panel Antennas~~ - Model: Jaybeam W65-19-R06 x-pole RET (one per sector) with one home-run RET control cable

6 Panel Antennas - Model: KMW ET-X-TS-70-15-62-18-IR-RD (one per sector) and mounted with six (6) remote radio units (two per sector mounted at same height as the antennas) ^{two} ~~two~~ ^{three} ~~three~~ ^{nine (9)}

3 each - hybrid cables (41.3 mm diameter, model TH-T2LE20055SE)

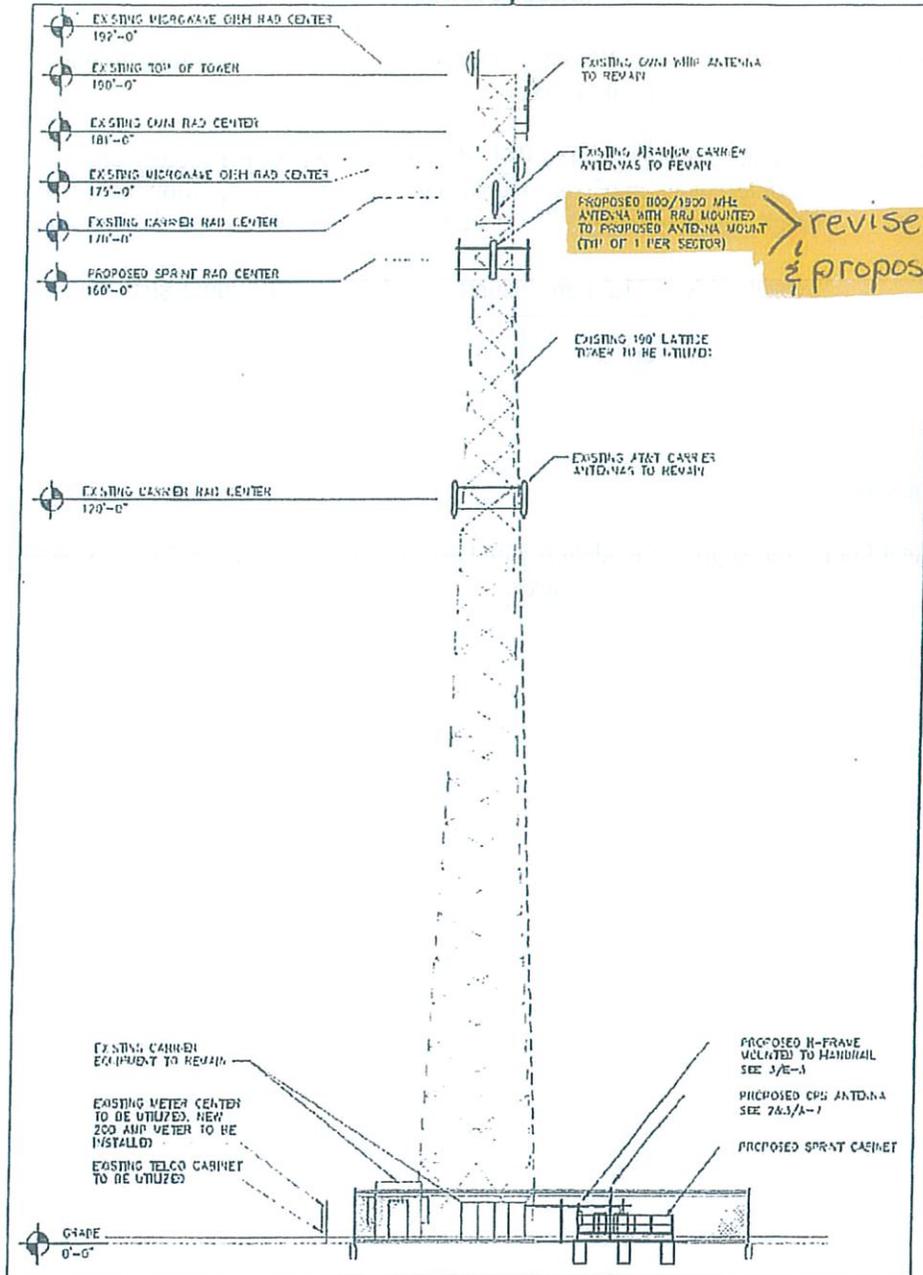
6 each - lines of 1-5/8" coax

Ground Equipment:

14' x 16' Steel Frame and support foundation with base station units within a 20' x 25' lease area.

Exhibit C Amended July 2015
Leased Space

Tower Space



RESOLUTION NO. R-19-15

**RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE
BOUNDARIES FOR AND THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 13,
CITY OF MENASHA, WISCONSIN**

WHEREAS, the City of Menasha (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 13 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Winnebago County, the Menasha School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 16, 2015 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Menasha that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 13, City of Menasha", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2015.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1. Furthermore any property standing vacant for the entire seven years preceding the adoption of this Resolution does not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1.
 - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 13, City of Menasha" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2015, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2015.

Mayor

City Clerk

Legal Description of Proposed TID #13

That part of the SE ¼ of the SE ¼ of Section 15, T20N, R17E and that part of the NE ¼ and the NW ¼ of the NE ¼ of Section 22, T20N, R17E, City of Menasha, Winnebago County, Wisconsin described as follows:

Commencing at the SW corner of the SE ¼ of the SE ¼ of said Section 15; thence north along the west line of said SE ¼ of the SE ¼ of Section 15 to the north right-of-way (ROW) line of Broad Street; thence east along said north ROW line 50 feet, more or less, to the west ROW line of Milwaukee Street and the point of beginning; thence east along the north ROW line of Broad Street 780.28 feet to the west ROW line of Racine Street; thence south along said east ROW line 80 feet to the south ROW line of Broad Street; thence west along the south ROW line of Broad Street 90 feet to the east ROW line of the Broad Street Alley and the NE corner of Lot 1 of Block 43 of the Original Plat of Menasha; thence south along the east line of said Lot 1 and the east line of the Broad Street Alley 80 feet, to a point; thence continuing southwesterly along said ROW line 51 feet, more or less, to a point 9 feet, more or less, north of the extended east line of Lot 22 of said Block 43; thence south 18 feet to a point 10 feet east of the northeast corner of said Lot 22 to the south line of the Broad Street Alley; thence west along said south line 292.38 feet to a point 8 feet east of the west line of Lot 18 of said Block 43; thence south along a line 8 feet east of the west line of said Lot 18 120 feet to the north ROW line of Main Street; thence east along said north ROW line 307.38 feet to the west ROW line of Racine Street; thence southwesterly along the extended west ROW line of Racine Street 69 feet, more or less, to the south ROW line of Main Street; thence west along said south ROW line 403.80 feet to the east ROW line of Mill Street; thence southeasterly 280 feet, more or less, along said east ROW line extended to the north line of the US Government Canal; thence westerly along said north line 496 feet, more or less, to a point on the west line of Outlot 2 of CSM 5353 recorded as document Number 1283917, Winnebago County R.O.D.; thence north along the most westerly line of said Outlot 2 14 feet, more or less; thence east along the north line of said Outlot 2, 103.12 feet to the west ROW line of Marina Place; thence north along said west ROW line 303.29 feet to the south ROW line of Main Street; thence west along said south ROW line 12 feet, more or less, to a point; thence north 29° 11' 28" west 60 feet, more or less, to the southwest corner of Lot 2 of CSM 3742 recorded in Volume 1 of CSM's on page 3742, Winnebago County R.O.D.; thence continuing north, 29° 11' 28" west 65.05 feet; thence north 38° 06' 51" west 20.78 feet; thence north 02° 48' 22" east 43.42 feet to a point on the south ROW of Chute Street; thence continuing north 02° 48' 22" 60 feet more or less to a point on the south line of Lot 1 of said CSM 3742; thence south 29° 11' 28" west along the south line of said CSM 3742 45.40 feet to a point; thence north 60° 02' 53" east 31.41 feet; thence south 89° 57' 07" east 128.59 feet to the west ROW line of Milwaukee Street; thence northerly along said west ROW line to a point of intersection with the north ROW line of Broad Street and the point of beginning, less and excepting a parcel of land commencing at the northeast intersection of Main and Milwaukee Street; thence north along the east ROW line 120 feet to a point; thence east along the south ROW line of the Broad Street Alley 46 feet to a point; thence south along a line 46 feet east of and parallel to the west ROW line of Milwaukee Street 120 feet to the north ROW line of Main Street; thence west 46 feet to the point of beginning, and also less and excepting lands commencing at a point on the north ROW line of Main Street 66 feet east of the northeast intersection of Main and Milwaukee Street; thence north 120 feet to the south ROW line of the Broad Street Alley; thence east along said ROW line 215 feet to a point; thence south 120 feet along a line 281 feet east of and parallel to the west ROW line of Milwaukee Street to the north ROW line of Main Street; thence west 215 feet to the point of beginning, and also less and excepting Lot 1 of CSM 5353 Recorded as Document Number 1283917, Winnebago County R.O.D described as follows: that part of Block 2 and vacated Mill Street in The Original Plat of

the Town of Menasha, commencing at the intersection of the south ROW line of Main Street and the east ROW line of Mill Street; thence south along said ROW line 304.39 feet to a point; thence south 62° 19' 50" west 4.45 feet to the point of beginning; thence south 62° 19' 50" west 289.81 feet to a point; thence north 27° 41' 33" west 67.38 feet to a point; thence north 62° 07' 58" east 290.06 feet to a point; thence south 27° 29' 22" east 68.38 feet to the point of beginning.

July 2, 2015

Project Plan for the Creation of Tax Incremental District No. 13

CITY OF MENASHA, WISCONSIN



Organizational Joint Review Board Meeting Held:	June 16 , 2015
Public Hearing Held:	June 16 , 2015
Adoption by Plan Commission:	June 16, 2015
Adoption by Common Council:	Scheduled for consideration on July 6, 2015
Approval by the Joint Review Board:	Scheduled for consideration on July 16, 2015

Project Plan for the Creation of Tax Incremental District No. 13

City of Menasha Officials

Common Council

Don Merkes	Mayor
James Taylor	Council President
Rebecca Nichols	Council Member
Wil Krautkramer	Council Member
Mark Langdon	Council Member
Michael Keehan	Council Member
Dan Zelinski	Council Member
Melissa Rollins-Jump	Council Member
Kevin Benner	Council Member

City Staff

Greg Keil	Community Development Director
Peggy Steeno	Director of Administrative Services
Debbie Galeazzi	City Clerk
Pamela Captain	City Attorney

Plan Commission

Gretchen DeCoster	Richard Sturm
Catherin Cruickshank	Mark Radtke
Dave Schmidt	Kara Homan
Kevin Benner	Greg Keil
Mayor Donald Merkes	Dan Zelinski

Joint Review Board

Mayor Donald Merkes	City Representative
Mark Harris	Winnebago County
Amy Van Straten	Fox Valley Technical College District
Brian Adesso	Menasha School District
Scott Francis	Public Member

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District No. 13 (“TID” or “District”) is a proposed 4.25 acre blighted area TID that will be created for the purpose of facilitating redevelopment on the site of the former Hotel Menasha and adjacent bank building at the corner of Main and Mill Streets and a portion of the City-owned Marina Place Parking Lot. The redevelopment project will include construction of a multi-tenant 119,900 square foot office tower and surface parking on the site, as well as construction of a 300 stall parking ramp on City owned property located on Broad Street. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures

The City anticipates making expenditures of approximately \$8.82 million to pay for TID eligible projects (“Project Costs”) within the District. These costs include development incentives, installation of public infrastructure and related administrative expense. Additional development incentives totaling \$1.25 million are expected to be paid with funds from a State of Wisconsin Community Development Investment (“CDI”) grant and with funds transferred from Tax Incremental District No. 5. Authorization for the tax increment sharing from TID No. 5 is being sought concurrently with the approval of this District and Project Plan. In addition to the foregoing project expenditures, the City has included \$1,285,000 for certain “contingent” projects that will facilitate accomplishment of the objectives for the District. These contingent projects will only be undertaken if tax increments realized exceed the levels projected in this Project Plan. The Expenditure Period of this District would be twenty-two years commencing on the date the Common Council adopts the resolution creating it (“Creation Resolution”). Further discussion related to the expenditures to be undertaken, their timing and related financing is included in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land, improvements and personal property value of approximately \$12,500,000 will be created. An additional \$4,800,000 will be invested in the Broad Street parking ramp. Provision of development incentives and installation of certain public infrastructure is necessary to enable creation of this additional value. A table detailing assumptions as to the timing of redevelopment and associated values is located in Section 10 of this Plan. In addition to the incremental property value, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all Project Costs by the year 2042; one year earlier than the 27 year maximum life of this District. The Economic Feasibility Study does not include an assignment of interest earnings to funds the City expects to advance to the TID. To the extent the City determines to recover a reasonable amount of interest on the advanced funds, the TID may need to remain open for its full maximum life.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105 and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered that the redevelopment site is blighted. Given that the City has not received proposals to redevelop the site that did not include a request for Tax Incremental Financing (“TIF”) incentives, it is the judgment of the City that the site will not redevelop independent of creation of the District and use of TIF.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are sufficient to pay for the proposed Project Costs.
 - The redevelopment project will create or expand job opportunities in the City both as a result of the construction of the project itself, as well as through the creation of additional office and retail space in the downtown area.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2015. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to redevelopment or economic appreciation of property values occurring after January 1, 2015 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the redevelopment expected would not occur without creation of the District and use of TIF (see Finding #1) and since the District is expected to generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wisconsin Statutes Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1. Furthermore, any property standing vacant for the entire seven years preceding adoption of the Creation Resolution does not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1.

5. Based upon the finding made in 4., the District is declared to be a blighted area District based on the identification and classification of the property included within it.
6. The Project Costs relate directly to promoting the elimination of blight consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2: Type and General Description of District

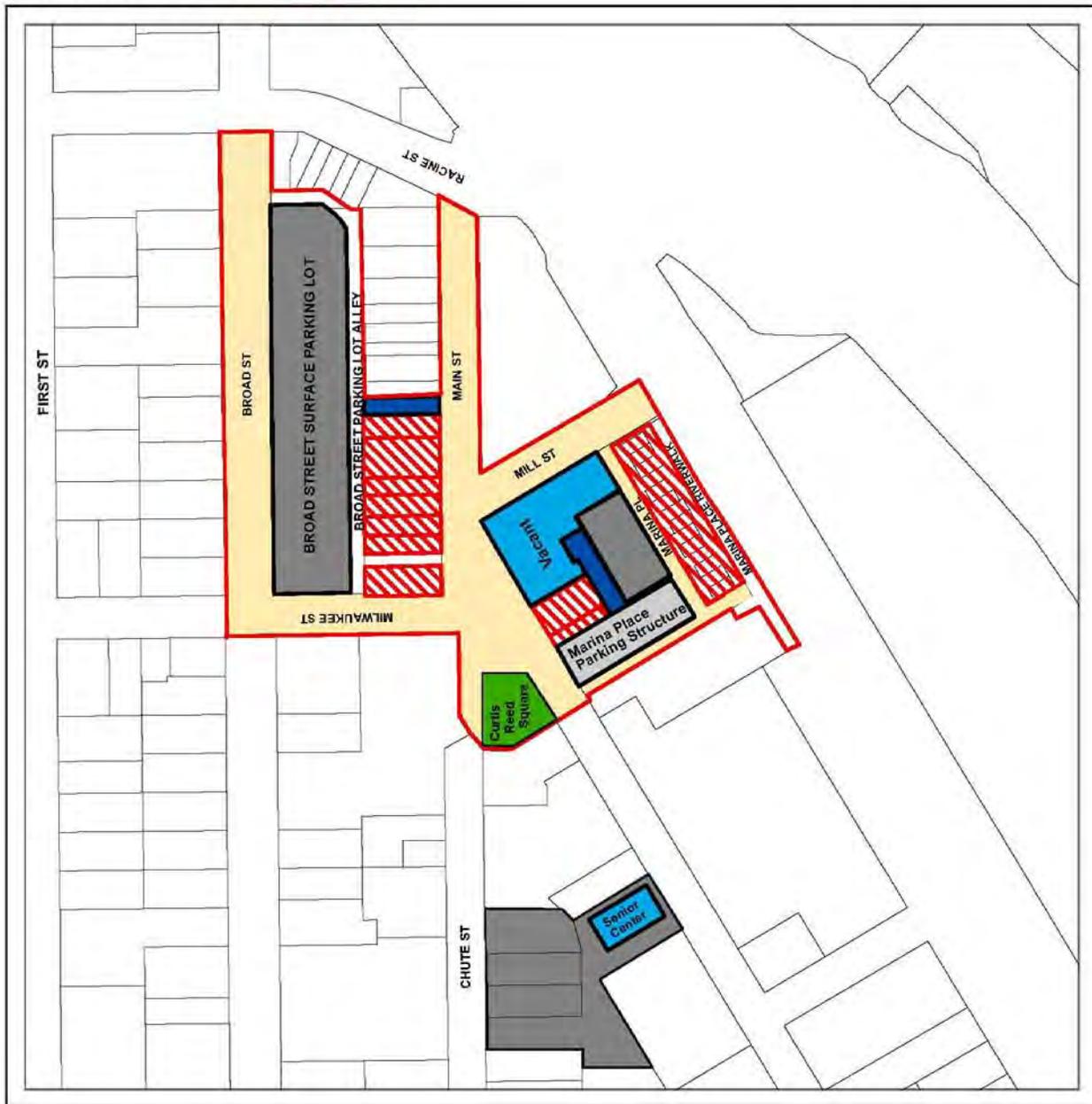
The District is being created by the City under the authority provided by Wisconsin Statute Section 66.1105. The District is created as and declared to be a “blighted area” district based upon a finding that at least 50%, by area, of the real property within the District is blighted. In Section 5 of this Plan, the City has identified those properties within the District that meet the criteria of blighted areas as defined in Wisconsin Statutes Section 66.1105(2)(ae)1 and relies on these characterizations as the basis for making the above finding.

Property standing vacant for seven years immediately preceding adoption of the Creation Resolution for this District will not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1. A calculation demonstrating compliance with this test is found as part of the Preliminary Parcel List in Section 5 of this plan.

Maps depicting the boundaries of the District as well as proposed uses and improvement are found in Sections 3 and 8 of this Plan, respectively. The City intends that TIF will be used to assure that redevelopment occurs within the District consistent with the City’s redevelopment objectives. This will be accomplished by making development incentive payments and installing public improvements necessary to promote redevelopment within the District. The City’s goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The Project Costs included in this Plan relate directly to the elimination of blight and are consistent with the purpose for which the District is created.

SECTION 4: Maps Showing Existing Uses and Conditions

- TID 13 - Existing Uses and Conditions**
-  Parking Structure
 -  Surface Parking
 -  Walkway
 -  Excluded Parcels
 -  TID Boundary
 -  Street ROW



TID 13 - Blighted Properties

-  win_parc selection
-  Blighted Properties
-  Excluded Parcels
-  TID Boundary



SECTION 5:
Preliminary Parcel List and Analysis

City of Menasha, Wisconsin																
Tax Increment District # 13																
Base Property Information																
Property Information					Assessment Information				Equalized Value				District Classification		Comments	
Parcel Number	Street Address	Owner	Acreage	Municipally Owned	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Vacant	
3-00818-00	175 Main Street	Menasha Downtown Development, Inc.	0.195		42,500	0	0	42,500	101.59%	41,835	0	0	41,835	0.195	0.00	Improvements Demolished in 2014 - Not Vacant
3-00820-00	177 Main Street	Menasha Downtown Development, Inc.	0.399		0	0	0	0	101.59%	0	0	0	0	0.399	0.00	Improvements Demolished in 2014 - Not Vacant
1-230-00	Broad Street Parking Lot	City of Menasha	1.640	X	0	0	0	0	101.59%	0	0	0	0	1.640	0.00	Municipally owned surface parking - Not Vacant
1-243-00	Main to Broad St. Walkway	City of Menasha	0.086	X	0	0	0	0	101.59%	0	0	0	0	0.086	0.00	Municipally owned pedestrain walkway - Not Vacant
1-252-00	Broad Street Parking Lot Alley	City of Menasha	0.292	X	0	0	0	0	101.59%	0	0	0	0	0.292	0.00	Municipally owned alley - Not Vacant
1-253-00	Broad Street Parking Lot Alley	City of Menasha	0.070	X	0	0	0	0	101.59%	0	0	0	0	0.070	0.00	Municipally owned alley - Not Vacant
3-790-00	Marina Place Right-of-Way	City of Menasha	0.309	X	0	0	0	0	101.59%	0	0	0	0	0.309	0.00	Municipally owned ROW - Not Vacant
3-798-00	Marina Place Parking Structure & Surface Lot	City of Menasha	0.654	X	0	0	0	0	101.59%	0	0	0	0	0.654	0.00	Municipally owned parking structure & surface Lot - Not Vacant
3-816-01	Marina Place Elevated Walkway	City of Menasha	0.016	X	0	0	0	0	101.59%	0	0	0	0	0.016	0.00	Municipally owned pedestrain walkway - Not Vacant
3-817-01	Marina Place Elevated Walkway	City of Menasha	0.038	X	0	0	0	0	101.59%	0	0	0	0	0.038	0.00	Municipally owned pedestrain walkway - Not Vacant
3-818-01	Marina Place Elevated Walkway	City of Menasha	0.053	X	0	0	0	0	101.59%	0	0	0	0	0.053	0.00	Municipally owned pedestrain walkway - Not Vacant
3-790-02	Marina Place Riverwalk	City of Menasha	0.203	X	0	0	0	0	101.59%	0	0	0	0	0.203	0.00	Municipally owned riverwalk - Not Vacant
2-058-00	Curtis Reed Square	City of Menasha	0.244	X	0	0	0	0	101.59%	0	0	0	0	0.000	0.00	Municipally owned public square - Not Vacant
1-236-00	184 Main Street	Michael J. McClone	0.055		12,000	108,000	0	120,000	101.59%	11,812	106,310	0	118,122	0.000	0.00	
Total Acreage			4.25		54,500	108,000	0	162,500		53,647	106,310	0		3.955	0	
Estimated Base Value													159,957			
														92.97%	0.00%	

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$73,854,057. This value is less than the maximum of \$119,890,632 in equalized value that is permitted for the City of Menasha. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Menasha, Wisconsin			
Tax Increment District # 13			
Valuation Test Compliance Calculation			
Creation Date	7/6/2015		
	Valuation Data Currently Available 2014	Percent Change	Valuation Data Est. Creation Date 2015
Total EV (TID In)	999,088,600	1.00%	1,009,079,486
12% Test	119,890,632		119,890,632
Increment of Existing TIDs			
TID #1	3,522,400	1.00%	3,557,624
TID #3	609,200	1.00%	615,292
TID #4	2,670,600	1.00%	2,697,306
TID #5	11,441,200	1.00%	11,555,612
TID #6	15,846,200	1.00%	16,004,662
TID #7	3,699,000	1.00%	3,735,990
TID #8	1,321,100	1.00%	1,334,311
TID #9	22,972,300	1.00%	23,202,023
TID #10	1,743,100	1.00%	1,760,531
TID #11	2,503,500	1.00%	2,528,535
TID #12	7,365,500	1.00%	7,439,155
Total Existing Increment	73,694,100		74,431,041
Projected Base of New or Amended District	159,957		159,957
Total Value Subject to 12% Test	73,854,057		74,590,998
Compliance	PASS		PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Utilities

Utility Relocations

To allow for redevelopment, the City will need to relocate sanitary sewer, water system and/or storm water management system facilities serving the District.

Streets and Streetscape

Street, Parking Area and Related Improvements

Redevelopment will require construction or reconstruction of streets, access drives, and parking areas on Main Street, Mill Street, Marina Place, Broad Street and the Broad Street Parking Lot. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; utility relocation, street lighting; installation of traffic control signage; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance redevelopment sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Activities Undertaken by Other City Entities

Contribution to the Landmarks Commission, Housing Authority and/or Redevelopment Authority

As Contingent Projects, the City may contribute funds to its Landmarks Commission to operate its Facade Improvement Fund and to the Housing Authority to operate its Housing Rehabilitation Fund. Funds may also be provided to the Redevelopment Authority of the City of Menasha to be used for administration, planning, operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Projects undertaken by these City entities for the purposes stated are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible Project Costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City has identified \$660,000 in potential Project Costs that would be made within the ½ mile radius. These projects are included within the category of "contingent" projects that will only be undertaken if tax increments realized exceed the levels projected in this Project Plan:

Description of Projects Outside of the TID	Estimated Cost
Facade Improvement Fund Capitalization	\$100,000
Housing Rehabilitation Fund Capitalization	\$400,000
Chute Street Parking Lot Rehabilitation	\$160,000
Total	\$660,000

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

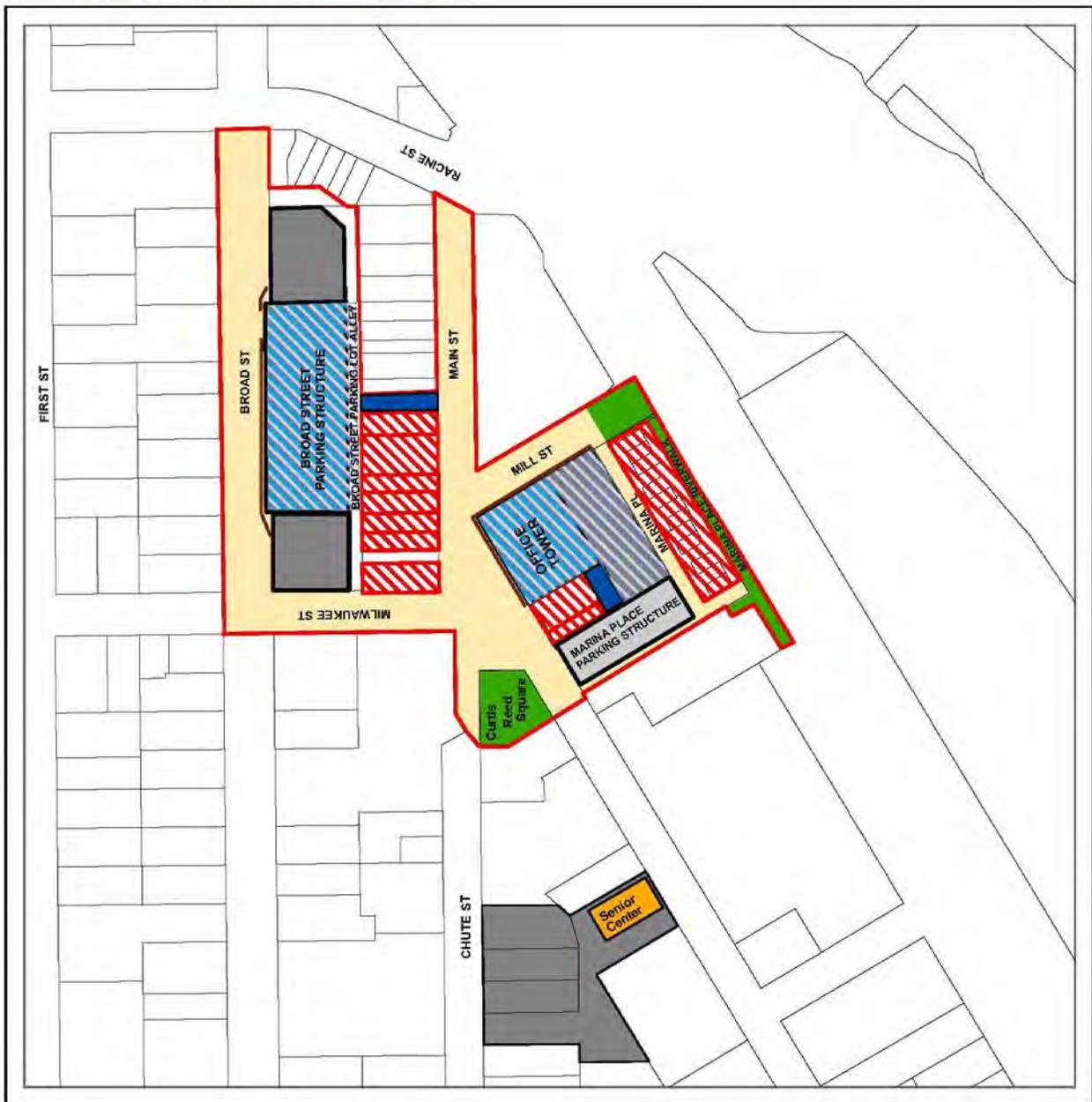
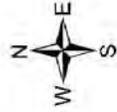
The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Maps Showing Proposed Improvements and Uses

TID 13 - Priority Improvements

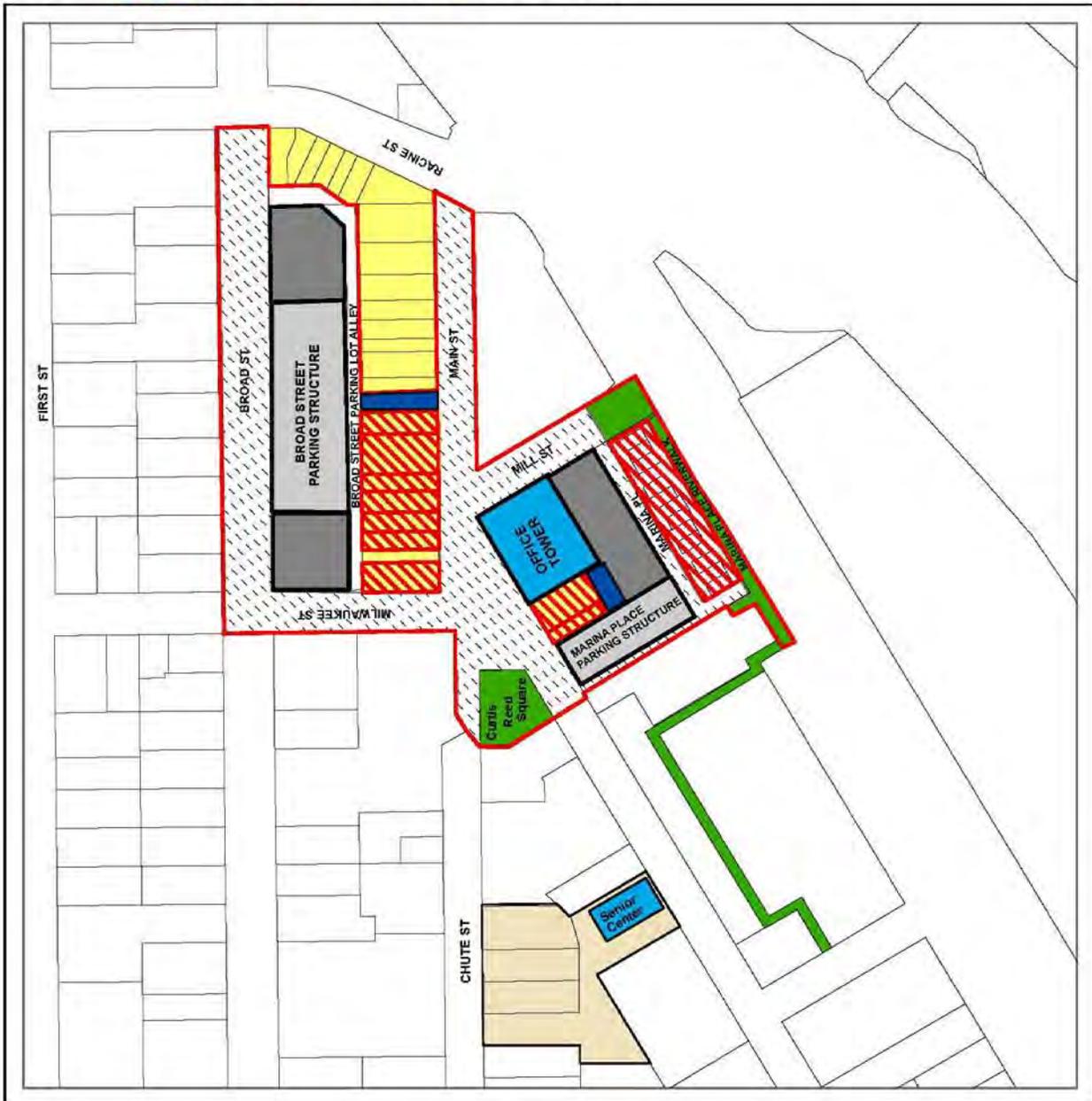
-  Walkway
-  Parking Structure
-  Surface Parking
-  Civic Space
-  Excluded Parcels
-  TID Boundary
-  Street ROW
-  Utility Relocation
-  Sidewalk, Curb & Gutter



TID 13 - Contingent Improvements

-  Excluded Parcels
-  TID Boundary
-  Landscape/Streetscape Improvements
-  Mill Street End/Riverwalk/Curtis Reed Square Improvements
-  Chute Street Parking Lot Rehabilitation*
-  Facade Improvement Fund Capitalization*
-  Housing Rehabilitation Program Capitalization*

*Improvements outside of but within one half mile of the TID.



SECTION 9: Detailed List of Project Costs

All costs are based on 2015 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2015 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Menasha, Wisconsin					
Tax Increment District # 13					
Estimated Project List ¹					
Priority Projects	Incentives 2015-2041	Infrastructure 2015-2016	Admin. 2015-2037		Total
Project Name/Type					
Development Incentives	9,692,635				9,692,635
Walkway		100,000			100,000
Sidewalk, Curb & Gutter and Dumpster		112,000			112,000
Utility Relocations		125,000			125,000
Administrative Costs			42,000		42,000
Less Non-TID Sources ²	(1,250,000)				(1,250,000)
Total Priority Projects	8,442,635	337,000	42,000	0	8,821,635
Contingent Projects	Incentives	Infrastructure	Admin.	Urban Renewal	Total
Project Name/Type					
Mill Street End/Riverwalk/Curtis Reed Square Improvements		125,000			125,000
Facade Improvement Fund Capitalization ³				100,000	100,000
Housing Rehabilitation Fund Capitalization ³				400,000	400,000
Chute Street Parking Lot Rehabilitation ³		160,000			160,000
Land Acquisition for Surface Parking and Parking Lot Improvements		400,000			400,000
Landscape/Streetscape Improvements - Main/Mill/Milwaukee/Broad Streets		100,000			100,000
Total Contingent Projects	0	785,000	0	500,000	1,285,000
Notes:					
¹ Project costs are estimates and are subject to modification as to amount, timing and category of expenditure.					
² CDI grant and transfer from Tax Incremental District No. 5.					
³ Costs for these projects may be incurred within 1/2 mile of the TID boundary.					

Contingent Projects Description

The projects designated as “Contingent” on the table above and listed hereafter are proposed for inclusion in the Project Plan as they will serve to enhance the overall positive impact of the district upon the downtown and the community. They are not, however, included in the financing plan for the district as the amount of increment projected to be available is insufficient to support the projects. Should additional increment be realized, the intention would be to apply it to one or more of the contingent projects.

Mill Street End/Riverwalk/Curtis Reed Square Improvements - \$125,000

Enhancements to the civic green space would improve the downtown environment by making improvements to passive green space areas. These areas would be used and enjoyed by downtown employees, visitors and city residents.

Facade Improvement Fund Capitalization - \$100,000

The Menasha Landmarks Commission has been operating a facade improvement program for many years. This program has benefited many of the buildings within the Upper Main Street historic district. The program fund, originally capitalized by Community Development Block Grant (CDBG) program funds is nearly depleted. Facade improvements help preserve and enhance the tax base and make for a more attractive downtown business environment.

Housing Rehabilitation Program Capitalization - \$400,000

Much of the housing stock within a half mile of the proposed TID boundary is old and is in need of conservation and rehabilitation work. The Menasha Housing Authority has likewise operated a housing program for many years, which was also capitalized by the CDBG program. The funds available within the program are insufficient to meet the housing conservation and rehabilitation needs of the near downtown area. Housing rehabilitation will preserve and enhance the tax base, and will help provide attractive housing choices for downtown employees or those seeking to move to an attractive urban environment.

Chute Street Parking Lot Rehabilitation - \$160,000

The parking ramp to be built in the Broad Street parking lot will displace surface parking stalls, some of which were dedicated to another business entity as well as those which were available for public parking. The Chute Street parking lot is to accommodate some of the displaced parking, however, it is in poor condition and needs to be resurfaced. The Chute Street lot is outside of but is in close proximity to the proposed TID 13. The rehabilitated parking lot will help meet the parking needs of downtown employees and business patrons.

Land Acquisition for Surface Parking and Parking Lot Improvements - \$400,000

Despite the construction of a 300 stall parking structure to serve the office tower and the proposed rehabilitation of the Chute Street parking lot, there will remain a deficiency of parking in the downtown. The deficiency is mostly related to the aforementioned displacement of parking in the Broad Street lot caused by the proposed parking ramp. Approximately 100 additional stalls are needed to provide sufficient parking to satisfy the parking demand imposed by downtown office space and business patron parking.

Landscape-Streetscape Improvements Main/Mill/Milwaukee/Broad Streets - \$100,000

This investment is proposed to improve the function and appearance of the downtown environment by installing landscape/streetscape amenities within street right of way. These improvements will make the downtown more attractive and appealing to businesses and will contribute to the use and enjoyment of the downtown by employees and business patrons. It will significantly contribute to parallel efforts to make the downtown a desirable place to live, work and conduct business.

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A specific description as to the plan of finance follows.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that redevelopment and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Implementation and Finance Plan

Development incentive payments totaling \$9,692,635 are projected to be paid over the life of the District, and consist of three categories of incentive:

- A Developer Building Incentive totaling \$1,750,000. The incentive will be paid in two installments. The first installment of \$750,000 to be paid in 2015 will be funded with a transfer of \$750,000 in tax increments from Tax Incremental District No. 5. Authorization for the tax increment sharing from TID No. 5 is being sought concurrently with the approval of this District and Project Plan. The second installment of \$1,000,000 to be paid in 2016 will be funded with a \$500,000 State of Wisconsin Community Development Investment grant and a \$500,000 advance of other City funds on hand.
- A Developer Ramp Incentive in a principal amount of \$4,800,000. This portion of the incentive will be made on a “pay as you go basis.” Payment of the amounts due to the developer is limited to 95% of the annual tax increments actually collected through the year 2040, and to 5% thereafter. Interest will accrue on unpaid incentive amounts at the rate of 3.50% through September 30, 2026, and at the rate of 5.00% thereafter. Based on the projections found in this Section, incentive payments including the accrued interest are projected to total \$7,559,636 with retirement of the liability in 2040. The City will have no remaining liability for unpaid amounts upon TID closure if tax increment collections over the life of the TID are insufficient to repay the total incentive amount.
- A Developer Maintenance Incentive (for the parking ramp) totaling up to \$382,999. This portion of the incentive will also be made on a “pay as you go basis” and will bear no interest on unpaid amounts. Incentive payments will commence after the Developer Ramp Incentive has been repaid. As with the Developer Ramp Incentive, the City will have no remaining liability for unpaid amounts upon TID closure if tax increment collections over the life of the TID are insufficient to repay the total incentive amount.

In addition to the development incentive payments, the City expects to spend \$337,000 for public infrastructure costs related to the redevelopment project in 2015 and 2016, and \$42,000 for TID related administrative expenses through the life of the District. The infrastructure costs and initial administrative expense will be funded with an advance of other City funds. This advance, along with the advance to pay a portion of the Developer Building Incentive will be recovered through the life of the TID from the 5% of tax increment to be retained by the City (95% after 2040). The cash flow projections contained in this Section do not include an interest accrual on the unpaid City advance amounts. The City reserves the right to accrue and recover a reasonable amount of interest on the advance and will later determine whether to do so based on the actual performance of the TID.

Development Assumptions

City of Menasha, Wisconsin							
Tax Increment District # 13							
Development Assumptions							
Construction Year		Actual	Office Building ¹	Personal Property	Additional Redevelop.	Annual Total	Construction Year
1	2015		6,000,000			6,000,000	2015 1
2	2016		6,000,000	500,000		6,500,000	2016 2
3	2017					0	2017 3
4	2018					0	2018 4
5	2019					0	2019 5
6	2020					0	2020 6
7	2021					0	2021 7
8	2022					0	2022 8
9	2023					0	2023 9
10	2024					0	2024 10
11	2025					0	2025 11
12	2026					0	2026 12
13	2027					0	2027 13
14	2028					0	2028 14
15	2029					0	2029 15
16	2030					0	2030 16
17	2031					0	2031 17
18	2032					0	2032 18
19	2033					0	2033 19
20	2034					0	2034 20
21	2035					0	2035 21
22	2036					0	2036 22
23	2037					0	2037 23
24	2038					0	2038 24
25	2039					0	2039 25
26	2040					0	2040 26
27	2041					0	2041 27
Totals		0	12,000,000	500,000	0	12,500,000	

Notes:
¹Source of valuation estimate is "Menasha Downtown Redevelopment Project Parameters" document received on 2-25-2015.

Increment Revenue Projections

City of Menasha, Wisconsin Tax Increment District # 13 Tax Increment Projection Worksheet									
Type of District	Blighted Area			Base Value	0	Apply to Base Value			
Creation Date	July 6, 2015			Appreciation Factor	0.00%				
Valuation Date	Jan 1,	2015		Base Tax Rate ¹	\$28.06				
Max Life (Years)	27			Rate Adjustment Factor					
Expenditure Periods/Termination	22	7/6/2037		Tax Exempt Discount Rate	3.50%	465,007			
Revenue Periods/Final Year	27	2043		Taxable Discount Rate	5.00%				
Extension Eligibility/Years	Yes 3								
Recipient District	Yes								

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2015	6,000,000	2016	6,000,000	2017	\$28.06	168,338	162,645	160,322
2	2016	6,500,000	2017	12,500,000	2018	\$28.06	350,704	490,031	478,421
3	2017	0	2018	12,500,000	2019	\$28.06	350,704	806,346	781,372
4	2018	0	2019	12,500,000	2020	\$28.06	350,704	1,111,965	1,069,897
5	2019	0	2020	12,500,000	2021	\$28.06	350,704	1,407,248	1,344,683
6	2020	0	2021	12,500,000	2022	\$28.06	350,704	1,692,546	1,606,384
7	2021	0	2022	12,500,000	2023	\$28.06	350,704	1,968,196	1,855,623
8	2022	0	2023	12,500,000	2024	\$28.06	350,704	2,234,525	2,092,993
9	2023	0	2024	12,500,000	2025	\$28.06	350,704	2,491,847	2,319,060
10	2024	0	2025	12,500,000	2026	\$28.06	350,704	2,740,468	2,534,362
11	2025	0	2026	12,500,000	2027	\$28.06	350,704	2,980,681	2,739,411
12	2026	0	2027	12,500,000	2028	\$28.06	350,704	3,212,771	2,934,696
13	2027	0	2028	12,500,000	2029	\$28.06	350,704	3,437,013	3,120,682
14	2028	0	2029	12,500,000	2030	\$28.06	350,704	3,653,671	3,297,811
15	2029	0	2030	12,500,000	2031	\$28.06	350,704	3,863,003	3,466,506
16	2030	0	2031	12,500,000	2032	\$28.06	350,704	4,065,256	3,627,168
17	2031	0	2032	12,500,000	2033	\$28.06	350,704	4,260,670	3,780,179
18	2032	0	2033	12,500,000	2034	\$28.06	350,704	4,449,475	3,925,903
19	2033	0	2034	12,500,000	2035	\$28.06	350,704	4,631,896	4,064,689
20	2034	0	2035	12,500,000	2036	\$28.06	350,704	4,808,148	4,196,865
21	2035	0	2036	12,500,000	2037	\$28.06	350,704	4,978,440	4,322,748
22	2036	0	2037	12,500,000	2038	\$28.06	350,704	5,142,973	4,442,636
23	2037	0	2038	12,500,000	2039	\$28.06	350,704	5,301,942	4,556,815
24	2038	0	2039	12,500,000	2040	\$28.06	350,704	5,455,535	4,665,557
25	2039	0	2040	12,500,000	2041	\$28.06	350,704	5,603,935	4,769,121
26	2040	0	2041	12,500,000	2042	\$28.06	350,704	5,747,316	4,867,753
27	2041	0	2042	12,500,000	2043	\$28.06	350,704	5,885,848	4,961,689
Totals		12,500,000		0	Future Value of Increment		9,286,643		

Notes:
 1 Base tax rate shown is actual rate for the 2014/2015 levy taken from DOR Form PC-202 (Tax Increment Collection Worksheet).

Cash Flow

City of Menasha, Wisconsin																
Tax Increment District # 13																
Cash Flow Projection																
Year	Projected Revenues					Expenditures							Balances			Year
	Tax Increments	Transfer from TID No. 5 ¹	Advances from Other Funds ²	CDI Grant	Total Revenues	Developer Building Incentive ³	Developer Ramp Incentive ⁴	Maintenance Incentive ⁵	Other Project Costs ⁶	Admin.	Repay City Advances ⁷	Total Expenditures	Annual	Cumulative	Principal Outstanding ⁸	
2015		750,000	357,000		1,107,000	750,000			337,000	20,000		1,107,000	0	0	1,739,999	2015
2016			501,000	500,000	1,001,000	1,000,000				1,000		1,001,000	0	0	6,138,999	2016
2017	168,338				168,338		159,921			1,000	7,417	168,338	0	0	6,141,692	2017
2018	350,704				350,704		333,169			1,000	16,536	350,704	0	0	5,960,856	2018
2019	350,704				350,704		333,169			1,000	16,535	350,704	0	0	5,774,271	2019
2020	350,704				350,704		333,169			1,000	16,536	350,704	0	0	5,581,733	2020
2021	350,704				350,704		333,169			1,000	16,535	350,704	0	0	5,383,035	2021
2022	350,704				350,704		333,169			1,000	16,535	350,704	0	0	5,177,962	2022
2023	350,704				350,704		333,169			1,000	16,536	350,704	0	0	4,966,289	2023
2024	350,704				350,704		333,169			1,000	16,535	350,704	0	0	4,747,787	2024
2025	350,704				350,704		333,169			1,000	16,536	350,704	0	0	4,522,216	2025
2026	350,704				350,704		333,169			1,000	16,535	350,704	0	0	4,289,329	2026
2027	350,704				350,704		333,169			1,000	16,535	350,704	0	0	4,095,689	2027
2028	350,704				350,704		333,169			1,000	16,536	350,704	0	0	3,893,193	2028
2029	350,704				350,704		333,169			1,000	16,535	350,704	0	0	3,681,399	2029
2030	350,704				350,704		333,169			1,000	16,536	350,704	0	0	3,459,842	2030
2031	350,704				350,704		333,169			1,000	16,535	350,704	0	0	3,228,035	2031
2032	350,704				350,704		333,169			1,000	16,535	350,704	0	0	2,985,463	2032
2033	350,704				350,704		333,169			1,000	16,536	350,704	0	0	2,731,590	2033
2034	350,704				350,704		333,169			1,000	16,535	350,704	0	0	2,465,850	2034
2035	350,704				350,704		333,169			1,000	16,536	350,704	0	0	2,187,649	2035
2036	350,704				350,704		333,169			1,000	16,535	350,704	0	0	1,896,366	2036
2037	350,704				350,704		333,169			1,000	16,535	350,704	0	0	1,591,345	2037
2038	350,704				350,704		333,169				17,536	350,704	0	0	1,270,899	2038
2039	350,704				350,704		333,169				17,535	350,704	0	0	935,309	2039
2040	350,704				350,704		70,001	263,168			17,535	350,704	0	0	587,105	2040
2041	350,704				350,704			119,831			230,873	350,704	0	0	236,401	2041
2042	350,704				350,704						236,401	236,401	114,303	114,303	0	2042
2043	350,704				350,704						0	0	350,704	465,007	0	2043
Total	9,286,643	750,000	858,000	500,000	11,394,643	1,750,000	7,559,636	382,999	337,000	42,000	858,000	10,929,635				Total

Notes:

Projected TID Closure

¹Concurrent with the creation of TID No. 13, the City is amending the Project Plan for TID No. 5 to permit it to share excess increment with TID No. 13.

²The City will advance funds on hand to pay the costs of the walkway; sidewalk; curb & gutter; dumpster; utility relocations, and initial administrative costs.

³The developer building incentive will be paid in two installments: \$750,000 due following amendment of the TID No. 5 Project Plan, and \$1,000,000 due not later than one year following commencement of construction.

⁴Ramp incentive payments due 10/1 annually commencing 10/1/2017 in installments equal to 95% of the actual increment generated by the project. Ramp incentive amount based on principal of \$4,800,000 accruing interest on unpaid balances at a rate of 3.50% through 9-30-2026 and 5.00% thereafter. After 2041, allocation of increment to any unpaid balances drops to 5%.

⁵After full payment of the ramp incentive, the developer may receive additional maintenance incentives provided that the sum of the ramp and maintenance incentives will not exceed \$7,942,628.

⁶Includes cost of walkway; sidewalk; curb & gutter; dumpster; and utility relocations.

⁷All annual surplus amounts will be used to reduce the City advance. The City will determine whether to recover interest on the advanced amounts based on the actual performance of the TID.

⁸Reflects year end outstanding principal amounts of the Building Incentive, Ramp Incentive, Maintenance Incentive and City Advances.

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Menasha Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances required for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow the requirements of Wisconsin Statutes Chapter 32.

SECTION 16: Orderly Development of the City of Menasha

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within the District that will be paid from sources other than tax increments. Examples would include:

- A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The following is a list of the estimated non-Project Costs included within this Project Plan:

Description of Non-Project Costs	Estimated Cost
Developer Building Incentive	\$1,250,000
Total	\$1,250,000

The total Developer Building Incentive amount is \$1,750,000. Of this total, \$500,000 will be paid with funds initially advanced by the City and recovered through the life of the District. This portion of the incentive payment is an eligible Project Cost. The balance of the incentive payment will be paid with a \$750,000 transfer of tax increments from Tax Incremental District No. 5 and a \$500,000 State of Wisconsin Community Development Investment grant. These latter two amounts constitute non-Project Costs.



SECTION 18:

Opinion of Attorney for the City of Menasha Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

July 2, 2015

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District No. 13

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Pamela Captain
City of Menasha

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2014		Percentage		
Winnebago County	4,034,274			19.32%		
Technical College	836,436			4.01%		
City of Menasha	7,683,074			36.80%		
Menasha School District	8,325,196			39.87%		
Total	20,878,980					

Revenue Year	Winnebago County	City of Menasha	Menasha School District	Technical College	Total	Revenue Year
2017	32,527	61,945	67,122	6,744	168,338	2017
2018	67,764	129,053	139,838	14,050	350,704	2018
2019	67,764	129,053	139,838	14,050	350,704	2019
2020	67,764	129,053	139,838	14,050	350,704	2020
2021	67,764	129,053	139,838	14,050	350,704	2021
2022	67,764	129,053	139,838	14,050	350,704	2022
2023	67,764	129,053	139,838	14,050	350,704	2023
2024	67,764	129,053	139,838	14,050	350,704	2024
2025	67,764	129,053	139,838	14,050	350,704	2025
2026	67,764	129,053	139,838	14,050	350,704	2026
2027	67,764	129,053	139,838	14,050	350,704	2027
2028	67,764	129,053	139,838	14,050	350,704	2028
2029	67,764	129,053	139,838	14,050	350,704	2029
2030	67,764	129,053	139,838	14,050	350,704	2030
2031	67,764	129,053	139,838	14,050	350,704	2031
2032	67,764	129,053	139,838	14,050	350,704	2032
2033	67,764	129,053	139,838	14,050	350,704	2033
2034	67,764	129,053	139,838	14,050	350,704	2034
2035	67,764	129,053	139,838	14,050	350,704	2035
2036	67,764	129,053	139,838	14,050	350,704	2036
2037	67,764	129,053	139,838	14,050	350,704	2037
2038	67,764	129,053	139,838	14,050	350,704	2038
2039	67,764	129,053	139,838	14,050	350,704	2039
2040	67,764	129,053	139,838	14,050	350,704	2040
2041	67,764	129,053	139,838	14,050	350,704	2041
2042	67,764	129,053	139,838	14,050	350,704	2042
2043	67,764	129,053	139,838	14,050	350,704	2043
	<u>1,794,382</u>	<u>3,417,311</u>	<u>3,702,917</u>	<u>372,034</u>	<u>9,286,643</u>	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Legal Description of Proposed TID #13

That part of the SE ¼ of the SE ¼ of Section 15, T20N, R17E and that part of the NE ¼ and the NW ¼ of the NE ¼ of Section 22, T20N, R17E, City of Menasha, Winnebago County, Wisconsin described as follows:

Commencing at the SW corner of the SE ¼ of the SE ¼ of said Section 15; thence north along the west line of said SE ¼ of the SE ¼ of Section 15 to the north right-of-way (ROW) line of Broad Street; thence east along said north ROW line 50 feet, more or less, to the west ROW line of Milwaukee Street and the point of beginning; thence east along the north ROW line of Broad Street 780.28 feet to the west ROW line of Racine Street; thence south along said east ROW line 80 feet to the south ROW line of Broad Street; thence west along the south ROW line of Broad Street 90 feet to the east ROW line of the Broad Street Alley and the NE corner of Lot 1 of Block 43 of the Original Plat of Menasha; thence south along the east line of said Lot 1 and the east line of the Broad Street Alley 80 feet, to a point; thence continuing southwesterly along said ROW line 51 feet, more or less, to a point 9 feet, more or less, north of the extended east line of Lot 22 of said Block 43; thence south 18 feet to a point 10 feet east of the northeast corner of said Lot 22 to the south line of the Broad Street Alley; thence west along said south line 292.38 feet to a point 8 feet east of the west line of Lot 18 of said Block 43; thence south along a line 8 feet east of the west line of said Lot 18 120 feet to the north ROW line of Main Street; thence east along said north ROW line 307.38 feet to the west ROW line of Racine Street; thence southwesterly along the extended west ROW line of Racine Street 69 feet, more or less, to the south ROW line of Main Street; thence west along said south ROW line 403.80 feet to the east ROW line of Mill Street; thence southeasterly 280 feet, more or less, along said east ROW line extended to the north line of the US Government Canal; thence westerly along said north line 496 feet, more or less, to a point on the west line of Outlot 2 of CSM 5353 recorded as document Number 1283917, Winnebago County R.O.D.; thence north along the most westerly line of said Outlot 2 14 feet, more or less; thence east along the north line of said Outlot 2, 103.12 feet to the west ROW line of Marina Place; thence north along said west ROW line 303.29 feet to the south ROW line of Main Street; thence west along said south ROW line 12 feet, more or less, to a point; thence north 29° 11' 28" west 60 feet, more or less, to the southwest corner of Lot 2 of CSM 3742 recorded in Volume 1 of CSM's on page 3742, Winnebago County R.O.D.; thence continuing north, 29° 11' 28" west 65.05 feet; thence north 38° 06' 51" west 20.78 feet; thence north 02° 48' 22" east 43.42 feet to a point on the south ROW of Chute Street; thence continuing north 02° 48' 22" 60 feet more or less to a point on the south line of Lot 1 of said CSM 3742; thence south 29° 11' 28" west along the south line of said CSM 3742 45.40 feet to a point; thence north 60° 02' 53" east 31.41 feet; thence south 89° 57' 07" east 128.59 feet to the west ROW line of Milwaukee Street; thence northerly along said west ROW line to a point of intersection with the north ROW line of Broad Street and the point of beginning, less and excepting a parcel of land commencing at the northeast intersection of Main and Milwaukee Street; thence north along the east ROW line 120 feet to a point; thence east along the south ROW line of the Broad Street Alley 46 feet to a point; thence south along a line 46 feet east of and parallel to the west ROW line of Milwaukee Street 120 feet to the north ROW line of Main Street; thence west 46 feet to the point of beginning, and also less and excepting lands commencing at a point on the north ROW line of Main Street 66 feet east of the northeast intersection of Main and Milwaukee Street; thence north 120 feet to the south ROW line of the Broad Street Alley; thence east along said ROW line 215 feet to a point; thence south 120 feet along a line 281 feet east of and parallel to the west ROW line of Milwaukee Street to the north ROW line of Main Street; thence west 215 feet to the point of beginning, and also less and excepting Lot 1 of CSM 5353 Recorded as Document Number 1283917, Winnebago County R.O.D described as follows: that part of Block 2 and vacated Mill Street in The Original Plat of the Town of Menasha, commencing at the intersection of the south ROW line of Main Street and the east ROW line of Mill Street; thence south along said ROW line 304.39 feet to a point; thence south 62° 19' 50" west 4.45 feet to the point of beginning; thence south 62° 19' 50" west 289.81 feet to a point; thence north 27° 41' 33" west 67.38 feet to a point; thence north 62° 07' 58" east 290.06 feet to a point; thence south 27° 29' 22" east 68.38 feet to the point of beginning.

RESOLUTION NO. R-20-15

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 5,
CITY OF MENASHA, WISCONSIN**

WHEREAS, the City of Menasha (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the City on September 9, 1998 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 13 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Winnebago County, the Menasha School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 16, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan for the District;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Menasha that:

1. The boundaries of the District shall be named "Tax Incremental District No. 5, City of Menasha", remain unchanged as specified in Exhibit A of this resolution.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.
3. The Common Council finds and declares that:
 - a. Not less than 50%, by area, of the real property within the District is and remains suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101.
 - b. Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains declared as an industrial district based on the identification and classification of the property included within the District.
 - c. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - d. The amount of retail business will not change as a result of this amendment.
 - e. The project costs of the District relate directly to promoting industrial development in the District consistent with the purpose for which the District was created.
 - f. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.
4. The amended Project Plan for "Tax Incremental District No. 5, City of Menasha" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to make notations to the assessment roll under Wisconsin Statutes Section 70.45, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65, pursuant to Wisconsin Statutes.

Adopted this _____ day of _____, 2015.

Mayor

City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 5
CITY OF MENASHA**

THIS CAN BE FOUND IN THE PROJECT PLAN

July 2, 2015

Tax Incremental District No. 5 Project Plan Amendment to Allow Increment Sharing with Tax Incremental District No. 13

CITY OF MENASHA, WISCONSIN



Organizational Joint Review Board Meeting Held:	June 16 , 2015
Public Hearing Held:	June 16 , 2015
Adoption by Plan Commission:	June 16, 2015
Adoption by Common Council:	Scheduled for consideration on July 6, 2015
Approval by the Joint Review Board:	Scheduled for consideration on July 16, 2015

Tax Incremental District No. 5 Project Plan Amendment

City of Menasha Officials

Common Council

Don Merkes	Mayor
James Taylor	Council President
Rebecca Nichols	Council Member
Wil Krautkramer	Council Member
Mark Langdon	Council Member
Michael Keehan	Council Member
Dan Zelinski	Council Member
Melissa Rollins-Jump	Council Member
Kevin Benner	Council Member

City Staff

Greg Keil	Community Development Director
Peggy Steeno	Director of Administrative Services
Debbie Galeazzi	City Clerk
Pamela Captain	City Attorney

Plan Commission

Gretchen DeCoster	Richard Sturm
Catherin Cruicksharnk	Mark Radtke
Dave Schmidt	Kara Homan
Kevin Benner	Greg Keil
Mayor Donald Merkes	Dan Zelinski

Joint Review Board

Mayor Donald Merkes	City Representative
Mark Harris	Winnebago County
Amy Van Straten	Fox Valley Technical College District
Brian Adesso	Menasha School District
Scott Francis	Public Member

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District No. 5 (“TID”, “District” or “Donor District”) is an existing industrial district created by the City of Menasha on September 9, 1998. A current map of the District boundaries is found in Section 3 of this Plan.

Prior Amendments

Amendments to add additional territory to the District and to modify the list of eligible Project Costs were approved in 2002 and 2005. These amendments were the first and second of four territory amendments permitted for this District. The District’s Project Plan was also amended in 2008 to allow it to share surplus increment with Tax Incremental Districts No. 7 and 8.

Purpose of this Amendment

The purpose of this Amendment is to allow the District to share surplus increments with the Tax Incremental District No. 13 (“Recipient TID” or “Recipient District”) under the provisions of Wisconsin Statutes Section 66.1105(6)(f). The Recipient TID is a proposed blighted area TID being created for the purpose of facilitating redevelopment on the site of the former Hotel Menasha and adjacent bank building at the corner of Main and Mill Streets. The redevelopment project will include construction of a multi-tenant 109,000 square foot office tower on the site, as well as construction of a 300 stall parking ramp on City owned property located on Broad Street. The process to create the Recipient TID will run concurrent with consideration of this proposed Amendment.

Estimated Total Project Expenditures

The additional Project Costs to be incurred under this Amendment are limited to the sharing of \$750,000 of surplus increment with the Recipient District via a one-time transfer to be made in 2015. The expenditure period of the District terminates on September 9, 2016.

Economic Development

Authorizing the District to share increments with the Recipient District will provide essential resources needed to allow the Recipient District to accomplish the economic development goals set forth in its Project Plan. Without this assistance, the redevelopment project cannot proceed. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Expected Termination of District

The District has a maximum statutory life of 23 years, and must close not later than September 9, 2021. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed total liabilities by the year 2017, enabling the District to close four years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District to allow transfer of \$750,000 in funds to the Recipient District will shift the projected closure year from 2017 to 2020.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

- 1. That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of the Donor District, that the “but for” test was met. The Joint Review Board will be asked to reach this same conclusion with respect to the Recipient District as part of its consideration of that district. As demonstrated in the Economic Feasibility section of this Amendment, the Recipient District will not recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment project and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test is satisfied with respect to the proposed Amendment.
- 2. The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - Approval of the ability to share increment with the Recipient District is necessary to enable that district to realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its Project Costs, and has surplus increment available to pay for some of the Project Costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.
- 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** Given that it is likely that the Recipient District will not achieve the objectives of its Project Plan without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended.
- 4. The boundaries of the District are not being amended.** At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.

5. Based upon the original findings documented in the District's Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared an industrial district based on the identification and classification of the property included within it.
6. The Project Costs of the District relate directly to promoting industrial development in the District consistent with the purpose for which the District was created.
7. The improvements of such area are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The amount of territory within the District which the City estimates will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) will not change as a result of this amendment.
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on September 9, 1998 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 1998.

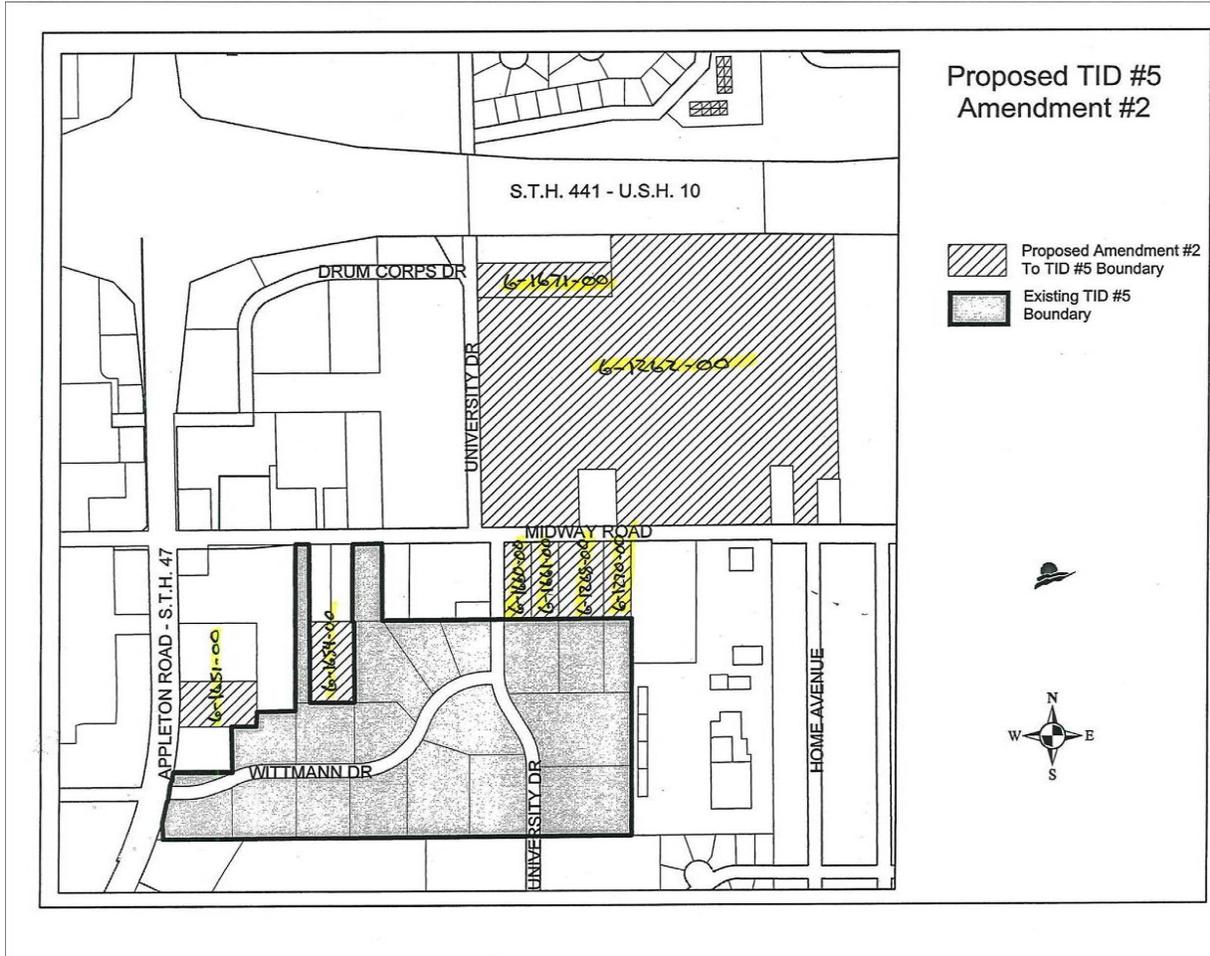
The District is an "Industrial District," created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. Since this amendment does not add any territory to the District, the District remains in compliance with this provision. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have been amended twice prior to this Amendment. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains an industrial district based on the identification and classification of the property included within the District.

SECTION 3: Map of Current District Boundary



SECTION 4: Map Showing Existing Uses and Conditions

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan and subsequent Project Plan Amendments for prior maps showing the existing uses and conditions of property.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional Project Costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan and subsequent Project Plan Amendments remains in effect.

SECTION 7: Map Showing Proposed Improvements and Uses

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan and subsequent Project Plan Amendments for prior maps showing the proposed improvements and uses of property.

SECTION 8: Detailed List of Project Costs

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional Project Costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan and subsequent Project Plan Amendments remains in effect.

SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all Project Costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of the eligible costs of the Recipient District.
- The Recipient District was created upon a finding that not less than 50 percent, by area, of the real property within the District is blighted or in need of rehabilitation, or the Project Costs in the District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Donor District and Recipient District have the same overlapping taxing jurisdictions, and the Recipient District is being created on a finding that not less than 50 percent, by area, of the real property within the District is blighted.

The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its Project Costs, and that surplus increments remain that can be allocated to pay some of the Project Costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

Projected Cash Flow Prior to Transfer to Recipient District

TIF #5 Fund 457

6/1/2015

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Donor to Other TID's (#7 & #8)	Donor to TIF #13	END OF YEAR FUND BALANCE	REMAINING LIABILITIES ¹
2012/2013	\$10,360,000	\$27.877	\$288,809	\$263,953	\$1,171,958	\$235,591	\$10,146			\$2,134,454	
2013/2014	\$10,510,800	\$28.207	\$296,480	\$296,124	\$608	\$1,415,855	\$13,462	\$109,710		\$1,188,639	
2014/2015	\$11,441,200	\$28.056	\$320,998			\$265,500	\$10,500	\$18,048		\$1,215,589	\$1,660,921
2015/2016	\$11,441,200	\$28.056	\$320,998			\$278,064	\$7,650	\$24,748		\$1,226,125	\$1,399,615
2016/2017	\$11,441,200	\$28.056	\$320,998			\$278,714	\$150	\$143,173		\$1,125,086	\$1,009,068
2017/2018	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$264,000		\$1,012,840	\$597,711
2018/2019	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$114,500		\$1,050,094	\$330,697
2019/2020	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$9,500		\$1,192,348	\$163,376
2020/2021	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150			\$1,344,102	(\$0)
\$9,728,308											

NOTES:

¹Includes end of year G.O. debt principal balance outstanding plus sum of remaining planned transfers to TIDs 7, 8 and 13.

Projected Cash Flow Following Transfer to Recipient District

TIF #5 Fund 457

6/1/2015

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Donor to Other TID's (#7 & #8)	Donor to TIF #13	END OF YEAR FUND BALANCE	REMAINING LIABILITIES ¹
2012/2013	\$10,360,000	\$27.877	\$288,809	\$263,953	\$1,171,958	\$235,591	\$10,146			\$2,134,454	
2013/2014	\$10,510,800	\$28.207	\$296,480	\$296,124	\$608	\$1,415,855	\$13,462	\$109,710		\$1,188,639	
2014/2015	\$11,441,200	\$28.056	\$320,998			\$265,500	\$10,500	\$18,048	\$750,000	\$465,589	\$1,660,921
2015/2016	\$11,441,200	\$28.056	\$320,998			\$278,064	\$7,650	\$24,748		\$476,125	\$1,399,615
2016/2017	\$11,441,200	\$28.056	\$320,998			\$278,714	\$150	\$143,173		\$375,086	\$1,009,068
2017/2018	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$264,000		\$262,840	\$597,711
2018/2019	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$114,500		\$300,094	\$330,697
2019/2020	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150	\$9,500		\$442,348	\$163,376
2020/2021	\$11,441,200	\$28.056	\$320,998			\$169,094	\$150			\$594,102	(\$0)
\$9,728,308											

NOTES:

¹Includes end of year G.O. debt principal balance outstanding plus sum of remaining planned transfers to TIDs 7, 8 and 13.

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Menasha Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances required for implementation of this Plan Amendment.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the implementation of this Plan Amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow the requirements of Wisconsin Statutes Chapter 32.

SECTION 14: Orderly Development of the City of Menasha

This Project Plan Amendment will have no impact on the viability of the original District Project Plan or its subsequent Amendments as it relates to the orderly development of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within the District that will be paid from sources other than tax increments. Examples would include:

- A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-Project Costs in the implementation of this Project Plan as amended.



SECTION 16:

Opinion of Attorney for the City of Menasha Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

July 2, 2015

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District No. 5 Amendment

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Pamela Captain
City of Menasha



Memorandum

DATE: June 11, 2015

TO: Menasha Common Council

FROM: Mark Radtke, Director of Public Works *MR*

RE: Amendment No. 2 to Third Street Bridge Design Agreement (WisDOT/Ayres Associates/City of Menasha)

We were recently notified by Ayres Associates of the need to execute an amendment to the three party agreement for the design of the Third Street Bridge (see enclosed). This project requires right of way from a small portion of Jefferson Park. Because Jefferson Park received federal Land and Water Conservation (LAWCON) grant funds in the past, the consultant is required to complete a full environmental report instead of a less involved programmatic environmental report. This work was not included in the original scope of work so this amendment will cover the additional associated costs.

The additional costs will not exceed \$7,663.63. The terms of our project agreement with WisDOT stipulate the City will be responsible for 20% of design costs, meaning the City's cost for this additional work will not exceed \$1,532.73. There are sufficient funds included in the 2015 Budget for this work. I recommend approval of the proposed amendment. WisDOT has approved the amendment.

Enclosure

AMENDMENT NO. 2 TO THE CONTRACT
BETWEEN City of Menasha (MUNICIPALITY),
THE WISCONSIN DEPARTMENT OF TRANSPORTATION
AND Ayres Associates Inc (CONSULTANT) FOR

Project ID 4992-01-00
C Menasha, Third St
Lake Winnebago Slough & Approaches
Third St.
Winnebago County

The contract made and entered into by and between the MUNICIPALITY, DEPARTMENT and CONSULTANT, dated December 19, 2014 and amended on February 26, 2015 is hereby amended as set forth on the following pages.

The primary reason(s) for this amendment:

Jefferson Park received federal Land and Water Conservation (LAWCON) grant funds, and therefore we will need to follow the Section 6f documentation and coordination for the right of way impacts to this park.

An environmental report will be needed for this PROJECT instead of programmatic environmental report, due to the Section 6f impacts.

The following compensation paragraphs are deleted from the original contract cover page and replaced with the following:

ALL SERVICES

Compensation for all Services provided by the CONSULTANT under terms of the CONTRACT shall be from the DEPARTMENT:

For design services, actual costs to the CONSULTANT up to \$79,004.83, plus a fixed fee of \$4,990.03, not to exceed \$83,994.86 (an increase of \$7,663.63).

For subsurface investigation subcontracted to River Valley Testing Corp., the CONSULTANT'S actual cost paid to River Valley Testing Corp. not to exceed \$4,775.00 (no change) using the cost per unit based on the proposal dated October 1, 2014.

For title searches subcontracted to Bay Title & Abstract, Inc, the CONSULTANT'S actual cost paid to Bay Title & Abstract, Inc not to exceed \$900.00 (no change) using the cost per unit based on the proposal dated October 3, 2014.

For an archaeological report subcontracted to Commonwealth Cultural Resources Group, Inc. (CCRG), the CONSULTANT'S actual cost paid to Commonwealth Cultural Resources Group, Inc. based on Commonwealth Cultural Resources Group, Inc. actual cost up to \$601.27 plus fixed fee of \$54.80 not to exceed \$656.08 (no change).

Compensation in excess of the total CONTRACT amount of \$90,325.94 (an increase of \$7,663.63) shall not be allowed unless approved by a written CONTRACT amendment. Compensation for costs incurred as a result of improper performance by the CONSULTANT will not be allowed. Details of CONTRACT compensation provisions follow in the text of the CONTRACT and STANDARD PROVISIONS incorporated by reference.

The DEPARTMENT REPRESENTATIVE is: Troy Robillard; 3376 Packerland Drive Ashwaubenon, WI 54115; Robillardt@AyresAssociates.com; 920.498.1200.

The MUNICIPALITY REPRESENTATIVE is Mark Radtke, PE, Director of Public Works; 140 Main Street, Menasha, WI 54952, mradtke@ci.menasha.wi.us; 920.967.3610.

The CONSULTANT REPRESENTATIVE is: Rich Glen, PE, JT Engineering, Inc.; 1077 Centennial Centre Blvd., Hobart, WI 54155, richglen@jt-engineering.com; 920.468.4771.

In witness whereof, the parties hereto have caused this amendment to be executed and approved on the date signed by their authorized officers or representatives.

For the CONSULTANT

By:  _____

Title: Transportation Manager _____

Date: 5/29/15 _____

For the DEPARTMENT

By: _____

Title: _____

Date: _____

For the MUNICIPALITY

By: _____

Title: _____

Date: _____

The **THREE PARTY DESIGN ENGINEERING SERVICES CONTRACT** is modified as follows:

THREE PARTY DESIGN CONTRACT SPECIAL PROVISIONS is amended by this amendment as follows for this design contract:

B. ENVIRONMENTAL DOCUMENTATION is amended as follows:

The CONSULTANT shall prepare an ER Environmental document for the PROJECT as specified in the MANUAL and Chapter TRANS 400, Wisconsin Administrative Code. The appropriate number of copies shall be furnished to the MUNICIPALITY and DEPARTMENT for approval.

(6) Section 6(f) Evaluation:

The CONSULTANT shall prepare a Section 6(f) evaluation in accordance with the procedures as set forth in the MANUAL.

F. MEETINGS is amended as follows:

- (10) The CONSULTANT shall conduct one coordination meeting with WDNR, the DEPARTMENT, and the MUNICIPALITY to coordinate the Section 6f impacts.

CONSULTANT DIRECT LABOR RATES

Project ID 4992-04-00
 C Menasha, 3rd Street
 Lake Winnebago Slough & Approaches
 Third St
 Winnebago County

Contract Start Date: 5/18/2015
 Contract Complete Date: 12/31/2015

Revised 01/13/15

Employee Identification	Classification	% Work at 05/15 to 12/15 Rate	% Work at 01/16 to 12/16 Rate	% Work at 01/17 to 12/17 Rate	% Work at 01/18 to 12/18 Rate	% Work at 01/19 to 12/19 Rate	% Work at 01/20 to 12/20 Rate	Weighted Average Hourly Rate
Emp. No. 02089	Project Manager	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	\$ 51.63
Emp. No. 02090	Engineer 2	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	37.65
Emp. No. 02777	Engineer 1	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	29.00
Emp. No. 02086	Clerical	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.95
		100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
		100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
		100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
		100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
		100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
		100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
		100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-

**DESIGN ENGINEERING
SUMMARY OF STAFF HOURS AND DIRECT LABOR COSTS**

Project ID 4992-01-00
C. Menasha, 3rd Street
Lake Winnebago Slough & Approaches
Third St.
Winnebago County

Revised: 01/13/15

Class TASK	Average Hourly Wage	ACT. CODE	Project Manager		Engineer 2		Engineer 1		Clerical		Total	
			Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars
Administration		740	2	103.26	-	-	-	-	-	-	2	103.26
Reports		748	2	103.26	2	75.30	32	928.00	-	-	36	1,106.56
Environmental		767	2	103.26	2	75.30	24	696.00	-	-	28	874.56
Agency, Utility & Railroad		746	2	103.26	-	-	4	116.00	-	-	6	219.26
Public Involvement		743	-	-	-	-	-	-	-	-	-	-
Survey		729	-	-	-	-	-	-	-	-	-	-
Soils Investigation		644	-	-	-	-	-	-	-	-	-	-
Preliminary Roadway		741	-	-	-	-	-	-	-	-	-	-
Preliminary Structure		1.001	-	-	-	-	-	-	-	-	-	-
Final Roadway		742	-	-	-	-	-	-	-	-	-	-
Final Structure		1.002	-	-	-	-	-	-	-	-	-	-
P S & E		794	-	-	-	-	-	-	-	-	-	-
Right-of-Way		745	-	-	-	-	-	-	-	-	-	-
Meetings & Conferences		747	3	154.89	-	-	2	58.00	-	-	5	212.89
Management of Subconsultants		773	-	-	-	-	-	-	-	-	-	-
Real Estate		267	-	-	-	-	-	-	-	-	-	-
Traffic		785	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
		0	-	-	-	-	-	-	-	-	-	-
TOTALS			11	567.93	4	150.60	62	1,798.00	-	-	77	2,516.53

FEE COMPUTATION BY ENGINEERING TASK

Project ID 4992-01-00
 C Menasha, 3rd Street
 Lake Winnebago Slough & Approaches
 Third St.
 Winnebago County

Revised: 01/13/15

TASK	ACTIVITY CODE	Direct Labor Costs	Overhead Costs	Direct Expenses	Fixed Fee / Profit	TOTAL
Administration	740	103.26	190.45	-	18.72	312.43
Reports	748	1,106.56	2,040.94	-	200.56	3,348.06
Environmental	767	874.56	1,613.04	-	158.51	2,646.11
Agency, Utility & Railroad	746	219.26	404.40	-	39.74	663.40
Public Involvement	743	-	-	-	-	-
Survey	729	-	-	-	-	-
Soils Investigation	644	-	-	-	-	-
Preliminary Roadway	741	-	-	-	-	-
Preliminary Structure	1001	-	-	-	-	-
Final Roadway	742	-	-	-	-	-
Final Structure	1002	-	-	-	-	-
P S & E	794	-	-	-	-	-
Right-of-Way	745	-	-	-	-	-
Meetings & Conferences	747	212.89	392.65	49.50	38.59	693.63
Management of Subconsultans	773	-	-	-	-	-
Real Estate	267	-	-	-	-	-
Traffic	785	-	-	-	-	-
	0	-	-	-	-	-
	0	-	-	-	-	-
	0	-	-	-	-	-
	0	-	-	-	-	-
	0	-	-	-	-	-
	0	-	-	-	-	-
	0	-	-	-	-	-
TOTALS		2,516.53	4,641.48	49.50	456.12	7,663.63

Indirect Home Office Rate 184.44%
Fixed Fee: 7.25%

Fixed Fee calculated based on Standard 150% overhead rate.

AYRES ASSOCIATES
 www.AyresAssociates.com

i:\Amendments\Winnebago County\3rd Street\Amend 211X91300S1.xlsx
 FCBBET

CONSULTANT CONTRACT TOTAL FEE COMPUTATION

Project ID 4992-01-00
 C Menasha, 3rd Street
 Lake Winnebago Slough & Approaches
 Third St.
 Winnebago County

Revised: 01/13/15

	Original Project I.D. 4992-01-00	Amendment 1 Project I.D. 4992-01-00	Amendment 2 Project I.D. 4992-01-00	Project I.D. XXXX-XX-XX	Project I.D. XXXX-XX-XX	TOTAL CONTRACT
Number of Staff Hours	776	6	77			859
Total Direct Labor	\$24,811.81	\$202.78	\$2,516.53			\$27,531.12
Indirect Home Office Rate 184.44%	\$45,561.93	\$372.37	\$4,641.48			\$50,575.78
Fixed Fee (% of Labor * 2.5) 7.3%	\$4,497.15	\$36.76	\$456.12			\$4,990.03
Non-Labor Direct Charges	\$848.43		\$49.50			\$897.93
Sub-Total Ayres Associates	\$75,719.32	\$611.91	\$7,663.63			\$83,994.86
River Valley Testing	\$4,775.00					\$4,775.00
Bay Title and Abstract, Inc	\$900.00					\$900.00
CCRG		\$656.08				\$656.08
	-					-
	-					-
	-					-
	-					-
	-					-
	-					-
	-					-
Sub-Total Subconsultants	\$ 5,675.00	\$ 656.08	\$ -	\$ -	\$ -	\$ 6,331.08
Total	\$81,394.32	\$1,267.99	\$ 7,663.63	\$ -	\$ -	\$90,325.94