

A QUORUM OF THE ADMINISTRATION COMMITTEE, BOARD OF PUBLIC WORKS, PARK BOARD, AND/OR COMMON COUNCIL MAY ATTEND THIS MEETING; (ALTHOUGH IT IS NOT EXPECTED THAT ANY OFFICIAL ACTION OF ANY OF THOSE BODIES WILL BE TAKEN).

CITY OF MENASHA
Joint Review Board - Winnebago County
Conference Room, 1st Floor, City Hall - 140 Main Street
September 22, 2008

11:00 AM

AGENDA

 [← Back](#)  [Print](#)

1. CALL TO ORDER

A.

2. ROLL CALL/EXCUSED ABSENCES

A.

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. Minutes of the August 26, 2008 Meeting

[Attachments](#)

4. DISCUSSION

A. Review of Public Record, Planning Documents and Resolution R-17-08 Creating Amendment #3 to the Project Plan for TID #4

[Attachments](#)

B. Review of Public Record, Planning Documents and Resolution R-18-08 Creating Amendment #3 to the Project Plan for TID #5

[Attachments](#)

5. ACTION ITEMS

A. Consideration of Joint Review Board Resolution 1-08 Creating Amendment #3 to the Project Plan for TID #4

[Attachments](#)

B. Consideration of Joint Review Board Resolution 2-08 Approving Amendment #3 to the Project Plan for Tax Increment District #5

[Attachments](#)

6. ADJOURNMENT

A.

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Joint Review Board - Winnebago County
Council Chambers, 140 Main Street, Menasha
August 26, 2008

MINUTES

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1. CALL TO ORDER

The meeting was called to order at 10:50 AM by Acting Chairman Wally Bergstrom.

2. ROLL CALL/EXCUSED ABSENCES

A. -

Members Present: Mayor Don Merkes, Joe Hotyinski, Wally Bergstrom, Mark Van Der Zee, Paula Battermann

Members Absent: None

Others Present: Greg Keil, CDD, Tom Stoffel, CT

3. ACTION ITEMS

A. [Review of Proposed Plan Commission Resolution 02-08 Amending the Project Plan for TID #4 and Related Documents](#)

Greg Keil presented an overview of the proposed tax increment sharing between TID #4 to TID #7. The project plan amendment would have the effect of applying approximately \$850,000 of excess increment from TID #4 to help pay off TID #7 debt obligations.

The value increment of Marina Place apartment building and condominiums is not as great as was contemplated in the TID #7 project plan. If increment is not applied from other districts, the portion of the debt that is not covered by TID #7 increment will be placed on the general property tax levy.

Joint Review Board members discussed the implications of sharing TIF increment relative to repayment of TIF debt, retirement of the TIF's, and impact on tax payers if increment is not shared. It was noted that TID #7 would still be running a deficit even with the infusion of increment from TID #4.

B. [Review of Proposed Plan Commission Resolution 03-08 Amending the Project Plan for TID #5 and Related Documents](#)

Moved by Mayor Merkes, seconded by Joe Hotyinski to recommend that the Plan Commission amend its proposed Resolution 3-08 to provide for the allocation of positive increment from TID #5 to both TID # 8 and #7.

Greg Keil presented an overview of the proposed tax increment sharing between TID #5 and TID #8. The project plan amendment would have the effect of applying approximately \$270,000 of excess increment from TID #5 to TID #8 to help pay off TID #8 debt obligations. It would also apply approximately \$420,000 from TID #5 to TID #7 to help pay off TID #7 obligations.

Although the value increment of TID #8 exceeds that project in the TID #8 project plan, property acquisition and demolition costs exceeded projections. If increment is not applied from other districts, the portion of the debt that is not covered by TID #8 and TID #7 increment will be placed on the general tax levy.

Joint Review Board members discussed the status of TID #5 and reviewed the projections prepared by Wisconsin Public Finance professionals which contemplated sharing excess increment from TID #5 with both TID #8 and TID #7.

The motion carried.

Motion Passed
Results:

C. [Set Next Meeting Date](#)

The next meeting will be held on September 22, 2008 at 11:00 AM.

4. ADJOURNMENT

A. -

Moved by Joe Hotynski, seconded by Mark Van Der Zee to adjourn at 11:20 AM.

The motion carried.

Motion Passed
Results:

CITY OF MENASHA
Plan Commission
Council Chambers, 140 Main Street, Menasha
August 26, 2008

DRAFT MINUTES

1 CALL TO ORDER

Mayor Merkes called the meeting to order at 11:35 a.m.

Public Hearing - TID #4 Project Plan Amendment

No one spoke.

Public Hearing - TID #5 Project Plan Amendment

No one spoke.

2. ROLL CALL/EXCUSED ABSENCES

A. -

PLAN COMMISSION MEMBERS PRESENT: Mayor Donald Merkes and Commissioners Sanders, Sturm and Cruickshank

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke, Alderman Benner, and Commissioner Schmidt

OTHERS PRESENT: CDD Keil, AP Beckendorf, Comptroller Stoffel, and Jim Wiegert

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. Minutes of the August 12, 2008 Plan Commission meeting

Moved by Comm. Sturm, seconded by Mayor Merkes to approve the August 12, 2008 Plan Commission meeting minutes.

Motion Carried on voice vote

Results:

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

Five (5) minute time limit for each person

A. -

None.

5. ACTION ITEMS

A. Plan Commission Resolution 2-08 Recommending Amendment #3 to Tax Increment Finance District #4

Moved by Comm. Sanders, seconded by Comm. Sturm to adopt Plan Commission Resolution 2-08, Recommending Amendment #3 to the Project Plan for Tax Increment District No. 4

CDD Keil explained that this amendment would allow excess increment from TID 4 to be applied to TID 7 to help pay debt obligations for TID 7.

Motion Carried on voice vote

Results:

B. Plan Commission Resolution 3-08 Recommending Amendment #3 to the Project Plan for Tax Increment District #5

Moved by Comm. Sanders, seconded by Comm. Sturm to adopt Plan Commission Resolution 3-08, Recommending Amendment #3 to the Project Plan for Tax Increment District No. 5 with the following change: The excess increment from TID No.5 would apply to TID No.7 in addition to TID No.8

CDD Keil explained that this amendment to TID 5 would allow excess increment to be applied to both TID 7 and TID 8. While TID 8 value is performing as expected, expenses in that district have exceeded projections - mainly in the acquisition and demolition of 81 and 87 Racine and 504 Broad.

Motion Carried on voice vote

Results:

C. Site Plan Review - Province Terrace Lot 15 - 1180 Province Terrace

Moved by Mayor Merkes, seconded by Comm. Sanders to approve the site plan for 1180 Province Terrace - Circle of Friends Child Learning Center - based on the project's consistency with the comprehensive plan, that it meets site plan requirements, and that the use is consistent with the zoning district – subject to the following conditions: 1. That the required 3' landscaping strip normally required along building facades facing a street be added to either the west side of the fence or to the east of the proposed sign; 2. The proposed fence shall be vinyl coated; 3. A new lighting plan must be submitted by September 4 and must illustrate the light values of all proposed luminaires; 4. That the owner work with staff on the substitution of all proposed potentillas; 5. That pedestrian access from the building to the Province Terrace trail be added

AP Beckendorf described the project and reviewed the staff report and proposed changes to the landscaping plan (distributed at the meeting).

Commissioners discussed the following:

- Replacing the potentillas at the front facade with evergreens
- Building orientation
- Pedestrian access to the Province Terrace trail and options for achieving access
- Potential snow removal issues
- Parking lot configuration
- Facade and roof line changes/options that would save the owner money and enhance the appearance of the building

Motion Carried on voice vote

Results:

D. Extraterritorial CSM Review - Appleton Road - Town of Menasha

Moved by Mayor Merkes, seconded by Comm. Sanders to recommend approval of the extraterritorial CSM located on STH 47/Appleton Road in the Town of Menasha

Commissioners discussed the following:

- Annexation
- Pedestrian easement

Motion Carried on voice vote

Results:

6. ADJOURNMENT

A. -

Moved by Comm. Sanders, seconded by Comm. Cruickshank to adjourn at 12:45 p.m.

PLAN COMMISSION
RESOLUTION NO. 2-08

RECOMMENDING AMENDMENT #3 TO THE PROJECT PLAN FOR
TAX INCREMENT DISTRICT NO. 4 TO PROVIDE FOR
THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM
TAX INCREMENT DISTRICT NO. 4 TO
TAX INCREMENT DISTRICT NO. 7

WHEREAS the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 4 ("TID No. 4") and Tax Increment District No. 7 ("TID No. 7"); and

WHEREAS it is desirable and in the best interest of the City to amend the project plan of TID No. 4 to allocate positive tax increments from TID No. 4 to TID No. 7; and

WHEREAS TID No. 4 and TID No. 7 were created after October 1, 1995 and have the same overlying taxing jurisdictions; and

WHEREAS on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendment to the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment to No. 3 to the TID No. 4 Project Plan for Allocating Positive Tax Increments to TID No. 7. Pursuant to Section 66.11056(f), Wis. Stats., the Project Plan for TID No. 4 is hereby amended to allocate positive tax increments from TID No. 4 to TID No. 7. Such allocation of positive tax increments shall begin in the year 2009 and shall continue through 2023.

Section 2. Determination of Excess Positive Tax Increments. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 4 that is in excess of the tax increment necessary to pay project costs of TID No. 4 in that year, allocate those amounts to TID No. 7 and inform the Department of Revenue of the amounts allocated.

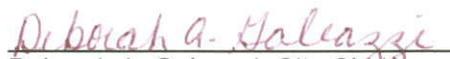
Section 3. Findings. The Menasha Plan Commission finds that the Project Plan amendment for TID No. 4 is feasible and is in conformance with the master plan of the City.

Section 4. Referral to Common Council. The Menasha Plan Commission recommends Common Council approval and adoption of Project Plan Amendment #3 for Tax Increment District #4.

Approved: August 26, 2008


Donald J. Merkes, Mayor

Attest


Deborah A. Galeazzi, City Clerk

RESOLUTION NO. R-17-08

RESOLUTION CREATING AMENDMENT #3 TO THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NO. 4 TO PROVIDE FOR THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM TAX INCREMENT DISTRICT NO. 4 TO TAX INCREMENT DISTRICT NO. 7

Introduced by Mayor Merkes

WHEREAS, the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 4 ("TID No. 4"), and Tax Increment District No. 7 ("TID No. 7"); and,

WHEREAS, it is desirable and in the best interest of the City to amend the project plan for TID No. 4 to allocate positive tax increments from TID No. 4 to TID No. 7; and,

WHEREAS, TID No. 4 and TID No. 7 were created after October 1, 1995 and have the same overlying taxing jurisdictions; and,

WHEREAS, TID No. 7 was created upon a finding that not less than 50 percent, by area, of the local property within the district is blighted or in need of rehabilitation; and,

WHEREAS, on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendments of the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment #3 to TID No. 4 Project Plan Allocating Positive Tax Increments to TID No. 7. Pursuant to section 66.1105(6)(f), Wis. Stats., the Project Plan for TID No. 4 is amended to allocate positive tax increments to TID No. 7. Such allocation of positive tax increments shall begin in the year 2009 and shall continue through 2023.

Section 2. Determination of Excess Positive Tax Increment. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 4 that is in excess of the tax increment necessary to pay project costs of TID No. 4 in that year, allocate those amounts to TID No. 7 and inform the Department of Revenue of the amounts allocated.

Section 3. Findings. This Common Council hereby finds that the Project Plan for TID No. 4, as amended, is feasible and in conformity with the master plan of the City.

Passed and approved this 15th day of September, 2008

Approved: _____

Donald J. Merkes, Mayor

Attest: _____

Deborah A. Galeazzi, City Clerk

TID # 4 Cash Flow
 Estimates as of July 31 2008
DONOR DISTRICT

Budget Year	TID # 4 Cash Bal 12/31/2007	Estimated TID # 4 Increment & Computer Aid	Estimated Expenditures	Current TID # 4 Debt Serv	Estimated Transfer to TID # 7	Cumulative TID # 4 Cash Balance
2008	(32,371)	200,075	(6,220)	(164,133)	-	(2,649)
2009		200,075	(6,220)	(164,733)	(5,000)	21,473
2010		200,075	(6,220)	(165,034)	(35,000)	15,294
2011		200,075	(6,220)	(165,074)	(30,500)	13,575
2012		200,075	(6,220)	(164,554)	(30,500)	12,376
2013		200,075	(6,220)	(163,679)	(30,500)	12,052
2014		200,075	(6,220)	(167,438)	(35,000)	3,469
2015		200,075	(6,220)	(165,719)	(30,500)	1,105
2016		200,075	(6,220)	(163,650)	(30,800)	510
2017		200,075	(6,220)	(136,338)	(50,000)	8,027
2018		200,075	(6,220)		(200,000)	1,882
2019		200,075	(6,220)		(195,000)	737
2020		200,075	(6,220)		(75,000)	119,592
2021		200,075	(6,220)		(42,000)	271,447
2022		200,075	(6,220)		(34,000)	431,302
2023		200,075	(6,220)		(28,000)	597,157
	(32,371)	3,201,200	(99,520)	(1,620,352)	(851,800)	

TID # 7 Cash Flow
 Estimates as of July 31, 2008
RECIPIENT DISTRICT

Budget Year	TID # 7 Cash Bal 12/31/2007	Estimated TID # 7 Increment & Computer Aid	Current TID # 7 Debt Serv	Taxable \$1,200,000 2008 G.O. Prom Notes Debt Serv	Tax Exempt \$560,000 2008 G.O. Prom Notes Debt Serv	Bond Proceeds	\$1,080,000 2013 G.O. Bonds Est Debt Serv	Estimated Transfer from TID # 4	Estimated Transfer from TID # 5	Cumulative TID # 7 Cash Balance
2008	(166,815)	98,127	(65,740)	(107,550)	(26,233)			5,000	5,805	(134,428)
2009		98,127		(99,863)	(74,215)			35,000	20,000	(159,279)
2010		98,127		(98,450)	(72,064)			30,500	20,048	(180,230)
2011		98,127		(96,950)	(69,915)			30,500	18,286	(202,069)
2012		98,127		(1,170,400)	(92,765)	1,080,000		35,000	29,898	(222,021)
2013		98,127			(89,540)			30,500	15,673	(242,161)
2014		98,127			(91,315)			30,500	18,048	(344,101)
2015		98,127			(97,875)			30,800	24,748	(440,191)
2016		98,127			(93,960)			50,000	17,173	(530,591)
2017		98,127						200,000	176,000	(600,201)
2018		98,127						195,000	70,700	(261,774)
2019		98,127						75,000		(28,397)
2020		98,127						42,000		(470)
2021		98,127						34,000		757
2022		98,127						28,000		284
2023		98,127								111
2024		98,127								98,238
2025		98,127								196,365
2026		98,127								294,492
2027		98,127								392,619
2028		98,127								490,746
2029		98,127								588,873
	(166,815)	2,158,794	(65,740)	(1,573,213)	(707,882)	1,080,000	(1,404,450)	851,800	416,379	

CITY OF MENASHA
Plan Commission
Council Chambers, 140 Main Street, Menasha
August 26, 2008

DRAFT MINUTES

1 CALL TO ORDER

Mayor Merkes called the meeting to order at 11:35 a.m.

Public Hearing - TID #4 Project Plan Amendment

No one spoke.

Public Hearing - TID #5 Project Plan Amendment

No one spoke.

2. ROLL CALL/EXCUSED ABSENCES

A. -

PLAN COMMISSION MEMBERS PRESENT: Mayor Donald Merkes and Commissioners Sanders, Sturm and Cruickshank

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke, Alderman Benner, and Commissioner Schmidt

OTHERS PRESENT: CDD Keil, AP Beckendorf, Comptroller Stoffel, and Jim Wiegert

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. Minutes of the August 12, 2008 Plan Commission meeting

Moved by Comm. Sturm, seconded by Mayor Merkes to approve the August 12, 2008 Plan Commission meeting minutes.

Motion Carried on voice vote

Results:

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

Five (5) minute time limit for each person

A. -

None.

5. ACTION ITEMS

A. Plan Commission Resolution 2-08 Recommending Amendment #3 to Tax Increment Finance District #4

Moved by Comm. Sanders, seconded by Comm. Sturm to adopt Plan Commission Resolution 2-08, Recommending Amendment #3 to the Project Plan for Tax Increment District No. 4

CDD Keil explained that this amendment would allow excess increment from TID 4 to be applied to TID 7 to help pay debt obligations for TID 7.

Motion Carried on voice vote

Results:

B. Plan Commission Resolution 3-08 Recommending Amendment #3 to the Project Plan for Tax Increment District #5

Moved by Comm. Sanders, seconded by Comm. Sturm to adopt Plan Commission Resolution 3-08, Recommending Amendment #3 to the Project Plan for Tax Increment District No. 5 with the following change: The excess increment from TID No.5 would apply to TID No.7 in addition to TID No.8

CDD Keil explained that this amendment to TID 5 would allow excess increment to be applied to both TID 7 and TID 8. While TID 8 value is performing as expected, expenses in that district have exceeded projections - mainly in the acquisition and demolition of 81 and 87 Racine and 504 Broad.

Motion Carried on voice vote

Results:

C. Site Plan Review - Province Terrace Lot 15 - 1180 Province Terrace

Moved by Mayor Merkes, seconded by Comm. Sanders to approve the site plan for 1180 Province Terrace - Circle of Friends Child Learning Center - based on the project's consistency with the comprehensive plan, that it meets site plan requirements, and that the use is consistent with the zoning district – subject to the following conditions: 1. That the required 3' landscaping strip normally required along building facades facing a street be added to either the west side of the fence or to the east of the proposed sign; 2. The proposed fence shall be vinyl coated; 3. A new lighting plan must be submitted by September 4 and must illustrate the light values of all proposed luminaires; 4. That the owner work with staff on the substitution of all proposed potentillas; 5. That pedestrian access from the building to the Province Terrace trail be added

AP Beckendorf described the project and reviewed the staff report and proposed changes to the landscaping plan (distributed at the meeting).

Commissioners discussed the following:

- Replacing the potentillas at the front facade with evergreens
- Building orientation
- Pedestrian access to the Province Terrace trail and options for achieving access
- Potential snow removal issues
- Parking lot configuration
- Facade and roof line changes/options that would save the owner money and enhance the appearance of the building

Motion Carried on voice vote

Results:

D. Extraterritorial CSM Review - Appleton Road - Town of Menasha

Moved by Mayor Merkes, seconded by Comm. Sanders to recommend approval of the extraterritorial CSM located on STH 47/Appleton Road in the Town of Menasha

Commissioners discussed the following:

- Annexation
- Pedestrian easement

Motion Carried on voice vote

Results:

6. ADJOURNMENT

A. -

Moved by Comm. Sanders, seconded by Comm. Cruickshank to adjourn at 12:45 p.m.

PLAN COMMISSION
RESOLUTION NO. 3-08

RECOMMENDING AMENDMENT #3 TO THE PROJECT PLAN FOR
TAX INCREMENT DISTRICT NO. 5 TO PROVIDE FOR
THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM
TAX INCREMENT DISTRICT NO. 5 TO
TAX INCREMENT DISTRICTS NO. 7 AND NO. 8

WHEREAS the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 5 ("TID No. 5") and Tax Increment District No. 7 and Tax Increment District No. 8 ("TID No. 8"); and

WHEREAS it is desirable and in the best interest of the City to amend the project plan of TID No. 5 to allocate positive tax increments from TID No. 5 to TID No. 7 and to TID No. 8; and

WHEREAS TID No. 5 and TID No. 7 have the same overlying taxing jurisdictions; and

WHEREAS TID No. 5 and TID No. 8 have the same overlying taxing jurisdictions; and

WHEREAS on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendment to the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment No.3 to TID No. 5 Project Plan for Allocating Positive Tax Increments to TID No. 7. Pursuant to Section 66.11056(f), Wis. Stats., the Project Plan for TID No. 5 is hereby amended to allocate positive tax increments from TID No. 5 to TID No. 7. Such allocation of positive tax increments shall begin in the year 2009 and shall continue through 2019.

Section 2. Determination of Excess Positive Tax Increments. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 5 that is in excess of the tax increment necessary to pay project costs of TID No. 5 in that year, allocate those amounts to TID No. 7 and inform the Department of Revenue of the amounts allocated.

Section 3. Amendment #3 to the TID No. 5 Project Plan for TID No. 5 Allocating Positive Tax Increments to TID No. 8. Pursuant to Section 66.11056(f), Wis. Stats., the Project Plan for TID No. 5 is hereby amended to allocate positive tax increments from TID No. 5 to TID No. 8. Such allocation of positive tax increments shall begin in the year 2017 and shall continue through 2020.

Section 4. Determination of Excess Positive Tax Increments. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 5 that is in excess of the tax increment necessary to pay project costs of TID No. 5 in that year, allocate those amounts to TID No. 8 and inform the Department of Revenue of the amounts allocated.

Section 5. Findings. The Menasha Plan Commission finds that the Project Plan amendment for TID No. 5 is feasible and is in conformance with the master plan of the City.

Section 6. Referral to Common Council. The Menasha Plan Commission recommends Common Council approval and adoption of Project Plan Amendment #3 for Tax Increment District #5.

Approved: August 26, 2008



Donald J. Merkes, Mayor

Attest



Deborah A. Galeazzi, City Clerk

RESOLUTION NO. R-18-08

RESOLUTION CREATING AMENDMENT #3 TO THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NO. 5 TO PROVIDE FOR THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM TAX INCREMENT DISTRICT NO. 5 TO TAX INCREMENT DISTRICTS NO. 7 and No. 8

Introduced by Mayor Merkes

WHEREAS, the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 5 ("TID No. 5"), and Tax Increment Districts No. 7 ("TID No. 7") and 8 ("TID No. 8"); and,

WHEREAS, it is desirable and in the best interest of the City to amend the project plan for TID No. 5 to allocate positive tax increments from TID No. 5 to TID No. 7 and to TID No. 8; and,

WHEREAS, TID No. 5, TID No. 7 and TID No. 8 were created after October 1, 1995 and have the same overlying taxing jurisdictions; and,

WHEREAS, TID No. 7 and TID No. 8 were created upon a finding that not less than 50 percent, by area, of the local property within the district is blighted or in need of rehabilitation; and,

WHEREAS, on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendments of the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment #3 to the TID No. 5 Project Plan for TID No. 5 Allocating Positive Tax Increments to TID No. 7. Pursuant to section 66.1105(6)(f), Wis. Stats., the Project Plan for TID No. 5 is amended to allocate positive tax increments to TID No. 7. Such allocation of positive tax increments shall begin in the year 2009 and shall continue through 2019.

Section 2. Determination of Excess Positive Tax Increment. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 5 that is in excess of the tax increment necessary to pay project costs of TID No. 5 in that year, allocate those amounts to TID No. 7 and inform the Department of Revenue of the amounts allocated.

Section 3. Amendment #3 to the TID No. 5 Project Plan for TID No. 5 Allocating Positive Tax Increments to TID No. 8. Pursuant to section 66.1105(6)(f), Wis. Stats., the Project Plan for TID No. 5 is amended to allocate positive tax increments to TID No. 8. Such allocation of positive tax increments shall begin in the year 2017 and shall continue through 2020.

Section 4. Determination of Excess Positive Tax Increment. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 5 that is in excess of the tax increment necessary to pay project costs of TID No. 5 in that year, allocate those amounts to TID No. 8 and inform the Department of Revenue of the amounts allocated.

Section 5. Findings. This Common Council hereby finds that the Project Plan for TID No. 5, as amended, is feasible and in conformity with the master plan of the City.

Passed and approved this 15th day of September, 2008

Approved: 

Donald J. Merkes, Mayor

Attest: Deborah A. Galeazzi

Deborah A. Galeazzi, City Clerk

TID # 5 Cash Flow
 Estimates as of July 31, 2008
 DONOR DISTRICT

Budget Year	TID # 5 Cash Bal 12/31/2007	Estimated TID # 5 Increment & Computer Aid	Estimated Expenditures	Current TID # 5 Debt Serv	Applying Funds on Hand	Taxable 2008 G.O. Prom Notes Debt Serv	Tax Exempt 2008 G.O. Prom Notes Debt Serv	Estimated Transfer to TID # 3	Estimated Transfer to TID # 7	Estimated Transfer to TID # 8	Cumulative TID # 5 Cash Balance
2008	453,370	270,471	(2,970)	(208,400)	(280,000)	(68,062)	(72,501)	-	(5,805)	-	232,471
2009		275,000	(2,970)	(202,600)		(88,998)	(43,645)		(20,000)	-	155,533
2010		290,000	(2,970)	(176,400)		(89,760)	(42,570)		(20,048)	-	113,520
2011		310,000	(2,970)	(175,100)		(84,959)	(41,495)		(18,286)	-	93,072
2012		330,000	(2,970)	(173,500)			(40,420)	(94,465)	(29,898)	-	7,397
2013		350,000	(2,970)	(174,015)			(39,345)	(106,315)	(15,673)	-	3,779
2014		370,000	(2,970)	(174,335)			(113,270)	(105,295)	(18,048)	-	36,161
2015		390,000	(2,970)	(174,460)			(108,970)	(109,060)	(24,748)	-	8,353
2016		410,000	(2,970)	(174,260)			(109,620)	(117,395)	(17,173)	-	(9,990)
2017		430,000	(2,970)	(173,725)					(176,000)	(126,000)	(9,478)
2018		440,000	(2,970)	(172,845)					(70,700)	(88,000)	(9,293)
2019		440,000	(2,970)	(176,610)						(43,800)	136,627
2020		440,000	(2,970)	(174,790)						(9,500)	389,367
2021		-	-	(172,590)						-	216,777
	453,370	4,745,471	(38,610)	(2,503,630)	(280,000)	(331,779)	(611,836)	(532,530)	(416,379)	(267,300)	

TID # 7 Cash Flow
 Estimates as of July 31, 2008
RECIPIENT DISTRICT

Budget Year	TID # 7 Cash Bal 12/31/2007	Estimated TID # 7 Increment & Computer Aid	Current TID # 7 Debt Serv	Taxable 2008 G.O. Prom Notes Debt Serv	Tax Exempt 2008 G.O. Prom Notes Debt Serv	Bond Proceeds	2013 G.O. Bonds Est Debt Serv	Estimated Transfer from TID # 4	Estimated Transfer from TID # 5	Cumulative TID # 7 Cash Balance
2008	(166,815)	98,127	(65,740)	(107,550)	(26,233)			5,000	5,805	(134,428)
2009		98,127		(99,863)	(74,215)			35,000	20,000	(159,279)
2010		98,127		(98,450)	(72,064)			30,500	20,048	(180,230)
2011		98,127		(96,950)	(69,915)			30,500	18,286	(202,069)
2012		98,127		(1,170,400)	(92,765)	1,080,000		35,000	29,898	(222,021)
2013		98,127			(89,540)		(156,700)	30,500	15,673	(242,161)
2014		98,127			(91,315)		(151,450)	30,500	18,048	(344,101)
2015		98,127			(97,875)		(146,200)	30,800	24,748	(440,191)
2016		98,127			(93,960)		(140,950)	50,000	17,173	(530,591)
2017		98,127					(135,700)	200,000	176,000	(600,201)
2018		98,127					(130,450)	195,000	70,700	(261,774)
2019		98,127					(145,200)	75,000		(28,397)
2020		98,127					(138,900)	42,000		757
2021		98,127					(132,600)	34,000		284
2022		98,127					(126,300)	28,000		111
2023		98,127								98,238
2024		98,127								196,365
2025		98,127								294,492
2026		98,127								392,619
2027		98,127								490,746
2028		98,127								588,873
2029	(166,815)	98,127								588,873
		2,158,794	(65,740)	(1,573,213)	(707,882)	1,080,000	(1,404,450)	851,800	416,379	

TID # 8 Cash Flow
 Estimates as of July 31, 2008
RECIPIENT DISTRICT

Budget Year	TID # 8 Cash Bal 12/31/2007	Estimated TID # 8 Increment & Computer Aid	Current TID # 8 Debt Serv	Taxable 2008 G.O. From Notes Debt Serv	Tax Exempt 2008 G.O. From Notes Debt Serv	Bond Proceeds	\$650,000 2013 G.O. Bonds Est Debt Serv	Estimated Transfer from TID # 5	Cumulative TID # 8 Cash Balance
2008	(13,910)	64,685	(40,415)						10,360
2009		64,685		(77,043)	(10,073)		(58,338)	-	(12,071)
2010		64,685		(71,703)	(34,297)		(57,025)	-	(53,386)
2011		64,685		(70,290)	(33,222)		(55,712)	-	(92,213)
2012		64,685		(68,790)	(32,148)		(54,400)	-	(128,466)
2013		64,685		(702,240)	(31,072)	635,000	(53,087)	-	(162,093)
2014		64,685			(29,997)		(76,775)	-	(185,743)
2015		64,685			(28,923)		(74,150)	-	(207,006)
2016		64,685			(27,848)		(71,525)	-	(225,881)
2017		64,685			(41,760)		(68,900)	126,000	(131,356)
2018		64,685					(66,275)	88,000	(31,758)
2019		64,685					(63,650)	43,800	(48)
2020		64,685					(71,025)	9,500	(13)
2021		64,685					(82,875)	-	(6,853)
2022		64,685					(78,938)	-	(11,068)
2023		64,685					(66,275)	-	(12,658)
2024		64,685					(63,650)	-	(11,623)
2025		64,685					(71,025)	-	(17,963)
2026		64,685					(82,875)	-	(36,153)
2027		64,685					(78,938)	-	(50,406)
	(13,910)	1,293,700	(40,415)	(990,066)	(269,340)	635,000	(932,675)	267,300	(50,406)

JOINT REVIEW BOARD
RESOLUTION 1-08 APPROVING PROJECT PLAN AMENDMENT #3
FOR TAX INCREMENT DISTRICT NO. 4
OF THE CITY OF MENASHA

WHEREAS on September 15, 2008, the Common Council of the City of Menasha, Wisconsin (the "City) adopted Resolution R-17-08 creating Amendment #3 to the Project Plan for Tax Increment District No. 4 ("TID No. 4") pursuant to Section 66.1105(f) of the Wisconsin Statutes to provide for the allocation of positive tax increment from Tax Increment District No. 4 (TID No. 4) to Tax Increment District No. 7 (TID No. 7); and,

WHEREAS the Joint Review Board, which was established pursuant to Section 66.1105(4m) of the Wisconsin Statutes, has reviewed Resolution R-17-08 Amending the Project Plan for TID No. 4 and has considered the information and projections provided by the City pursuant to Section 66.1105 (4m)(b)(l) of the Wisconsin Statutes and has reviewed the public record and planning documents relating to the proposed amendment; and,

WHEREAS the Joint Review Board has considered the criteria set forth in Section 66.1105 (4m) (c) 1 of the Wisconsin Statutes and has determined that:

- (a) The development expected in TID No. 4 would not occur without the use of tax incremental financing; and
- (b) The economic benefits of TID No. 4, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements in TID No. 4; and
- (c) The benefits of amending the Project Plan for TID No. 4 outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that this Joint Review Board approves Resolution R-17-08 creating Amendment #3 to the Project Plan for TID No. 4.

Adopted this _____ day of September, 2008.

Secretary
Joint Review Board

JOINT REVIEW BOARD
RESOLUTION 2-08 APPROVING PROJECT PLAN AMENDMENT #3
FOR TAX INCREMENT DISTRICT NO. 5
OF THE CITY OF MENASHA

WHEREAS on September 15, 2008, the Common Council of the City of Menasha, Wisconsin (the "City) adopted Resolution R-18-08 creating Amendment #3 to the Project Plan for Tax Increment District No. 5 ("TID No. 5") pursuant to Section 66.1105(f) of the Wisconsin Statutes to provide for the allocation of positive tax increment from Tax Increment District No. 5 (TID No. 5) to Tax Increment District No. 7 (TID No. 7) and Tax Increment District No. 8 (TID No. 8) ; and,

WHEREAS the Joint Review Board, which was established pursuant to Section 66.1105(4m) of the Wisconsin Statutes, has reviewed Resolution R-18-08 Amending the Project Plan for TID No. 5 and has considered the information and projections provided by the City pursuant to Section 66.1105 (4m)(b)(l) of the Wisconsin Statutes and has reviewed the public record and planning documents relating to the proposed amendment; and,

WHEREAS the Joint Review Board has considered the criteria set forth in Section 66.1105 (4m) (c) 1 of the Wisconsin Statutes and has determined that:

- (a) The development expected in TID No. 5 would not occur without the use of tax incremental financing; and
- (b) The economic benefits of TID No. 5, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements in TID No. 5; and
- (c) The benefits of amending the Project Plan for TID No. 5 outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that this Joint Review Board approves Resolution R-18-08 creating Amendment #3 to the Project Plan for TID No. 5.

Adopted this _____ day of September, 2008.

Secretary
Joint Review Board