

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
Council Chambers, 3rd Floor, City Hall
140 Main Street, Menasha**

November 9, 2016

2:00 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the October 18, 2016 Joint Review Board, Winnebago County Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
- E. ACTION ITEMS
 - 1. [Review the Public Record, Planning Documents, Plan Commission Resolutions and the Resolutions passed by the Common Council Approving the Project Plan Amendment to Tax Incremental District #5 and Project Plan Amendment to Tax Incremental District #10](#)
 - 2. [Consideration of the City of Menasha Joint Review Board – Winnebago County Resolution 1-16 Approving Project Plan Amendment to Tax Incremental District #5](#)
 - 3. [Consideration of the City of Menasha Joint Review Board – Winnebago County Resolution 2-16 Approving Project Plan Amendment to Tax Incremental District #10](#)
- F. DISCUSSION
- G. ADJOURNMENT

CITY OF MENASHA
Winnebago County Joint Review Board
Council Chambers, City Hall – 140 Main Street
October 18, 2016
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 2:00 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

MEMBERS PRESENT: Brian Adesso (Menasha Joint School District), Mark Harris (Winnebago County), Amy Van Straten (Fox Valley Technical College), Scott Francis (Public Member), and Mayor Merkes (City of Menasha).

MEMBERS EXCUSED: None.

OTHERS PRESENT: CDD Buck, AP Englebert, and ASD Steeno.

C. MINUTES TO APPROVE

1. **Minutes of the July 16, 2015 Joint Review Board Meeting**

Motion by Scott Francis, seconded by Mark Harris to approve the July 16, 2015 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. **Set Next Meeting Date**

The next meeting of the Joint Review Board was scheduled for Wednesday, November 9, 2016 at 2:00PM.

F. DISCUSSION ITEMS

2. **Review and Discuss Amendment to Tax Incremental District #5 Project Plan**

CDD Buck introduced the proposed amendment to the project plan of TID #5. The amendment will not change the boundary of the district but will provide an allocation in the estimated amount of \$732,500 from TID #5 to TID #3. CDD Buck explained that TID #3 is expected to close by the end of 2016 without recouping its project costs. Therefore, the proposed allocation will move excess funds from TID #5 and apply it to the balance of TID #3.

AP Englebert explained a brief history of TID #3 and discussed the reasons why the district is not financially solvent. Some of the reasons include properties converting to tax-exempt status, a reduction in computer-aid, and a general depreciation of values within the district.

Mayor Merkes explained to the board that computer-aid was not included in projections regarding the future solvency of the districts. Mark Harris commented that not using computer-aid was a good idea as computer-aid may disappear in the future.

3. **Review and Discuss Amendment to Tax Incremental District #10 Project Plan**

CDD Buck provided an overview of the proposed amendment to the project plan of TID #10. The amendment seeks to include language in the TID #10 project plan to allocate excess increment, if available, into the City of Menasha Housing Rehabilitation fund. CDD Buck explained that State Statutes allow for allocations of increment into housing programs that benefit areas within a ½ mile radius of the district boundary. CDD Buck and ASD Steeno informed the board that it is commonplace for all TID project plans to have language as proposed included.

Staff is proposing allocating up to \$50,000 annually to the Housing Rehabilitation fund if there is sufficient increment available in the district.

Scott Francis asked why housing was chosen to direct excess increment. Mayor Merkes responded that housing rehabilitation has been a priority of the Common Council and staff. He also explained that using increment to improve the housing stock would benefit all taxing entities in the form of higher property values.

G. ADJOURNMENT

Motion by Brian Adesso, seconded by Scott Francis, to adjourn at 2:23 PM.

The motion carried.

Minutes respectfully submitted by AP Englebert.

CITY OF MENASHA
Winnebago County Joint Review Board
Council Chambers, City Hall – 140 Main Street
October 18, 2016
DRAFT MINUTES

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MEMBERS EXCUSED: None.

OTHERS PRESENT: CDD Buck, AP Englebert, and ASD Steeno.

C. MINUTES TO APPROVE

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The motion carried.

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G. ADJOURNMENT

Motion by Brian Adesso, seconded by Scott Francis, to adjourn at 2:23 PM.

The motion carried.

Minutes respectfully submitted by AP Englebert.

PLAN COMMISSION RESOLUTION NO. 1-2016

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR 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 use district; and

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provision of Wisconsin Statutes Section 66.1105, (the "Tax Incremental Law"); and

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 3 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 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); and

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 Joint 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 October 18, 2016 held a public hearing concerning the proposed amendment to the Project Plan, 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. The boundaries of Tax Incremental District No. 5 remain unchanged due to this amendment.

2. It approves and adopts the amended Project Plan for the District, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Passed and approved this 18 day of Oct., 2015.



Plan Commission Chair



Secretary of the Plan Commission

PLAN COMMISSION RESOLUTION NO. 2-2016

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 10
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. 10 (the "District") was created by the City on June 5, 2006 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provision of Wisconsin Statutes Section 66.1105, (the "Tax Incremental Law"); and

WHEREAS, the purpose of the amendment is to allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section.66.1105(2)(f)1.n.; 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 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); and

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 Joint 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 October 18, 2016 held a public hearing concerning the proposed amendment to the Project Plan, 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. The boundaries of Tax Incremental District No. 10 remain unchanged due to this amendment.
2. It approves and adopts the amended Project Plan for the District and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Passed and approved this 16 day of Oct., 2016.



Plan Commission Chair



Secretary of the Plan Commission



RESOLUTION R 31-2016

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 5
CITY OF MENASHA, WISCONSIN

Introduced by Ald. Benner on the Recommendation of the Plan Commission.

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 use district; and

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provision of Wisconsin Statutes Section 66.1105, (the “Tax Incremental Law”); and

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 3 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 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); and

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 Joint 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 October 4, 2016 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

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" and remain unchanged due to this amendment.
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 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" 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.

Passed and approved this ___ day of November, 2016.

Recommended by: _____
Motion/Second: _____
Vote: _____
Pass/Fail: _____
Requires: ___ Majority Vote ___ 2/3 Vote

Donald Merkes, Mayor
ATTEST:

Deborah A. Galeazzi, City Clerk

September 28, 2016

Tax Incremental District #5
Project Plan Amendment #5

CITY OF MENASHA, WISCONSIN



Joint Review Board Meeting Held:	October 18, 2016
Public Hearing Held:	October 18, 2016
Adoption by Plan Commission:	October 18, 2016
Adoption by Common Council:	Scheduled for Consideration November 7, 2016
Approval by the Joint Review Board:	Scheduled for Consideration November 8, 2016

Introduction

The City of Menasha ("City") created Tax Increment District #5 ("TID #5" or "Donor District") as an industrial use district on September 9, 1998. Since then, the project plan for Tax Increment District #5 has been amended four times with this amendment being the fifth. Two of the four amendments were territory amendments and the other two amendments were allocation and project plan amendments. This amendment seeks to change the project plan but will not affect territory in TID #5 and therefore will not be counted against the maximum of four allowable territorial amendments. A map of the current TID #5 boundaries is included on the following page.

It is recognized that TID #5 has positive surplus funds due to a higher than expected increment resulting from its creation. Tax Increment District #3 ("TID #3" or "Recipient District") is an existing blighted area TID that has a lower than expected fund balance. Currently, TID #3 is expected to terminate by 12/05/2016 without recovering its project costs. Therefore this amendment seeks to share funds in the estimated amount of \$732,500 in the form of a one-time payment from TID #5 to TID #3 in order to make the Recipient District financially solvent.

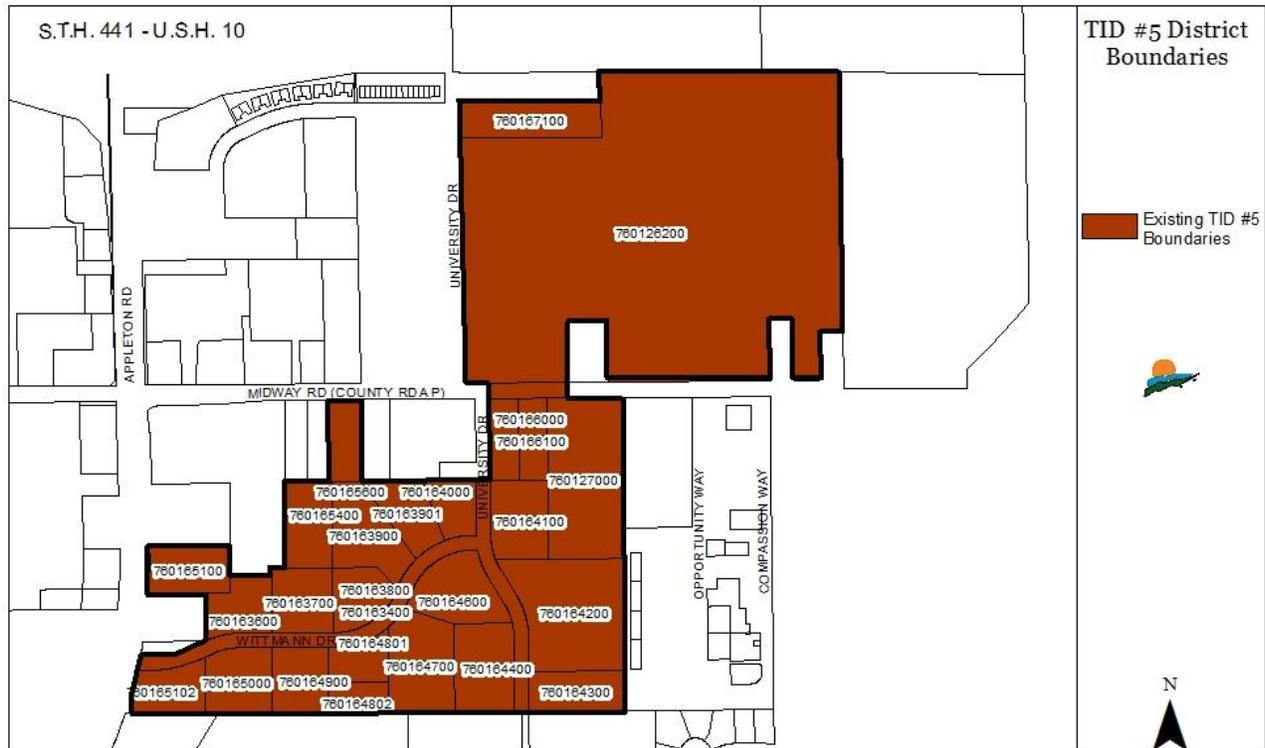
Statement of Kind, Number and Location of Proposed Public Works or Other Projects

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.

Detailed List of Project Costs

The proposed improvements consist of an estimated allocation from TID #5 to TID #3 in the amount of \$732,500 in order to facilitate the successful closure of TID #3 (see page 5).

Map of Current District Boundaries



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.

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

Tax Increment District #5 is allocating positive tax increments to Tax Increment District #3 under the authority provided by Wisconsin Statutes Section 66.1105(6)(f). The following requirements are to be met under that statute:

1. The donor tax incremental district, the positive tax increments of which are to be allocated, and the recipient tax incremental district have the same overlying taxing jurisdictions.
2. The allocation of tax increments under this paragraph is approved by the joint review board.
3. 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.

4. The allocation of positive tax increments from a donor district to one or more recipient districts cannot be made unless the donor district has first satisfied all of its current-year debt service and project cost obligations.

Tax Increment District #5, the positive tax increments to be allocated, and Tax Increment District #3 have the same overlying taxing jurisdictions. The recipient district was created with the finding that not less than 50 percent, by area, of real property within the district is blighted or in need of rehabilitation.

The donor district has satisfied its current-year debt service and project cost obligations. The exhibits on the following page demonstrate that Tax Increment District #5 has sufficient increment to pay for its project costs and has a surplus with which to allocate increment to Tax Increment District #3.

Projected Cash Flow Prior to Transfer to Recipient District

TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

9/21/2016

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)	ADVANCE TO TID #10	DONOR TO TID #13	POTENTIAL DONOR TO TID #3	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2003/2004													\$1,006,547	
2004/2005			\$98,177	\$2,876	\$156,958	\$263,180	\$1,295,075					\$1,300,000	\$1,006,303	
2005/2006			\$154,948	\$4,071	\$442,206	\$1,054,867	\$105,352					\$0	\$447,309	
2006/2007			\$135,756	\$7,864	\$565,965	\$703,153	\$0					\$0	\$453,741	
2007/2008			\$263,713	\$6,755	\$123,658	\$1,310,245	\$1,225					\$765,000	\$301,400	
2008/2009			\$290,472	\$161,558	\$659,337	\$648,876	\$414,597						\$349,294	
2009/2010			\$256,913	\$162,040	\$89,576	\$390,801	\$20,973						\$446,050	
2010/2011			\$272,424	\$163,588	\$184,855	\$420,017	\$5,524		\$250,000				\$391,375	
2011/2012	\$10,510,200	\$27.198	\$285,855	\$178,891	\$164,286	\$1,537,069	\$26,867		(\$29,000)			\$1,170,000	\$655,471	
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	\$13,463	\$109,710					\$1,188,638	
2014/2015	\$11,441,200	\$28.056	\$320,998	\$457,071	\$0	\$265,500	\$12,228	\$18,048		\$750,000			\$920,931	\$1,780,918
2015/2016	\$11,797,700	\$27.976	\$330,058	\$584,678		\$271,902	\$10,653	\$24,748	(\$221,000)				\$1,749,364	\$1,484,268
2016/2017	\$11,797,700	\$27.976	\$330,058			\$276,719	\$150	\$143,173					\$1,659,380	\$1,064,376
2017/2018	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$264,000					\$1,556,194	\$631,282
2018/2019	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$114,500					\$1,602,508	\$347,688
2019/2020	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$9,500					\$1,753,823	\$169,094
2020/2021	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150						\$1,914,637	\$0

Notes:

Includes end of year G.O. debt outstanding plus remaining planned transfers to TIDs 7 and 8.

Projected Cash Flow Following Transfer to Recipient District

TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

9/21/2016

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)	ADVANCE TO TID #10	DONOR TO TID #13	POTENTIAL DONOR TO TID #3	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2003/2004													\$1,006,547	
2004/2005			\$98,177	\$2,876	\$156,958	\$263,180	\$1,295,075					\$1,300,000	\$1,006,303	
2005/2006			\$154,948	\$4,071	\$442,206	\$1,054,867	\$105,352					\$0	\$447,309	
2006/2007			\$135,756	\$7,864	\$565,965	\$703,153	\$0					\$0	\$453,741	
2007/2008			\$263,713	\$6,755	\$123,658	\$1,310,245	\$1,225					\$765,000	\$301,400	
2008/2009			\$290,472	\$161,558	\$659,337	\$648,876	\$414,597						\$349,294	
2009/2010			\$256,913	\$162,040	\$89,576	\$390,801	\$20,973						\$446,050	
2010/2011			\$272,424	\$163,588	\$184,855	\$420,017	\$5,524		\$250,000				\$391,375	
2011/2012	\$10,510,200	\$27.198	\$285,855	\$178,891	\$164,286	\$1,537,069	\$26,867		(\$29,000)			\$1,170,000	\$655,471	
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	\$13,463	\$109,710					\$1,188,638	
2014/2015	\$11,441,200	\$28.056	\$320,998	\$457,071	\$0	\$265,500	\$12,228	\$18,048		\$750,000			\$920,931	\$1,780,918
2015/2016	\$11,797,700	\$27.976	\$330,058	\$584,678		\$271,902	\$10,653	\$24,748	(\$221,000)		\$732,500		\$1,016,864	\$1,484,268
2016/2017	\$11,797,700	\$27.976	\$330,058			\$276,719	\$150	\$143,173					\$926,880	\$1,064,376
2017/2018	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$264,000					\$823,694	\$631,282
2018/2019	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$114,500					\$870,008	\$347,688
2019/2020	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$9,500					\$1,021,323	\$169,094
2020/2021	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150						\$1,182,137	\$0

Notes:

Includes end of year G.O. debt outstanding plus remaining planned transfers to TIDs 7 and 8.

Map Showing Proposed Improvements and Uses

There will not be any changes to the Tax Increment District #5 boundaries or to the existing uses and conditions within Tax Increment District #5 as a result of this Project Plan Amendment. Please refer to the original Project Plan and its subsequent Project Plan Amendments for maps detailing the proposed improvements and property within Tax Increment District #5.

Proposed Changes to the Zoning Ordinance, Master Plan, Building Codes and City Ordinances

No changes to the Zoning Ordinance or Master Plan are anticipated to be proposed to accommodate the amended Tax Increment District #5. The development and improvements associated with this plan is consistent with City Zoning and the City's Master Plan.

Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within Tax Increment District #5 that will be paid from sources other than tax increments. The City of Menasha does not anticipate that there will be any Non-Project Costs associated with the adoption of this Project Plan Amendment.

Relocation of Persons or Businesses

The City expects no persons or businesses to be displaced as a result of the implementation of the amended Tax Increment District #5. If such displacement is necessary, then relocation procedures of Chapter 32 of the Wisconsin Statutes will be followed.

Orderly Development of the City of Menasha

The viability of the original Tax Increment District #5 Project Plan or its subsequent Amendments as it relates to the orderly development of the City of Menasha will not be impacted by this Project Plan Amendment.

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

September 30, 2016

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

RE: City of Menasha, Wisconsin Tax Incremental District #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,

A handwritten signature in black ink that reads "Pamela Captain". The signature is written in a cursive style with a large, stylized initial "P".

Attorney Pamela Captain
City of Menasha



RESOLUTION R- 32-2016

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 10
CITY OF MENASHA, WISCONSIN

Introduced by Ald. Benner on the Recommendation of the Plan Commission.

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. 10 (the “District”) was created by the City on June 5, 2006 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provision of Wisconsin Statutes Section 66.1105, (the “Tax Incremental Law”); and

WHEREAS, the purpose of the amendment is to allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section.66.1105(2)(f)1.n.; 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 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); and

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 Joint 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 October 4, 2016 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. 10, City of Menasha” and remain unchanged due to this amendment.
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 real property within the District hereby created is a blighted area pursuant to Wisconsin Statutes Section 66.1105(2)(ae)1..
 - 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 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 amount of retail business will not change as a result of this amendment.
 - e. The project costs of the District relate directly to eliminating blight in the area, consistent with the purpose for which the District was created.
 - f. The equalized value of the taxable property of the District plus the value increment of all existing districts does not exceed twelve percent of the total equalized value of taxable property within the City of Menasha.
4. The amended Project Plan for “Tax Incremental District No. 10, City of Menasha” 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.

Passed and approved this ____ day of November, 2016.

Recommended by: _____
Motion/Second: _____
Vote: _____
Pass/Fail: _____
Requires: __ Majority Vote __ 2/3 Vote

Donald Merkes, Mayor
ATTEST:

Deborah A. Galeazzi, City Clerk

September 28, 2016

Tax Incremental District #10
Project Plan Amendment #1

CITY OF MENASHA, WISCONSIN



Joint Review Board Meeting Held:	October 18, 2016
Public Hearing Held:	October 18, 2016
Adoption by Plan Commission:	October 18, 2016
Adoption by Common Council:	Scheduled for Consideration November 7, 2016
Approval by the Joint Review Board:	Scheduled for Consideration November 8, 2016

Introduction

The City of Menasha ("City") created Tax Increment District #10 ("TID #10") as a blighted area district in May, 2006. This is the first amendment to TID #10. The amendment seeks to change the project plan but will not affect territory in TID #10. Therefore, it will not be counted against the maximum of four allowable territorial amendments. A map of the current TID#10 boundaries is included on the following page.

It is recognized that TID #10 has positive surplus funds due to a higher than expected increment resulting from its creation. Therefore, the project plan for TID #10 is proposed to provide an opportunity to use excess funds in TID #10 to capitalize the City of Menasha Housing Rehabilitation Fund. Such fund is to be used within a ½ mile radius of the TID #10 boundaries.

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

This amendment provides the authority for the District to expend funds within a ½ mile radius of its boundaries as described in the Detailed List of Project Costs. This cost category is specifically added to the Project Plan, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan otherwise remains in effect.

Detailed List of Project Costs

The proposed improvements consist of the capitalization of monies into the City of Menasha Housing Rehabilitation Fund from TID #10 using increment above and beyond its project costs as granted under the authority of Wisconsin Statute 66.1105(2)(f)1.a and 66.1105(2)(f)1.L. The Housing Rehabilitation Funds are to be used in an annual rehabilitation program up to \$50,000 per year or as permitted from available future increment for projects within a ½ mile radius of the TID #10 District Boundaries under the authority provided by Wisconsin Statute 66.1105(2)(f)1.n.

Map of Current District Boundaries



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 for prior maps showing the existing uses and conditions of property.

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

Since the funds will only be allocated if there is enough increment to pay off the project costs, this amendment is economically feasible. Presented on the following page is the current cash flow table for the TID #10 increment indicating that there will be enough funds to pay off the project costs.

TAX INCREMENTAL FINANCING DISTRICT #10 - Fund 487

9/21/2016

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	ADVANCE FROM TID #5	NEW BORROWING	END OF YEAR FUND BALANCE
2005/2006			\$0	\$0	\$0	\$7,436	\$366,214		\$375,000	\$1,350
2006/2007			\$0	\$0	\$0	\$23,563	\$3,139		\$0	(\$25,352)
2007/2008			\$59,449	\$12,581	\$0	\$34,111				\$12,567
2008/2009			\$82,516	\$10,562	\$0	\$34,110				\$71,535
2009/2010			\$72,996	\$10,554	\$0	\$34,110	\$5,506			\$115,469
2010/2011			\$70,538	\$9,345	\$0	\$409,110	\$30,480	\$250,000		\$5,762
2011/2012	\$1,512,100	\$27.198	\$41,126	\$4,945	\$0	\$9,391	\$12,616	(\$29,000)		\$827
2012/2013	\$2,263,800	\$27.877	\$63,109	\$11,072	\$0	\$0	\$7,563			\$67,444
2013/2014	\$1,397,500	\$28.207	\$39,420	\$28,933	\$0	\$0	\$3,305			\$132,492
2014/2015	\$1,743,100	\$28.056	\$48,905	\$20,557	\$250,000	\$0	\$281,119			\$170,835
2015/2016	\$2,438,200	\$27.976	\$68,212	\$14,450			\$36,483	(\$221,000)		(\$3,986)
2016/2017	\$2,710,100	\$27.976	\$75,819				\$55,983			\$15,850
2017/2018	\$2,588,600	\$27.976	\$72,420				\$30,983			\$57,287
2018/2019	\$2,588,600	\$27.976	\$72,420				\$30,983			\$98,724
2019/2020	\$2,588,600	\$27.976	\$72,420				\$430,983			(\$259,839)
2020/2021	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$218,402)
2021/2022	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$176,965)
2022/2023	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$135,528)
2023/2024	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$94,091)
2024/2025	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$52,655)
2025/2026	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$11,218)
2026/2027	\$2,588,600	\$27.976	\$72,420				\$30,983			\$30,219
2027/2028	\$2,588,600	\$27.976	\$72,420				\$30,983			\$71,656
2028/2029	\$2,588,600	\$27.976	\$72,420							\$144,076
2029/2030	\$2,588,600	\$27.976	\$72,420							\$216,496
2030/2031	\$2,588,600	\$27.976	\$72,420							\$288,916
2031/2032	\$2,588,600	\$27.976	\$72,420							\$361,336
2032/2033	\$2,588,600	\$27.976	\$72,420							\$433,756
2033/2034	\$2,588,600	\$27.976	\$72,420							\$506,176

Map Showing Proposed Improvements and Uses

There will not be any changes to the TID #10 boundaries or to the existing uses and conditions within TID #10 as a result of this Project Plan Amendment. Please refer to the original Project Plan for maps detailing the proposed improvements and property within TID #10.

Proposed Changes to the Zoning Ordinance, Master Plan, Building Codes and City Ordinances

No changes to the Zoning Ordinance or Master Plan are anticipated to be proposed to accommodate the amended TID #10. The development and improvements associated with this plan is consistent with City Zoning and the City's Master Plan.

Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within Tax Increment District #10 that will be paid from sources other than tax increments. The City of Menasha does not anticipate that there will be any Non-Project Costs associated with the adoption of this Project Plan Amendment.

Relocation of Persons or Businesses

The City expects no persons or businesses to be displaced as a result of the implementation of the amended TID #10. If such displacement is necessary, then relocation procedures of Chapter 32 of the Wisconsin Statutes will be followed.

Orderly Development of the City of Menasha

The viability of the original Tax Increment District #10 Project Plan as it relates to the orderly development of the City of Menasha will not be impacted by this Project Plan Amendment.

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

September 30, 2016

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

RE: City of Menasha, Wisconsin Tax Incremental District #10 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,

A handwritten signature in black ink that reads "Pamela Captain". The signature is written in a cursive, flowing style.

Attorney Pamela Captain
City of Menasha

JOINT REVIEW BOARD
RESOLUTION 1-16 APPROVING THE PROEJCT PLAN AMENDMNET OF
TAX INCREMENTAL DISTRICT NO. 5
CITY OF MENASHA

WHEREAS, the City of Menasha (the “City”) seeks to amend the project plan for Tax Incremental District No. 5 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB’s chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statues Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District amendment and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of Tax Increment Financing and the amendment of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying tax districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the Project Plan Amendment of Tax Incremental District No. 5.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the amendment to the District.

Passed and adopted this ____ day of November, 2016.

Joint Review Board Member

Representing

Winnebago County

Menasha Joint School District

Fox Valley Technical College District

City of Menasha

Public Member

JOINT REVIEW BOARD
RESOLUTION 2-16 APPROVING THE PROEJCT PLAN AMENDMNET OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF MENASHA

WHEREAS, the City of Menasha (the “City”) seeks to amend the project plan for Tax Incremental District No. 10 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB’s chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statues Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District amendment and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the Project Plan; and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of Tax Increment Financing and the amendment of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying tax districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the Project Plan Amendment of Tax Incremental District No. 10.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the amendment to the District.

Passed and adopted this ____ day of November, 2016.

Joint Review Board Member

Representing

Winnebago County

Menasha Joint School District

Fox Valley Technical College District

City of Menasha

Public Member