

**JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 5 CREATION
Minutes**

September 4, 2018

Brillion Community Center

5:00 pm

CALL TO ORDER:

Mayor Deiter called the meeting to order at 5:00 pm.

ROLL CALL:

Roll call was taken with the following members present; Mayor Gary Deiter, Dan DeBonis as Calumet County Representative, Allan Mitchler as Fox Valley Technical College Representative, and Dominic Madison Brillion as School District Representative, Lori Gosz City Administrator/Clerk-Treasurer, and Rob Jensen. Also present were Phil Cossen from Ehlers and Mark Olson from the Ariens Company.

CONSIDERATION AND APPOINTMENT AND/OR REAFFIRMATION OF THE JOINT REVIEW BOARD'S PUBLIC MEMBER:

Motion – DeBonis moved to appoint Rob Jensen as the Joint Review Board Pubic Member. Seconded by Madison. Call vote. Motion carried unanimously.

ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON:

Motion – Madison moved to reaffirm Mayor Gary Deiter as Chairperson. Seconded by DeBonis. Call vote. Motion carried unanimously.

DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD:

Cossen explained the individuals who have been heavily involved in this Project. It has been a collective effort to determine the best Plan to redevelop the site. This creation of a TID is the first step of the Plan for this site.

Cossen explained the “but for” for the creation of the TID. The Project Plan includes environmental remediation and building demolition. The Project is counting on grant assistance to help augment the revenue for the TID. The Ariens Company is fully engaged and willing to take on the first project. There are agreements with Ariens and the City for the purchase of the property. The closing through an LLC created by Ariens by September 28, 2018. The City will initially own in order to obtain Local Government Unit Liability Exemption by the DNR and to apply for grants.

Cossen explained this meeting is just an organizational meeting for the Joint Review Board. He explained the timeframe for the TID creation which hinges on the Offer to Purchase date. Olson explained there were three (3) extensions to the Offer and there will not be any more. Cossen urged the Joint Review Board to ask questions/concerns prior to the final Joint Review Board meeting.

Cossen explained the Lawon Environmental District TID's. This will be the first use of the Environmental District TID in the State. Because the City is at the maximum limit allowed for TID Creation the only other opportunity is the creation of the Environmental District TID.

Cossen explained the review of the Project Plan because of the new law changes. Environmental District TID allows for a 27 year life and expenditures for 24 years, which is by year 2032.

DISCUSS AND REVIEW PROJECT PLAN AMENDMENT:

Cossen reviewed the Proposed Project Plan. Cossen explained the base value is currently at \$4,883,000. Once the TID is adopted under the new law that base value goes to zero to allow the City to grow enough increment to pay off the costs for the project.

Cossen explained the estimated project costs in phases. Cossen explained the development assumptions and the initial will be approximately \$5,500,000 from the Ariens Company.

Cossen explained the Cash Flow Projects. He explained some of the projects will be done through Pay-Go Agreements. Olson stated there are a number of interested developers; commercial and residential.

Olson explained because of the work due to keep accurate records of past environmental issues on the site, the remediation work is much less than originally anticipated. Olson explained the changes to the Farm Equipment Building that the Ariens Company is currently working on.

DeBonis questioned the expenditure period. Cossen explained the laws behind the Environmental District TID Expenditure Period.

Cossen asked if there were any other questions on the Project Plan or Environmental District TID creation process. There were no other questions asked.

SET NEXT MEETING DATE:

The next meeting is scheduled for Wednesday, September 26, 2018 at 5:00 PM at the Brillion City Hall.

ADJOURN:

The meeting was adjourned at 5:41 pm.

Lori M. Gosz, CMC
City Administrator/Clerk-Treasurer