

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

**September 26, 2018**

**Brillion City Hall**

**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, Joy Buboltz as Deputy Clerk-Treasurer, and Rob Jensen. Also present was Phil Cossen from Ehlers.

**REVIEW AND CONSIDERATION OF MINUTES FROM ORGANIZATION MEETING:**

Mitchler noted that his last name is misspelled in the September 4<sup>th</sup> minutes.

**Motion** – Jensen moved to approve the September 4, 2018 Joint Review Board minutes with the noted correction. Seconded by DeBonis. Call vote. Motion carried.

**REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISON RESOLUTION ADOPTING THE PROJECT PLN, AND THE RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE CREATION:**

Cossen reported the City Council, earlier in the day, approved the Resolution approving the acquisition of the former Brillion Iron Works property, the Master Lease Agreement, and the Developer’s Agreement for that property. The creation of TID #5 was approved unanimously by the City Council.

Cossen explained the Ariens Company will purchase the land on September 28<sup>th</sup> through a newly created LLC and then sell the land to the back to the City. The City will then lease the land back to the LLC. He explained the City is required to own the land at a certain point in the process in order to apply for grants. Grants that have been/will be applied for are the TEA Grant, Idle Site Grant, and grant from the WEDC.

Cossen explained with the Developers Agreement, which was also approved today, the arrangement is that the City will contribute \$2.3 million dollars toward the project to help assist with public improvements, reimbursement of professional services, environmental cleanup, etc. The Ariens Company already has \$3.8 million invested in the project. The City will contribute more to the project with a “pay as you go” development. With this the City will receive their increment first and if any funds are left the LLC will receive revenue.

Cossen explained that it is proposed that seven (7) buildings on that site be demolished by December 31, 2020. The Ariens Company is proposing to invest a total of \$5 million dollars into the property right away.

Cossen also explained that the City of Brillion is the first community in the State to use an ER TID. With an ER TID the property value drops to a \$1.00 and increment is received from the TID immediately.

Cossen reported that the Ariens Company is looking to retain the back portion of the property for their use.

**CONSIDERATION IF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 5 CREATION:**

**Motion** – Deiter moved to approve Resolution RE18-18, a Resolution approve the creation of Tax Incremental District No. 5 in the City of Brillion. Seconded by Madison. Call vote taken. Motion carried unanimously.

**ADJOURNMENT:**

The meeting was adjourned at 5:20 pm.

Joy L. Buboltz  
Deputy Clerk-Treasurer