

**MINUTES**  
**TAX INCREMENT DISTRICT NUMBER 18 (TID 18)**  
**JOINT REVIEW BOARD**  
**Tuesday, October 20, 2015**  
**City Hall, Room 207**  
**3:15 p.m.**

1. Roll call

- Dawn Foeller, City of Green Bay
- Chuck Lamine, Brown County
- Andrew Sarnow, Green Bay Area Public School District
- Bob Matthews, Northeast Wisconsin Technical College
- Brent Weycker, Citizen Member

Others Present: Kevin Vonck

2. Staff report on TID 18 (University Avenue) process

K. Vonck provided a brief overview of the process, which was summarized in his memo. The process began in February 2015 with Common Council designating responsibility to the RDA. The Joint Review Board met on September 3, 2015, and the process started on September 8, 2015, when the RDA held a public hearing on the creation of TID 18. There was some initial confusion and it had to be clarified that the public hearing wasn't specifically about the Festival Foods project, but about creation of the district. Once that clarification was provided, the comments were favorable and there was support for the district. The RDA recommended that Common Council establish TID 18. On October 6, 2015, the Common Council passed a resolution establishing the boundary for the TID and adopting the project plan. It will be effective January 1, 2016.

The purpose of the meeting today is to approve or deny the proposal. By State Statute, the decision has to be based on the following criteria:

1. Would the desired development occur without Tax Increment Financing?
2. Are the economic benefits of new development greater than the cost of improvements?
3. Are the economic benefits of new development greater than tax increments being paid by property owners in overlying districts?

The staff report supports a yes answer to all three questions and the project plan supports those conclusions.

D. Foeller asked if there were any questions on the staff report or for staff. There were none.

3. Approval of TID 18 (University Avenue) Resolution: Creation and Project Plan

The resolution, which was adopted by Council, was provided. It was noted that sometimes in the past there were separate resolutions for creation of the TID boundary and adopting the Project Plan. The Joint Review Board does allow combining both into one resolution.

A motion was made by B. Matthews and seconded by B. Weycker to approve the TID 18 (University Avenue) Resolution: Creation and Project Plan. Motion carried.

4. Any other matters allowed by law

D. Foeller indicated that the meeting minutes from September 3, 2015, needed to be approved.

A motion was made by C. Lamine and seconded by A. Sarnow to approve the minutes from the September 3, 2015, meeting.

A motion was made by B. Matthews and seconded by B. Weycker to adjourn. Motion carried.