

# Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: DISCUSSION OF AMENDMENT TO ALLOUEZ TID#1

Date: July 23, 2015

Attached is the schedule for Ehlers to amend Allouez TID#1 and a map with the proposed amended boundaries.

Background:

The project plan for TID#1 was officially adopted by the Village Board on October 18, 2011, with the district becoming effective for valuation purposes on January 1, 2012. Ehlers was contracted by the village to aid in the creation of the TID. The TID was created as a rehabilitation TID, focused on infill development and redevelopment projects within the boundaries. These boundaries were set to address known projects at the time (e.g. Marine Street, the old Village Hall site, etc.).

Request:

Through the corridor study, the village has identified other potential areas, outside of the TID, where rehabilitation projects could take place. The village requested Ehlers analyze the feasibility of amending the parcels identified in these areas into the current TID boundaries (Parcels AL-1955-Q-46, AL-50-12, AL-50-17, AL-56-2, AL-78, AL78-1, AL-79).

The village must adopt an amended project plan by September 30<sup>th</sup>, in order for the amendment to be effective January 1<sup>st</sup>. Ehlers recommends Plan Commission schedule a public hearing on the project plan and TID boundary for the August 24<sup>th</sup> meeting to keep us on track of this deadline. At this August meeting, Plan Commission will review the plan and action will be requested for approving the district project plan and boundaries.

VILLAGE OF ALLOUEZ, WI  
TAX INCREMENTAL **REHAB** DISTRICT NO. 1  
PROJECT PLAN & BOUNDARY AMENDMENT  
*Proposed Timetable - 5/15/15*

<u>ACTION DATE</u>	<u>STEP</u>
June	Village will provide Ehlers with a list of the parcel tax key #'s within the amended area to the District, pertinent parcel information, the maps, list of projects and costs, etc.
	Ehlers will prepare & provide an applicable findings report.
	Ehlers will prepare & provide the Village with a feasibility analysis report, options, and/or draft project plan document
	Zoning & Planning Committee makes a motion to call for a public hearing (optional)
Aug. 3	Ehlers' will e-mail a Notice to Official Village Newspaper of organizational JRB meeting & public hearing. (cc: Village)
	Ehlers will provide Village with a draft of a notice that must be sent to property owners within the proposed TID, for the Village's use.
	Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the Village. (cc: Village & attorney) <i>(Letters must be postmarked prior to first publication).</i>
Aug. 3 – 9	Village will send notices, along with required enclosures, to applicable properties within proposed boundaries. (cc: Ehlers & attorney). <i>(Letters must be postmarked prior to first publication &amp; at least 15 days prior to hearing). Properties may be removed, but may not be added after publications.</i>
Aug.	Ehlers will provide Village, overlapping taxing entities, and/or Village Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (Village to post) & resolution (Village to distribute) for first meetings, and will also request legal opinion of the plan.
Aug. 10	First Publication of Public Hearing & JRB Meeting Notice <i>(Week prior to second notice &amp; at least 5 days prior to JRB meeting)</i>
Aug. 17	Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
Aug. 24	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
	Zoning & Planning Committee Public Hearing on Project Plan and TID boundary. <i>(Within 14 days of second publication)</i>
	Zoning & Planning Committee reviews Plan & approval of District Project Plan and boundaries.
Aug. – Sept.	Ehlers will provide Village & Village Attorney with revised draft Project Plan, if necessary, as well as agenda language (Village to post) & resolution (Village to distribute) for Village Board meeting.
Sept. 15	Village Board reviews plan & adopts resolution approving District Project Plan and boundaries.
Sept. 16	Ehlers' will e-mail a Class 1 Notice to Official Village Newspaper of JRB meeting. (cc: Village)
	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (Village to post). (cc: Village & Attorney) <i>(Letters must be postmarked prior to publication).</i>
Sept. 23	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
Sept. 28 – Oct. 14	Joint Review Board considers approval of District Project Plan and boundaries. <i>(Within 30 days of notification of meeting / receipt of Zoning &amp; Planning Committee &amp; Village Board resolutions)</i>
Sept. – Oct.	Ehlers will gather, prepare, and submit state forms & required documents to the state, once the <b>2015</b> assessed parcel values are available (following the BOR) and we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the Village. <b>DOR filing deadline October 31.</b>

Village Board meets 1<sup>st</sup> & 3<sup>rd</sup> Tuesday @ 6:30 p.m.  
Zoning and Planning Committee meets 4<sup>th</sup> Monday @ 6:30 p.m.  
The Green Bay Press Gazette  
publish M – F, deadline 3 business days prior  
legals@greenbaypressgazette.com

# VILLAGE OF ALLOUEZ T.I.F. MAP 7-2015

CITY OF GREEN BAY

## LEGEND

- "A" Residential
- "B" Residential
- High Density District
- "C" Professional Office District
- "E" Commercial District
- "F" Light Industrial District
- "G" Highway Business Use District
- PDD- Planned Development District
- Village Owned

- FOR SALE
- FOR LEASE

- T.I.F. #1
- 1 T.I.F. MAPPABLE PROJECTS (SEE ATTACHED SHEET)

