

**JOINT REVIEW BOARD ANNUAL MEETING
WENESDAY, JULY 21, 2021
8:00 A.M., ALLOUEZ VILLAGE HALL**

CALL TO ORDER / ROLL CALL

In the absence of former Chairperson Penny Dart, Lange called the meeting to order at 8:07 a.m.

Present: Bob Matthews (Northeast Wisconsin Technical College), Joshua Patchak (Green Bay Area Public Schools), Chad Weininger (Brown County) (arrived at 8:15 a.m.), Sarah Deutsh (Village Representative), Mark Schumacher (Public Member)

Also Present: Brad Lange, Trevor Fuller, Julie Beauchamp, Angie Roble

ELECT A CHAIRPERSON FOR THE JOINT REVIEW BOARD

Matthews / Deutsh moved to nominate and elect Schumacher as Chairperson. Motion carried. (Weininger not present for vote.)

APPROVAL OF AGENDA

Deutsh / Matthews moved to approve the agenda. Motion carried. (Weininger not present for vote.)

APPROVAL OF MINUTES DATED AUGUST 5, 2020

Matthews / Deutsh moved to approve the minutes dated August 5, 2020. Motion carried. (Weininger not present for vote.)

PUBLIC COMMENT

None.

REVIEW ANNUAL PE-300 REPORT AND THE PERFORMANCE AND STATUS OF TAX INCREMENTAL DISTRICT NO. 1

(Weininger arrived at 8:15 a.m.)

Beauchamp provided a brief overview of the report.

- TID No. 1 created in 2011 with a 2038 closure

- Development agreements entered into in 2020 include Wisconsin Medical Credit Union (credit union branch); you are My Sunshine, LLC, (daycare center); and GB Real Estate, LLC, (residential development).
- Cash flow projections related to revenues and expenditures

Fuller provided a brief overview of the current status of developments:

- Premier Chapel Hill has a current value of \$5.2M which exceeds the guaranteed increment of \$3.8M.
- 1649 Webster, LLC, fell a bit short of its projected increment; but with the build out of Gallagher's Pizza, it is expected to exceed its guaranteed increment of \$1.5M.
- Millenaire, LLC, development is not expected to proceed as there has been no activity and the agreed upon completion date is December 31, 2021.
- Wisconsin Medical Credit Union, You Are My Sunshine, LLC, and GB Real Estate, LLC, are all tied by the sale and purchase of parcels and are expected to be at or above guaranteed values.
- The village has been working with the county on the rehab and future look of the Webster Avenue roadway.

Discussion:

- TID salaries are for a portion of Fuller, Beauchamp and Lange's wages and should decrease over time as the TID is developed.
- Potential of TID to close early based on favorable cash flow projections
- No incentives have been provided to Millenaire, LLC.
- Mall area (corner of Webster Avenue and E. St. Joseph Street) is slated to have the building razed later this year while the village works on an agreement for development.
- Effect of COVID-19 on development in and outside of the TID

ADJOURN

Weininger / Matthews moved to adjourn at 8:26 a.m. Motion carried.

Minutes submitted by Julie Beauchamp and Trevor Fuller, Village of Allouez