

JOINT REVIEW BOARD
VILLAGE OF KIMBERLY,
OUTAGAMIE COUNTY, WISCONSIN

JUNE 15, 2021

Chairperson Danielle Block called the meeting to order at 10:00 am. Appearing in person were Mrs. Jessica Schneider and Ms. Becky Hansen (KASD). Appearing by teleconference were Ms. Amy Van Straten (FVTC) and Mr. Brian Massey (Outagamie County). Also present were Operations Director Allyn Dannhoff, Fiscal Manager Barbara Rein, and Mr. Brian Ruechel (Baird) by teleconference.

Massey moved, Schneider seconded the motion to approve the minutes of the June 18, 2020 Joint Review Board meeting. The motion carried by unanimous vote of the Board.

Chairperson Block reported that there is no outstanding debt for Tax Increment Finance District 4 (TID 4). It has an annual increment of approximately \$190,000. There are currently no projects or development planned for TID 4.

Chairperson Block highlighted the recent activity in TID 5. The Village's joint intersection reconstruction project with the County at Railroad and CTH CE received a State Highway Safety Improvement grant which significantly lowers the Village's costs for the project. The Village will now contribute approximately \$118,000 in design and \$81,000 in construction costs. Construction is anticipated to begin in 2023, which is the last year to incur costs in this TID. The Village's street reconstruction project of Van Roy Road will begin in 2022. The Village estimates it will spend approximately \$104,000 on design and \$415,000 on construction costs. In 2020, two parcels of vacant land along Kennedy Avenue were sold for development. One is the new site of a Steins's Garden & Home Center, and the other is the new home of VandenBoom Versteegen High Wealth Management financial advisers. The US Venture development project continues to make payments in lieu of taxes (PILOT), since it has not met its added value target and no new development is planned for this location. US Venture announced in 2018 that it intends to relocate to Appleton. The parent company of Aspire Senior Living continues to contest its tax assessments for 2018, 2019, 2020 and 2021. It is hoped these claims will be resolved in 2021.

Chairperson Block reported that the current seven developer agreements in TID 6 of the former mill site are on track or have met their benchmarks. The most recent agreement is with Midwest Expansion for the development of the central riverfront area of the mill. Midwest Expansion is proposing a mixed-use commercial and professional space with apartments in the upper half of structures. The benchmarks for this project are added value of \$2 million by 2023, \$6 million by 2024, and \$12 million by 2025. In the spring of 2020, the Village completed a Boundary Amendment adding the former Shopko and Pick'N'Save sites to TID 6. The Wisconsin Department of Revenue provided recertification of the base value of the TID on January 20, 2021. Mandatory retirement of the TID is 2043.

Hansen moved, Schneider seconded the motion to adjourn. The motion carried by unanimous and the Board adjourned at 10:10 am.

Respectfully submitted,



Danielle L. Block
Chair