



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Joint Review Board

Wednesday, September 22, 2021

10:00 AM

Council Chambers, 6th Floor

Outagamie County

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[21-1304](#) Joint Review Board Minutes from 8-11-21
Attachments: [JRB Minutes 8-11-21.pdf](#)
4. **Public Hearings/Appearances**
5. **Action Items**
[21-1305](#) Consideration and possible action on "Resolution Approving the Project Plan & Boundary Amendment of Tax Incremental District No. 3"
Attachments: [TID 3 JRB Resolution for Amended Boundaries & Project Plan.pdf](#)
[21-1306](#) Consideration and possible action on "Resolution Approving the Project Plan & Boundary Amendment of Tax Incremental District No. 12"
Attachments: [TID 12 JRB Resolution for Amended Boundaries & Project Plan.pdf](#)
6. **Information Items**
[21-1307](#) Review the public record, planning documents, Plan Commission resolutions adopting amendments to the project plans, and resolutions passed by the Common Council approving the amendments
Attachments: [TID 3 PC Resolution for Amended Boundaries & Project Plan_SIGNED.pdf](#)
[TID 3 CC Resolution for Amended Boundaries & Project Plan_SIGNED.pdf](#)
[TID 12 PC Resolution for Amended Boundaries & Project Plan_SIGNED.pdf](#)
[TID 12 CC Resolution for Amended Boundaries & Project Plan_SIGNED.pdf](#)
[JRB Minutes 8-11-21.pdf](#)
[City Plan Minutes 8-11-21.pdf](#)
[Common Council Minutes 8-18-21.pdf](#)

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Karen Harkness, Director, Community and Economic Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
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Meeting Minutes - Final Joint Review Board

Wednesday, August 11, 2021

1:00 PM

Council Chambers, 6th Floor

Outagamie County

1. Call meeting to order

Chair Saucerman called the meeting to order at 1:01 p.m.

2. Roll call of membership

*Tony Saucerman represents City of Appleton
Brian Massey represents Outagamie County
Greg Hartjes represents Appleton Area School District
Amy Van Straten represents Fox Valley Technical College
Chris Croatt represents Public Member*

Others listed are Calumet & Winnebago County members

Present: 5 - Saucerman, Van Straten, Massey, Hartjes and Croatt

Others : 4 - Hansen, Maccoux, Doemel and Adesso

*Others present:
Dave Allen, CORE, LLC
Karen Harkness, Director of Community & Economic Development*

4. **Public Hearings/Appealances**

5. **Action Items**

[21-1109](#)

Election of Public Member

Chris Croatt was elected as the Public Member.

Saucerman moved, seconded by Hartjes, that Chris Croatt be the Public Member. Roll Call. Motion carried by the following vote:

Aye: 4 - Saucerman, Van Straten, Massey and Hartjes

Abstained: 1 - Croatt

6. Information Items

[21-1102](#)

Review Role of the Joint Review Board

Attachments: [WI DOR Tax Incremental Financing Manual Pgs 24-27.pdf](#)

This item was presented.

[21-1103](#)

Review and Discuss Tax Incremental District No. 3 and Tax Incremental District No. 12 Project Plan Amendments

Attachments: [TID No. 3 Amendment #2 FINAL Project Plan June29.2021.pdf](#)

[TID No. 12 Amendment #1 FINAL Project Plan June29.2021.pdf](#)

This item was presented and discussed.

[21-1104](#)

Review 2020 Annual Reports for Tax Incremental Financing Districts #3, 8, 9, 10, 11 and 12 (those within Outagamie County)

Attachments: [TID 3-Annual Report-2020.pdf](#)

[TID 8-Annual Report-2020.pdf](#)

[TID 9-Annual Report-2020.pdf](#)

[TID 10-Annual Report-2020.pdf](#)

[TID 11-Annual Report-2020.pdf](#)

[TID 12-Annual Report-2020.pdf](#)

[2020 City of Appleton Growth Report.pdf](#)

This item was presented.

[21-1105](#)

Set Next Meeting Date

The next meeting will be held on Wednesday, September 22, 2021 at 10:00 a.m.

7. Adjournment

Hartjes moved, seconded by Croatt, that the meeting be adjourned at 1:13 p.m.

Roll Call. Motion carried by the following vote:

Aye: 5 - Saucerman, Van Straten, Massey, Hartjes and Croatt

**JOINT REVIEW BOARD RESOLUTION
APPROVING THE PROJECT PLAN & BOUNDARY AMENDMENT
OF TAX INCREMENTAL DISTRICT NO. 3,
CITY OF APPLETON**

WHEREAS, the City of Appleton (the “City”) seeks to amend the project plan and boundaries for Tax Incremental District No. 3 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the amendment of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the Project Plan and Boundary Amendment of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the amendment of the District.

Passed and adopted this _____ day of _____, 2021.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature

**JOINT REVIEW BOARD RESOLUTION
APPROVING THE PROJECT PLAN & BOUNDARY AMENDMENT
OF TAX INCREMENTAL DISTRICT NO. 12,
CITY OF APPLETON**

WHEREAS, the City of Appleton (the “City”) seeks to amend the project plan and boundaries for Tax Incremental District No. 12 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the amendment of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the Project Plan and Boundary Amendment of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the amendment of the District.

Passed and adopted this _____ day of _____, 2021.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature

RESOLUTION NO. #21-CPC-01

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 3,
CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on November 4, 1992 as a blighted area district and amended on September 10, 2020; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will remove territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the Appleton Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Appleton that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 3 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 11th day of August, 2021.



Jacob A. Woodford, Mayor
Plan Commission Chair

ATTEST:



Kami L. Lynch, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 3
CITY OF APPLETON**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN AMENDMENT

[DISTRIBUTED SEPARATELY]

RESOLUTION NO. 2021-01

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND
BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 3,
CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on November 4, 1992 as a blighted area district and amended on September 10, 2020; and

WHEREAS, the City now desires to amend the boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will remove territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the Appleton Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend and adopt the Project Plan and boundaries for the District.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Appleton that:

1. The boundaries of the District named "Tax Incremental District No. 3, City of Appleton", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being subtracted from the District shall no longer be part of the District effective as of January 1, 2021.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, was a blighted area at the time the District was created.
 - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a blighted area district based on the identification and classification of the property included within the District.
 - (c) The District's project costs will not change as a result of this amendment. Prior project costs incurred directly promoted the elimination of blight, consistent with the purpose for which the District is created
 - (d) The limitation as the percentage of equalized taxable property value that can be located within tax incremental districts does not apply to this Plan Amendment as no territory will be added to the District
 - (e) Improvements made within the District have and are likely to continue to significantly enhance the value of substantially all of the other real property in the District.
 - (f) The City estimates that less than 35% of the territory within the District was devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
4. The Project Plan for "Tax Incremental District No. 3, City of Appleton" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 18th day of August, 2021.



Jacob A. Woodford, Mayor

ATTEST:



Kami L. Lynch, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 3
CITY OF APPLETON**

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN AMENDMENT

[DISTRIBUTED SEPARATELY]

RESOLUTION NO. #21-CPC-02

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 12,
CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") was created by the City on August 2, 2017 as a rehabilitation/conservation district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Outagamie County, the Appleton Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Appleton that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 12 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 11th day of August, 2021.



Jacob A. Woodford, Mayor
Plan Commission Chair

ATTEST:



Kami L. Lynch, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 12
CITY OF APPLETON**

[INCLUDED WITHIIN PROJECT PLAN]

PROJECT PLAN AMENDMENT

[DISTRIBUTED SEPARATELY]

RESOLUTION NO. 2021 - 02

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 12, CITY OF APPLETON, WISCONSIN

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") was created by the City on August 2, 2017 as a rehabilitation/conservation district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Outagamie County, the Appleton Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend and adopt the Project Plan and boundaries for the District.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Appleton that:

1. The boundaries of the District named "Tax Incremental District No. 12, City of Appleton", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2021.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation and/or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a rehabilitation/conservation district based on the identification and classification of the property included within the District.
 - (c) Project costs relate directly to promoting the rehabilitation and/or conservation of the area consistent with the purpose for which the District is created.
 - (d) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (f) The City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) That there are no parcels to be added to the District that were annexed by the City within the preceding three-year period.

4. The Project Plan for "Tax Incremental District No. 12, City of Appleton" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 18th day of August, 2021.



Jacob A. Woodford, Mayor

ATTEST:



Kami L. Lynch, City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 12
CITY OF APPLETON**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN AMENDMENT

[DISTRIBUTED SEPARATELY]



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final Joint Review Board

Wednesday, August 11, 2021

1:00 PM

Council Chambers, 6th Floor

Outagamie County

1. Call meeting to order

Chair Saucerman called the meeting to order at 1:01 p.m.

2. Roll call of membership

*Tony Saucerman represents City of Appleton
Brian Massey represents Outagamie County
Greg Hartjes represents Appleton Area School District
Amy Van Straten represents Fox Valley Technical College
Chris Croatt represents Public Member*

Others listed are Calumet & Winnebago County members

Present: 5 - Saucerman, Van Straten, Massey, Hartjes and Croatt

Others : 4 - Hansen, Maccoux, Doemel and Adesso

*Others present:
Dave Allen, CORE, LLC
Karen Harkness, Director of Community & Economic Development*

4. **Public Hearings/Appearances**

5. **Action Items**

[21-1109](#)

Election of Public Member

Chris Croatt was elected as the Public Member.

Saucerman moved, seconded by Hartjes, that Chris Croatt be the Public Member. Roll Call. Motion carried by the following vote:

Aye: 4 - Saucerman, Van Straten, Massey and Hartjes

Abstained: 1 - Croatt

6. Information Items

[21-1102](#)

Review Role of the Joint Review Board

Attachments: [WI DOR Tax Incremental Financing Manual Pgs 24-27.pdf](#)

This item was presented.

[21-1103](#)

Review and Discuss Tax Incremental District No. 3 and Tax Incremental District No. 12 Project Plan Amendments

Attachments: [TID No. 3 Amendment #2 FINAL Project Plan June29.2021.pdf](#)

[TID No. 12 Amendment #1 FINAL Project Plan June29.2021.pdf](#)

This item was presented and discussed.

[21-1104](#)

Review 2020 Annual Reports for Tax Incremental Financing Districts #3, 8, 9, 10, 11 and 12 (those within Outagamie County)

Attachments: [TID 3-Annual Report-2020.pdf](#)

[TID 8-Annual Report-2020.pdf](#)

[TID 9-Annual Report-2020.pdf](#)

[TID 10-Annual Report-2020.pdf](#)

[TID 11-Annual Report-2020.pdf](#)

[TID 12-Annual Report-2020.pdf](#)

[2020 City of Appleton Growth Report.pdf](#)

This item was presented.

[21-1105](#)

Set Next Meeting Date

The next meeting will be held on Wednesday, September 22, 2021 at 10:00 a.m.

7. Adjournment

Hartjes moved, seconded by Croatt, that the meeting be adjourned at 1:13 p.m.

Roll Call. Motion carried by the following vote:

Aye: 5 - Saucerman, Van Straten, Massey, Hartjes and Croatt



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Wednesday, August 11, 2021

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:33 p.m.

2. Roll call of membership

Present: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Absent: 1 - Robins

Others present:

Dave Allen, CORE, LLC

Mike Laux, 139 N. Fair Street

Chris Behrens, City Attorney

Tony Saucerman, Finance Director

Monica Stage, Community & Economic Development Deputy Director

Don Harp, Principal Planner

Dave Kress, Principal Planner

Jessica Titel, Principal Planner

3. Approval of minutes from previous meeting

[21-1114](#)

City Plan Minutes from 7-28-21

Attachments: [City Plan Minutes 7-28-21.pdf](#)

Fenton moved, seconded by Palm, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Absent: 1 - Robins

4. Public Hearings/Appearances

[21-1115](#) Proposed amendment of boundaries and project plan for Tax Incremental District No. 3 (Associated with Action Item #21-1116)

Attachments: [8.11.21 Mtg Legal Notice Publication_TIF 12 & 3 Amendments.pdf](#)

This public hearing was held, and no one spoke on the item.

[21-1117](#) Proposed amendment of boundaries and project plan for Tax Incremental District No. 12 (Associated with Action Item #21-1118)

Attachments: [8.11.21 Mtg Legal Notice Publication_TIF 12 & 3 Amendments.pdf](#)

This public hearing was held, and no one spoke on the item.

5. Action Items

[21-1116](#) Request to approve Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Appleton, Wisconsin

Attachments: [MemoTIFs#3+#12Amendments 8-11-21.pdf](#)
[TID 3 PC Resolution for Amended Boundaries & Project Plan.pdf](#)
[TID No. 3 Amendment #2 FINAL Project Plan June29.2021.pdf](#)
[TID 3 CC Resolution for Amended Boundaries & Project Plan.pdf](#)

Fenton moved, seconded by Uitenbroek, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Absent: 1 - Robins

[21-1118](#) Request to approve Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 12, City of Appleton, Wisconsin

Attachments: [MemoTIFs#3+#12Amendments 8-11-21.pdf](#)
[TID 12 PC Resolution for Amended Boundaries & Project Plan.pdf](#)
[TID No. 12 Amendment #1 FINAL Project Plan June29.2021.pdf](#)
[TID 12 CC Resolution for Amended Boundaries & Project Plan.pdf](#)

Buetow moved, seconded by Palm, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Absent: 1 - Robins

6. Information Items

7. Adjournment

Palm moved, seconded by Dane, that the meeting be adjourned at 3:40 p.m.

Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Absent: 1 - Robins



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final Common Council

Wednesday, August 18, 2021

7:00 PM

Council Chambers

A. CALL TO ORDER

The meeting was called to order by Mayor Woodford at 7:00 p.m.

B. INVOCATION

The Invocation was offered by Alderperson Hartzheim

C. PLEDGE OF ALLEGIANCE TO THE FLAG

D. ROLL CALL OF ALDERPERSONS

Present: 14 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Joe Martin, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Matthew Reed, Alderperson Alex Schultz, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Joe Prohaska, Alderperson Chad Doran and Mayor Jake Woodford

Excused: 2 - Alderperson Michael Smith and Alderperson Nate Wolff

E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS

All departments were represented.

F. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

[21-1175](#)

Common Council Meeting Minutes of August 4, 2021

Attachments: [CC Minutes 8-4-21.pdf](#)

Alderperson Hartzheim moved, seconded by Alderperson Prohaska, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 13 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Joe Martin, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Matthew Reed, Alderperson Alex Schultz, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Joe Prohaska and Alderperson Chad Doran

Excused: 2 - Alderperson Michael Smith and Alderperson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

G. BUSINESS PRESENTED BY THE MAYOR

[21-1202](#) Breastfeeding Awareness Month Proclamation

Attachments: [Breastfeeding Month Proclamation.pdf](#)

This Proclamation was presented

[21-1183](#) COVID-19 Report

Attachments: [COVID -19 Cases 8-18-21.pdf](#)

H. PUBLIC PARTICIPATION

*The following spoke regarding Item 21-1156 Summit St Reconstruction:
Jonathan Menn, 714 S Summit St
Marci Ostwald, 715 S Summit St
Scott Schumacher, 711 S Summit St*

*Item 21-1153 Health Officer Resolution:
Cathy Spears, 1223 W Marquette St*

I. PUBLIC HEARINGS

[21-1092](#) Public Hearing for Rezoning #9-21 for M&J Weyenberg, LLC Annexation from Temporary AG Agricultural District to R1-B Single Family District

Attachments: [RZ #9-21 Notice of Public Hearing.pdf](#)

The public hearing was held, no one spoke during the hearing.

J. SPECIAL RESOLUTIONS

K. ESTABLISH ORDER OF THE DAY

[21-1156](#)

Summit Street, from Prospect Avenue to Fourth Street, be reconstructed with asphalt pavement and concrete curb & gutter to a width of 26' from back of curb to back of curb, which is 2' narrower than the existing street. On-street parking would be removed within the project limits along the west side of Summit Street.

Attachments: [Summit St.-watermain breaks map & pic.pdf](#)
[Summit St-project proposal.pdf](#)

Aldersperson Firkus moved, seconded by Aldersperson Hartzheim, that the Summit Street Reconstruction be approved. Roll Call. Motion carried by the following vote:

Aye: 7 - Aldersperson William Siebers, Aldersperson Brad Firkus, Aldersperson Joe Martin, Aldersperson Denise Fenton, Aldersperson Kristin Alfheim, Aldersperson Sheri Hartzheim and Aldersperson Chad Doran

Nay: 6 - Aldersperson Vered Meltzer, Aldersperson Katie Van Zeeland, Aldersperson Maiyoua Thao, Aldersperson Matthew Reed, Aldersperson Alex Schultz and Aldersperson Joe Prohaska

Excused: 2 - Aldersperson Michael Smith and Aldersperson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

[21-1112](#)

Request to approve the Development Agreement with Merge LLC for a mixed-use development located on the southeast corner of E. Washington Street and S. Oneida Street (103 E. Washington Street) in Tax Increment Financing District No. 11

Attachments: [Merge DA Memo 8-11-21.pdf](#)
[0312 - Merge Development Agrm - 07-28-2021 \(with exhibits\).pdf](#)

Aldersperson Hartzheim moved, seconded by Aldersperson Prohaska, that the Development Agreement be approved. Roll Call. Motion carried by the following vote:

Aye: 12 - Aldersperson William Siebers, Aldersperson Vered Meltzer, Aldersperson Brad Firkus, Aldersperson Katie Van Zeeland, Aldersperson Denise Fenton, Aldersperson Maiyoua Thao, Aldersperson Matthew Reed, Aldersperson Alex Schultz, Aldersperson Kristin Alfheim, Aldersperson Sheri Hartzheim, Aldersperson Joe Prohaska and Aldersperson Chad Doran

Nay: 1 - Aldersperson Joe Martin

Excused: 2 - Aldersperson Michael Smith and Aldersperson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

21-1213 Suspend Rules

Alderson Doran moved, seconded by Alderson Hartzheim, that the Council Rules be suspended to potentially allow for authors of Resolution #12-R-21 to propose withdrawing the Item. Roll Call. Motion failed by the following vote:

Aye: 6 - Alderson Joe Martin, Alderson Matthew Reed, Alderson Alex Schultz, Alderson Sheri Hartzheim, Alderson Joe Prohaska and Alderson Chad Doran

Nay: 7 - Alderson William Siebers, Alderson Vered Meltzer, Alderson Brad Firkus, Alderson Katie Van Zeeland, Alderson Denise Fenton, Alderson Maiyoua Thao and Alderson Kristin Alfheim

Excused: 2 - Alderson Michael Smith and Alderson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

[21-1153](#) Resolution #12-R-21 Health Officer Hiring

- Attachments:** [#12-R-21 Health Officer Hiring.pdf](#)
[Health Office Hiring Process.pdf](#)
[Health Officer email.pdf](#)
[Health Officer State of Wisc letter.pdf](#)
[#12-R-21 Amendment.pdf](#)

Alderson Doran moved, seconded by Alderson Prohaska, that the Resolution be approved as amended at the Board of Health. Roll Call. Motion carried by the following vote:

Aye: 8 - Alderson William Siebers, Alderson Vered Meltzer, Alderson Brad Firkus, Alderson Katie Van Zeeland, Alderson Denise Fenton, Alderson Maiyoua Thao, Alderson Alex Schultz and Alderson Kristin Alfheim

Nay: 5 - Alderson Joe Martin, Alderson Matthew Reed, Alderson Sheri Hartzheim, Alderson Joe Prohaska and Alderson Chad Doran

Excused: 2 - Alderson Michael Smith and Alderson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

L. COMMITTEE REPORTS

Balance of the action items on the agenda.

Alderson Prohaska moved, Alderson Alfheim seconded, to approve the balance of the agenda. The motion carried by the following vote:

Aye: 13 - Alderperson William Siebers, Alderperson Vered Meltzer, Alderperson Brad Firkus, Alderperson Joe Martin, Alderperson Katie Van Zeeland, Alderperson Denise Fenton, Alderperson Maiyoua Thao, Alderperson Matthew Reed, Alderperson Alex Schultz, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Joe Prohaska and Alderperson Chad Doran

Excused: 2 - Alderperson Michael Smith and Alderperson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE

[21-0873](#)

R/B-Approve update to Municipal Code Section 4-392 related to electrical work by a home owner.

Attachments: [Municipal Code 4-392.pdf](#)
[Municipal Code update 4-392.pdf](#)

This Report Action Item was approved.

[21-1154](#)

Morrison Street, from Wisconsin Avenue to Glendale Avenue, be reconstructed with asphalt pavement and curb and gutter. The dimensions of the Morrison Street reconstruction project are as follows:

Wisconsin Ave - Randall St: New asphalt pavement to be constructed to a width of 33' from back of curb to back of curb, which is 4' narrower than the existing street within this portion of the project. Existing on-street parking to remain unchanged within this portion of the project.

Randall St - Brewster St: New asphalt pavement to be constructed to a width of 33' from back of curb to back of curb, which is 2' narrower than the existing street within this portion of the project. Existing on-street parking to remain unchanged within this portion of the project.

Brewster St - Glendale Ave: New asphalt pavement to be constructed to a width of 33' from back of curb to back of curb, which is the same width as the existing street within this portion of the project. New street to be shifted 1' to the east within this portion of the project. Existing on-street parking to remain unchanged within this portion of the project.

This Report Action Item was approved.

[21-1155](#)

Bartell Drive, from Prospect Ave to Pine Street, be reconstructed with asphalt pavement and concrete curb & gutter to a width of 33' from back of curb to back of curb, which is 4' narrower than the existing street. Intersection geometry at Charles St, Hickory St, and Riverdale Dr to be modified to reduce the amount of pavement and create more traditional T-intersection layouts. New concrete sidewalk to be constructed along both sides of Bartell within the project limits. Existing parking provisions within the project limits will remain unchanged.

Attachments: [Bartell Dr-sidewalks.pdf](#)

This Report Action Item was approved.

[21-1157](#)

Request from Home Burger for a street occupancy permit to place tables and chairs in the College Avenue beautification strip at 205 W. College Avenue.

Attachments: [Home Burger Bar-tables .pdf](#)

This Report Action Item was approved.

[21-1158](#)

Request from Grant Thompson Construction, Inc. for a street occupancy permit to place a dumpster in the Roosevelt Street right-of-way at 610 E. Roosevelt Street from August 6, 2021 through October 8, 2021.

Attachments: [Grant Thompson-610 E Roosevelt St.pdf](#)

This Report Action Item was approved.

[21-1159](#)

Delete Municipal Code Article VII Sections 4-436 through 4-458 related to the Board of Heating Examiners.

Attachments: [Municipal Code VII.pdf](#)

This Report Action Item was approved.

[21-1160](#)

Request from Sara Wouters for a street occupancy permit to place a Pod in the Lawrence Street right-of-way at 1119 W. Lawrence Street from August 1, 2021 through October 31, 2021.

Attachments: [1119 W Lawrence-POD.pdf](#)

This Report Action Item was approved.

[21-1161](#)

Request from Hoffman Planning, Design & Construction Inc. for a street occupancy permit to create a construction zone during the demolition and construction of the YMCA Ramp in the Oneida Street, Lawrence Street, Morrison Street and Soldier Square right-of-way from August 26, 2021 through February 18, 2022.

Attachments: [Hoffman Planning-demo YMCA.pdf](#)

This Report Action Item was approved.

2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

[21-1095](#)

Class "B" Beer and "Class B" Liquor License application for NAC LLC d/b/a OB's Brau Haus, Christopher Nelis, Agent, located at 523 & 525 W College Ave, contingent upon approval from all departments.

Attachments: [OB's Brau Haus.pdf](#)

This Report Action Item was approved.

3. MINUTES OF THE CITY PLAN COMMISSION

[21-1040](#)

Request to approve Rezoning #9-21 to rezone the M&J Weyenberg Properties, LLC Annexation, formerly part of the Town of Grand Chute (Parcel #101157102), generally located at the southeast corner of Ballard Road and Ridge Haven Lane, including to the centerline of existing adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District to R-1B Single-Family District

Attachments: [StaffReport M&JWeyenbergAnnex Rezoning For07-28-21.pdf](#)

This Report Action Item was approved.

[21-1116](#)

Request to approve Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Appleton, Wisconsin

Attachments: [MemoTIFs#3+#12Amendments_8-11-21.pdf](#)
[TID 3 PC Resolution for Amended Boundaries & Project Plan.pdf](#)
[TID No. 3 Amendment #2 FINAL Project Plan June29.2021.pdf](#)
[TID 3 CC Resolution for Amended Boundaries & Project Plan.pdf](#)

This Report Action Item was approved.

[21-1118](#)

Request to approve Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 12, City of Appleton, Wisconsin

Attachments: [MemoTIFs#3+#12Amendments_8-11-21.pdf](#)
[TID 12 PC Resolution for Amended Boundaries & Project Plan.pdf](#)
[TID No. 12 Amendment #1_FINAL Project Plan June29.2021.pdf](#)
[TID 12 CC Resolution for Amended Boundaries & Project Plan.pdf](#)

This Report Action Item was approved.

4. **MINUTES OF THE PARKS AND RECREATION COMMITTEE**
5. **MINUTES OF THE FINANCE COMMITTEE**
6. **MINUTES OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE**
7. **MINUTES OF THE UTILITIES COMMITTEE**
8. **MINUTES OF THE HUMAN RESOURCES & INFORMATION TECHNOLOGY COMMITTEE**

[21-1088](#)

Request to approve Police department table of organization modification to move one Communication Specialist to a newly created Crime Analyst position and move reporting structure for two areas.

Attachments: [Police TO modification memo.pdf](#)
[Police DRAFT 7.21.21.pdf](#)

This Report Action Item was approved.

[21-1145](#)

Request to approve Health Reimbursement Account administrator change to MidAmerica.

Attachments: [PEHP recommendation change memo.pdf](#)
[2021 AndCo RFP Recommendation letter.pdf](#)

This Report Action Item was approved.

[21-1146](#) Request to approve Police to over hire position of Lieutenant for remainder of 2021 and into early 2022.

Attachments: [Police LT over hire request 2021.pdf](#)

This Report Action Item was approved.

[21-1151](#) Request to approve Fire department to over hire position of Fire Protection Engineer.

Attachments: [Fire Protection Engineer Over Hire.pdf](#)

This Report Action Item was approved.

9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION

10. MINUTES OF THE BOARD OF HEALTH

M. CONSOLIDATED ACTION ITEMS

N. ITEMS HELD

O. ORDINANCES

[21-1176](#) Ordinances #35-21, #57-21 through #65-21

Attachments: [Ordinances going to Council 8-18-21.pdf](#)

Aldersperson Hartzheim moved, seconded by Aldersperson Van Zeeland, that the Ordinances be approved. Roll Call. Motion carried by the following vote:

Aye: 13 - Aldersperson William Siebers, Aldersperson Vered Meltzer, Aldersperson Brad Firkus, Aldersperson Joe Martin, Aldersperson Katie Van Zeeland, Aldersperson Denise Fenton, Aldersperson Maiyoua Thao, Aldersperson Matthew Reed, Aldersperson Alex Schultz, Aldersperson Kristin Alfheim, Aldersperson Sheri Hartzheim, Aldersperson Joe Prohaska and Aldersperson Chad Doran

Excused: 2 - Aldersperson Michael Smith and Aldersperson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

P. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO COMMITTEES OF JURISDICTION

- Q. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO COMMITTEES OF JURISDICTION
- R. OTHER COUNCIL BUSINESS
- S. CLOSED SESSION

[21-1182](#)

The Common Council will go into closed session according to State Statute § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session regarding the bluff site development and then reconvene into open session.

Alderson Meltzer moved, seconded by Alderson Prohaska, that the Common Council convene into closed session at 8:13 p.m. Roll Call. Motion carried by the following vote:

Aye: 13 - Alderson William Siebers, Alderson Vered Meltzer, Alderson Brad Firkus, Alderson Joe Martin, Alderson Katie Van Zeeland, Alderson Denise Fenton, Alderson Maiyoua Thao, Alderson Matthew Reed, Alderson Alex Schultz, Alderson Kristin Alfheim, Alderson Sheri Hartzheim, Alderson Joe Prohaska and Alderson Chad Doran

Excused: 2 - Alderson Michael Smith and Alderson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

- T. ADJOURN

Alderson Reed moved, seconded by Alderson Meltzer to reconvene into open session at 9:18 p.m. Roll Call. Motion carried 13/0.

Alderson Prohaska moved, seconded by Alderson Alfheim, that the meeting be adjourned at 9:19 p.m. Roll Call. Motion carried by the following vote:

Aye: 13 - Alderson William Siebers, Alderson Vered Meltzer, Alderson Brad Firkus, Alderson Joe Martin, Alderson Katie Van Zeeland, Alderson Denise Fenton, Alderson Maiyoua Thao, Alderson Matthew Reed, Alderson Alex Schultz, Alderson Kristin Alfheim, Alderson Sheri Hartzheim, Alderson Joe Prohaska and Alderson Chad Doran

Excused: 2 - Alderson Michael Smith and Alderson Nate Wolff

Abstained: 1 - Mayor Jake Woodford

Kami Lynch, City Clerk