



CITY OF MANITOWOC
WISCONSIN, USA
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CITY OF MANITOWOC
TIF JOINT REVIEW BOARD MEETING
2:00 PM – Tuesday, June 26, 2018

MEETING SUMMARY

1. Call to Order
The meeting of the City of Manitowoc Tax Incremental Financing (TIF) Joint Review Board (JRB) was called to order by Chairman T. Reckelberg at 2:00 PM.
2. Roll Call
Roll Call was conducted. Meeting attendance is noted below.
3. Approval of May 15, 2018 Meeting Summary
Motion by K. Mischler, seconded by M. Maurer, to approve the May 15, 2018 Meeting Summary. Motion carried unanimously.
4. Public Comment Related to TID Projects
J. Schramm, Metal Ware, provided a project summary. The proposed future expansion project includes a 200,000 SF addition comprised of a 120,000 SF Distribution Center, a 65,000 Manufacturing Facility and a 15,000 SF Office Area. A 300,000 SF Distribution Center is also planned for future expansion. It is anticipated that approximately 125 new jobs will be added over a 5 year period.

N. Murray, Redline Plastics, provided a project summary. The proposed future expansion project includes a Distribution Center and approximately 25 new jobs.
5. Discussion and Action on Resolution Adopting TIF District No. 12 (I-43 Industrial Park Phase 3) Boundary and Project Plan Amendments (PC 10-2018)

P. Braun reviewed the property boundaries as they relate to the proposed projects including a 15 acre lot purchase by Metal Ware with an option to purchase on two separate 10 acre parcels to the North.

Redline Plastics would purchase one of two 11 +/- acre parcels.

P. Braun reviewed the TID 12 boundary amendment indicating that Jagemann Stamping would be the last remaining parcel in TID 12. A discussion ensued regarding the impact on expenditure period of TID 12 if Jagemann Stamping is the only remaining parcel. S. Corbeille explained that TID 12 was declared distressed in 2013 but then Jagemann Stamping expanded the current facility. The properties being removed from TID 12 were not generating any incremental revenue. Jagemann Stamping will remain in TID 12 to generate incremental revenue to pay off the district's obligation in 2019.

6. Confirm Next Meeting Date
Thursday, July 19th at 10:00 AM
7. Adjourn
Motion by K. Mischler, seconded by J. Lukas, to adjourn. Motion carried unanimously. T. Reckelberg adjourned the meeting at 2:25 PM.

Attendance

Members Present

Todd Reckelberg
Ken Mischler
Mark Maurer
John Lukas
Steve Corbeille

Members Excused

Staff Present

Paul Braun
Lisa Mueller
Morgan Tienor

Others Present

Jodi Schramm
Nick Murray
Peter Wills
Lorinda Tulachka