

**City of Manitowoc  
Tax Incremental Financing Joint Review Board**

**Thursday, July 16<sup>th</sup>, 2015 2:00 pm  
Planning/Engineering Conference Room  
Main Floor - City Hall**

**Meeting Summary**

1. Introductions.

The meeting of the City of Manitowoc Tax Incremental Financing Joint Review Board (TIF JRB) was called to order by Chairman Todd Reckelberg at 2:03 pm.

2. Select New TIF JRB Chairperson.

Motion by Steve Corbeille, seconded by Ken Mischler to continue Todd Reckelberg's appointment as chairperson for the board. Motion Approved unanimously.

3. Confirm New TIF JRB Citizen Member.

Motion by Ken Mischler, seconded by Steve Corbeille, to appoint Mark Maurer as the Citizen member for the board. Previous Citizen member Mark Ring withdrew his appointment. Motion Approved unanimously.

4. Approval of the Minutes of the July 31, 2012 Meeting.

Motion by Ken Mischler, seconded by Todd Reckelberg, to approve the July 31, 2012 Meeting minutes. Motion approved unanimously.

5. Discussion of Ehlers Study (Analysis of and Recommendations for City of Manitowoc Tax Incremental Districts).

N. Sparacio provided a brief review of the items covered in the presentation including the performance of each TIF District and future strategies to best utilize TIF resources. S. Corbeille added that TIF Districts No. 7 and No. 8 have been closed.

6. Discussion of Draft of City of Manitowoc Text Amendment No. 3 to TIF District No. 15 (PC 15-2015).

N. Sparacio reviewed a draft of the proposed project plan amendment with the board. He continued to explain the proposed Dewey Street reconstruction project is the City's top priority for 2016 capital improvements, and includes portions of the street that are both within and outside of the existing TIF District No. 15

boundary. Project costs that are within the existing TIF District boundary and within a one-half mile of the boundary can be shared by the TIF. The remaining portion of the project cost will be funded by the City of Manitowoc pending the budget approval process.

T. Reckelberg asked when the district was scheduled to close. S. Corbeille responded that TIF District No. 15 would still close in 2018 as scheduled instead of 2029 as allowed by law. The board discussed the financial performance of the district.

The board members discussed the justification for the project, if it meets the intent of TIF resource utilization, and the overall proposed project cost to be shared by the TIF and by the City's capital budget. Mayor Nickels explained how this project fits into the budget approval process for the City as a whole. The board discussed whether reconstruction of an existing street supports economic growth and whether the City should use TIF funds for these project costs.

Mayor Nickels further explained how the Dewey Street reconstruction is not being excluded from the budget process. He stated that the development in Harbor Town would not have happened without the TIF tool and that Dewey Street is an essential connection between Harbor Town and the rest of the community. When TID 15 is closed, it will provide additional tax revenue to the other taxing entities that they would not have otherwise received. The City is looking for the most cost effective way to get a vital project completed.

K. Mischler asked how the project will impact the timing of the closure of TID 15. S. Corbielle explained that the City plans to close TID 15 in 2018 regardless of whether this project gets funded with TIF. It impacts the 2018 balance that will be distributed to the taxing entities.

N. Sparacio explained that no action is needed at this time. The proposed project plan amendment will go the Plan Commission next for a public hearing. After the Common Council reviews the plan amendments and process to date, the item will come back to the board for action.

7. Discussion of Future Planning for Other TIDs including creation of TID 18 and Status of Downtown TIDs.

N. Sparacio reviewed for the board the potential creation of TID 18 which includes Memorial Drive and the former Mid-Cities Mall. The mall is currently being abated of asbestos and torn down. The vacant golf course property is another site with significant development potential. He also reviewed the status of various TIF districts in the downtown. The City currently has very limited tools

to encourage economic development in the downtown. These items may be brought back to the board for future action as well.

8. Next Meeting Thursday, August 20, 2015. Board members discussed having meetings annually in the month of April.
9. Adjournment.

Motion by Ken Mischler, seconded by Steve Corbeille, to adjourn. The meeting was adjourned at 3:03 PM.

### **Attendance**

#### Members Present

Steve Corbeille  
John Lukas  
Ken Mischler  
Todd Reckelberg  
Mark Maurer

#### Members Excused

None

#### Staff Present

Nic Sparacio  
Paul Braun  
Tyler Caulum  
Lisa Mueller  
Kim Lynch

#### Others Present

Mayor Justin Nickels