

**City of Manitowoc**  
**Tax Incremental Financing Joint Review Board**  
**Thursday, May 11, 2017 – 11:00 AM**  
**Planning / Engineering Conference Room**  
**Main Floor – City Hall**

**Meeting Summary**

1. Call to Order.

The meeting of the City of Manitowoc Tax Incremental Financing Joint Review Board (TIF JRB) was called to order by Chairman T. Reckelberg at 11:01 AM.

2. Roll Call was conducted. Meeting attendance is noted below.
3. Approval of the September 28, 2015 Minutes.

Motion by S. Corbeille, seconded by T. Reckelberg, to approve the September 28, 2015 Meeting minutes. Motion approved unanimously.

4. Discussion on Dowco Expansion and Proposed Project Plan Amendment for TIF District No. 15 (PC 12-2017).

N. Sparacio described the background of the proposed Dowco expansion and the project plan amendment process. The City has worked with Manitowoc County, Progress Lakeshore, and the Wisconsin Economic Development Corporation to respond to Dowco's expansion proposal and needs. In terms of the process, this is the introductory meeting, and action will be taken at the next meeting.

B. Nycz of Dowco explained the company's recent acquisitions in Minnesota and plans for expansion here in Manitowoc. Dowco is expanding its plastics and cut-and-sew capabilities as part of this project. Dowco anticipates creating 20 new jobs this year with the first phase of their expansion and an additional 20 jobs in the second phase over two to three years. This would bring their total Manitowoc employment to about 110.

S. Corbeille inquired as to the potential job loss if the discussion had not gone this direction. B. Nycz stated 40 Manitowoc manufacturing jobs were at

immediate risk. An additional 20 to 30 corporate jobs would potentially have been affected as well.

N. Sparacio stated that Dowco is located outside of existing TIF districts, but within one half mile of TID 15. In order to be responsive to Dowco's timing and needs, the City is proposing to extend a cash grant to Dowco via the existing TID 15 as allowed by statute. TIF funds would be used to fund a short term warehouse lease and future construction of a plant expansion, including site preparation and building and utility alterations. N. Sparacio explained the job creation and capital investment milestones associated with the proposed cash grant.

Q. Shaw explained the details of the project plan amendment that is needed to facilitate the assistance to Dowco. The amended plan will continue to meet the legal requirements for TIF. The cash flow impact of the proposed grant still allows TID 15 to close early, but would push the early closing date back a year to 2019 (instead of 2018).

M. Mauer inquired as to whether the City has provided TIF cash grants in the past. N. Sparacio explained that the City has provided cash grants in the past and cited the Manitowoc Place apartments as an example. In this case, the tax base benefits of Dowco's expansion will be more immediate, as the property is located outside the TID boundary. Additionally, the primary reason for this TIF grant is to support job creation in the community.

5. Discussion of TIF Strategies and Upcoming Projects.

N. Sparacio provided an overview of the status of the City's existing TIF districts. Of 10 active districts:

- 2 are designated as distressed and can no longer fund projects.
- 2 are not distressed, but are in poor financial health and should not do additional projects.
- 2 are in good financial health, but cannot do projects as their expenditure periods are ending.
- 2 are in good financial health but are planned for closure.
- 2 are in good financial health and will remain open for new projects.

N. Sparacio stated in summary that the City has little to work with for TIF resources. Needs are anticipated in the months ahead in the 1-43 Technical Park, the downtown, and in the area south of Harbor Town.

6. The next meeting was set for Tuesday, June 27, 2017 at 3:00 PM.

7. Adjourn.

Motion by Steve Corbeille to adjourn. Seconded by Mark Maurer. Motion approved unanimously. The Meeting was adjourned at 11:40 AM.

**Attendance**

Members Present

Steve Corbeille  
John Lukas  
Todd Reckelberg  
Mark Maurer

Members Excused

Ken Mischler

Staff Present

Nic Sparacio  
Paul Braun  
Tyler Caulum  
Lisa Mueller

Others Present

Brad Nycz (Dowco)  
Peter Wills (Progress Lakeshore)  
Quasan Shaw (Vierbicher)