

City of Manitowoc
Tax Incremental Financing Joint Review Board
Wednesday, September 20, 2017 – 10:00 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 10:00 AM.

2. Roll Call was conducted. Meeting attendance is noted below.

3. Approval of the August 30, 2017 Minutes.

Motion by K. Mischler, seconded by M. Maurer, to approve the August 30, 2017 meeting summary. Motion carried unanimously.

4. Discussion and Action on Creation of TIF District No. 19 (Downtown) Project Plan and Boundary (PC 22-2017) and Adoption Resolution.

N. Sparacio provided an overview of the public record in this matter: all required notices were published, the required public hearing was conducted, and both the Common Council and Plan Commission have approved of the project plan and boundary, as amended, by resolution.

D. Lindstrom, the TIF consultant from Vierbicher, presented the updates on the proposed district boundary, the project plan, the projected financial performance of the district, and the TIF district creation process. The members discussed the revisions. N. Sparacio read the adoption resolution.

Motion by K. Mischler, seconded by M. Maurer to approve the TIF District No. 19 Project Plan, boundary, and adoption resolution.

T. Reckelberg stated that the County's concerns are that they are opposed to providing grants to developers and that they want the tax base benefits of the new growth sooner. S. Corbeille stated that is the point of the TIF district. This

new growth will not occur without TIF assistance. K. Mischler stated that without TIF assistance, the downtown will be “status quo” meaning that there will be no improvement of the blighted conditions.

Upon vote, the motion carried with 3 ayes (K. Mischler, M. Maurer, S. Corbeille), 1 opposed (T. Reckelberg), and 1 absent (J. Lukas).

5. Set Next Meeting

The next meeting will be set as needed with the next annual update no later than July of 2018.

6. Adjourn.

T. Reckelberg adjourned the meeting at 10:16 AM. J. Lukas then arrived.

Attendance

Members Present

Todd Reckelberg
Mark Maurer
Ken Mischler
John Lukas
Steve Corbeille

Members Excused

none

Staff Present

Nic Sparacio
Paul Braun
Tyler Caulum
Kathleen McDaniel

Others Present

Dan Lindstrom (Vierbicher)
Mayor Justin Nickels
Anton Doneff