

City of Manitowoc
Tax Incremental Financing Joint Review Board
2:00 PM - Tuesday, April 24, 2018
Planning / Engineering Conference Room
Main Floor – City Hall

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 was conducted. Meeting attendance is noted below.

3. Approval of the March 20, 2018 Minutes

Motion by M. Maurer, seconded by J. Lukas, to approve the March 20, 2018 meeting summary. Motion carried unanimously.

4. Discussion and Action on Creation of TIF District No. 20 (Lakeside Foods) Project Plan, Boundary, and Adoption Resolution (PC 04-2018)

N. Sparacio reported that the public record had been compiled and summarized its contents. Chairman T. Reckelberg asked if a legal opinion was obtained. N. Sparacio responded that the City Attorney's opinion memo is the final page in the draft project plan. J. Lukas asked if there was any public input. N. Sparacio responded no public comments were made at the public hearings.

Chairman T. Reckelberg asked if there were any questions from those in attendance. There were none.

Motion by S. Corbeille, seconded by K. Mischler, to approve the creation of TIF District No. 20 (Lakeside Foods) Project Plan and Boundary, and to approve the Adoption Resolution. The motion passed unanimously with M. Maurer abstaining.

5. Update and Proposed Timeline for New TIF District in I-43 Business Park

N. Sparacio provided a concept for a new TIF district in the I-43 Business Park including:

- Closing TID 9 and 10 in the near future, possibly in 2019
- 3 to 4 new projects in the I-43 Tec Park could benefit with a functional TIF District
- Subtract undeveloped lands from TID 12 (distressed) and move into the new I-43 Business Park TIF District
- Developed lands to remain in TID 12 to pay off the district's obligation

6. Set Next Meeting for Consideration of TIF District No. 21 Creation

The next meeting date was set for Tuesday, May 15, 2018 at 2:00 PM.

7. Adjourn

Motion by Ken Mischler, seconded by Mark Maurer, to adjourn. Motion carried unanimously. T. Reckelberg adjourned the meeting at 2:40 PM.

Attendance

Members Present

Todd Reckelberg
Ken Mischler
Mark Maurer
John Lukas
Steve Corbeille

Members Excused

Staff Present

Nic Sparacio
Paul Braun
Lisa Mueller

Others Present

Joe Yanda
Erik Sitkiewitz