



CITY OF MANITOWOC
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CITY OF MANITOWOC
TIF JOINT REVIEW BOARD MEETING

Manitowoc City Hall – First Floor Conference Room (West)
900 Quay St. Manitowoc, WI 54220
Thursday, September 27, 2018, 10:00 am

MEETING SUMMARY

1. **CALL TO ORDER**
The Meeting if the City of Manitowoc Tax Incremental Financing (TIF) Joint Review Board (JRB) was to order by Chairman T. Reckelberg at 10:04 AM.
2. **ROLL CALL**
3. Roll Call was conducted. Meeting attendance is noted below.
4. **APPROVAL OF THE JULY 19, 2018 AND SEPTEMBER 10, 2018 MINUTES**
Motion by S. Corbeille, seconded by J. Lukas, to approve the July 19, 2018 and September 10, 2018, Meeting Summaries. Motion carried unanimously.
5. **PUBLIC COMMENT RELATED TO TID PROJECTS**
No Comment
6. **ANNUAL MEETING**
No Discussion
7. **DISCUSSION AND ACTION TO CONSIDER APPROVAL OF THE ADOPTION RESOLUTION FOR THE TID NO. 15 PROJECT PLAN AMENDMENT**
D. Lindstrom, Vierbicher Associates Inc, introduced the item. He stated that the \$763,000 donor allocation amount has been confirmed and that the Council has approved the No. 5 amendment to the project plan and has added to the Resolution a note that city staff close TID 14 & TID 15 by year end of 2019.

Motion by J. Lukas, seconded by S. Corbeille, to approve. Motion carried unanimously.
8. **DISCUSSION AND ACTION TO CONSIDER APPROVAL OF THE ADOPTION RESOLUTION FOR THE TID NO. 19 PROJECT PLAN AMENDMENT**
D. Lindstrom, Vierbicher Associates Inc, introduced the item. He stated that this

will be amendment No. 1. There are no additional project costs as the ½ mile radius was included last year and potential increment will pay for the project costs.

Motion by S. Corbeille, seconded by J. Lukas, to approve. Motion carried unanimously.

9. TID NO. 22 UPDATE MAYOR NICKELS, DISCUSSION AND QUESTIONS TO FOLLOW
Mayor Nickels provided an update of the Council action to deny the Creation of TID No. 22. There is no action for the TIF Joint Review Board to consider as the City was the recommending body. He continued that the first motion by the Council was to eliminate the Meijer property from TID No. 22. Several Council members felt that with the elimination of the Meijer property from TID No. 22 the TIF District would not be successful in creating \$7 million dollars in total incremental revenues, of which the Meijer property was projected to create \$3.5 million in incremental revenues. Therefore the Council voted to deny the Creation of TID No. 22. Mayor Nickels explained that questions still remain such as, what do infrastructure improvements mean and where is the Site Development Agreement between the County of Manitowoc and Meijer ? Mayor Nickels continued that the County of Manitowoc Corporate Counsel believes the City of Manitowoc's Condition Use Permit (CUP) with Meijer is the Site Development Agreement (SDA). P. Braun, City Planner, explained that a CUP addresses land issues and that when the CUP document was drafted the County of Manitowoc never indicated it was their intent to use the document in place of a SDA. The CUP was not drafted to address financing and who is responsible to pay for what costs. Mayor Nickels has encouraged the County Executive to contact Meijer to discuss these concerns.

A discussion ensued by the committee members regarding the financial responsibility related to the development costs, the lack of an SDA and the County's position of utilizing the CUP as the SDA.

P. Wills, Progress Lakeshore, explained the benefits and successes his organization has experienced utilizing Tax Incremental Financing as a development tool.

10. ADJOURN
Motion by S. Corbeille, seconded by J. Lukas, to adjourn at 10:47 AM. Motion carried unanimously.

Attendance

Members Present

Todd Reckelberg
Shawn M. Alfred
John Lukas
Steve Corbeille
Kevin Crawford (Alt. TID No. 22)

Members Excused

Mark Maurer

Staff Present

Justin Nickels
Kathleen McDaniel
Paul Braun
Jeremy Du Chateau
Lisa Mueller

Others Present

Peter Wills
Dan Lindstrom