



**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



**MINUTES**  
**TIF JOINT REVIEW BOARD**

**City Hall, 900 Quay Street**  
**11:30 AM | Wednesday, April 1, 2020**

*This meeting was conducted via remote conferencing software due to a state of emergency and the Wisconsin Governor's Executive Order.*

**I. CALL TO ORDER**

Board Chairman T. Reckelberg called to order the regular meeting of the TIF Joint Review Board at 11:30 AM on April 1, 2020 via remote conferencing software, Zoom.

**II. ROLL CALL**

**Present:** Todd Reckelberg, Shawn Alfred, John Lukas, Steve Corbeille, Mark Maurer

**Others Present:** Jen Bartz, Adam Tegen, Mayor Nickels, Peter Wills, Phillip Cossen, Kathleen McDaniel, Paul Braun

**III. APPROVAL OF MINUTES** of the February 19, 2020 Organizational Meeting  
Motion by J. Lukas, Second by S. Corbeille, to approve the Minutes.  
Motion carried (5-0).

**IV. REVIEW THE PUBLIC RECORDS**

- a. Planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation

P. Cossen provided an overview of the process and stated that it was a unanimous decision to send the resolution for development of TID 22 to the City Council in March, which was approved. He went on to state that there were no concerns at the Planning Commission public hearing, but shared that there were several individuals who asked questions and sought clarification on the TID location.

P. Cossen indicated that the project plan follows state statute and that there is an attorney opinion letter included as well.

T. Reckelberg asked fellow members for any questions. No members had questions or concerns.

T. Reckelberg asked Mayor Nickels to verify that we do have interest in the location. Mayor Nickels stated that we have had developers express interest.

T. Reckelberg asked Mayor Nickels if the City had or planned to go out on bid or RFP for TID 22 site developers. Mayor Nickels deferred to A. Tegen for response. A. Tegen indicated that the City is working with Progress Lakeshore on a developers summit/tour and hopes to hold the event in spring as this would be an opportunity for developers to see the location and gauge interest. A. Tegen clarified that that there is not a plan to seek developers via an RFP process.

**V. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 22 CREATION**

Motion by M. Mauer to approve the resolution, seconded by S. Corbeille.  
Motion carried (5-0).

**VI. ADJOURN**

Motion by J. Lukas to adjourn the meeting at 11:45 AM, seconded by S. Corbeille.  
Motion carried (5-0).