



**CITY OF MANITOWOC**  
WISCONSIN, USA  
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**MINUTES**  
**TIF JOINT REVIEW BOARD MEETING**

**Tax Incremental District No. 17 Amendment**  
**Within the City of Manitowoc, Wisconsin**

**Remote Meeting - 5:30 PM**  
**Wednesday, October 28**

- I. CALL TO ORDER**  
Board Chairman T. Reckelberg called to order the annual meeting of the TIF Joint Review Board at 5:33 PM on October 28, 2020 via remote conferencing software, Zoom.
- II. ROLL CALL**  
**Present:** Todd Reckelberg, Steve Corbeille, Mark Maurer, Shawn Alfred, John Lukas (5:45pm)  
**Others Present:** Adam Tegen, Paul Braun, Jen Bartz, Phillip Cossen
- III. APPROVAL OF MINUTES** of the July 23, 2020 Meeting  
Motion by S. Corbeille, seconded by S. Alfred, to approve the Minutes.  
Motion carried (4-0).
- IV. CONSIDER AND APPOINTMENT AND/OR REAFFIRMATION OF THE JOINT REVIEW BOARD'S PUBLIC MEMBER**  
Motion by S. Corbeille, seconded by S. Alfred, to reaffirm Mark Mauer as the Joint Review Board's Public Member.  
Motion carried (4-0).
- V. ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON**  
Motion by S. Corbeille, seconded by S. Alfred to reaffirm Todd Reckelberg as the Chairperson.  
Motion carried (4-0).
- VI. DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD**  
P. Cossen provided a high level overview of the Joint Review Board's responsibilities. He went on to further explain the process for potential approval of the amendment including Planning Commission review later today, City Council review on November 16<sup>th</sup>, and the return of the amendment to the JRB for final action.
- VII. REVIEW AND DISCUSS PROJECT PLAN AMENDMENT**  
P. Cossen reviewed the project plan and pointed out that TID 16 has excess revenue to support the amendment. He detailed the amount of excess revenue as approximately \$860,000 and stated that this will close TID 16 earlier than was

projected. He said that no boundaries are being changed and only costs are being shared. He referred to project plan and fiscal projections for individual TIDs.

P. Cossen stated that it is estimated TID 17 will close out in 2022 He referred to specific financial documents in the project plan and cash flow projections.

Manitowoc County Executive Bob Ziegelbauer provided a written statement in advance and it was shared with the members.

P. Cossen referred to the project plan documents as well as a supplemental revenue impact analysis provided to answer points raised by Manitowoc County in their letter.

Discussion ensued among members about project plan details including fiscal impact to each entity and taxpayers, net impacts, levy limits and mill rates.

**VIII. SET NEXT MEETING DATE**

Next meeting was scheduled for Tuesday, November 24 at 3:00 PM.

**IX. ADJOURN**

Motion by J. Lukas, seconded by S. Corbeille, to adjourn the meeting at 6:20 PM.  
Motion carried (5-0).