



# CITY OF MANITOWOC

WISCONSIN, USA

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## MINUTES TIF JOINT REVIEW BOARD

### TAX INCREMENTAL DISTRICT NO. 23 CREATION

City Hall, 900 Quay Street | Second Floor Conference Room  
4:30 PM | Wednesday, March 23, 2022

#### I. CALL TO ORDER

J.J. Gutman called to order the meeting of the TIF Joint Review Board at 4:30 PM on March 23, 2022.

#### II. ROLL CALL

**Present:** Shawn Alfred, John Lukas, Mark Maurer, J.J. Gutman, Angela Erdmann

**Staff Present:** Adam Tegen, Paul Braun, Kathleen McDaniel, Jen Bartz

**Others Present:** Phil Cosson

#### III. ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON

Motion by J. Lukas, seconded by A. Erdmann, to nominate J.J. Gutman as Chairperson. Motion carried (5-0).

#### IV. APPROVAL OF MINUTES of the November 24, 2020 Meeting.

Motion by J. Lukas, seconded by M. Maurer, to approve the minutes. Motion carried (5-0).

#### V. CONSIDERATION AND APPOINTMENT AND/OR REAFFIRMATION OF THE JOINT REVIEW BOARD'S PUBLIC MEMBER

Motion by S. Alfred seconded by J. Lukas, to reaffirm Mark Mauer as the Public Member. Motion carried (5-0).

#### VI. DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD

P. Cosson detailed the timeframe for both Plan Commission and Common Council approvals.

#### VII. DISCUSS & REVIEW PROJECT PLAN

P. Cosson introduced the project plan. A. Tegen added rationale why the City is interested in creating the new TIF and added that the main costs would be associated with infrastructure for a new FedEx project, as well as the Hecker-Viebahn industrial park.

P. Cosson provided a broad overview of the plan including total size, parcel property value, estimated project costs and overall budget projections. He added that it will be an industrial TIF and pointed out that if creation is approved, the City will still have capacity to create new districts. P. Cosson added that one project included that is within on half mile – a gravel pit water line. He also stated that no development incentives have been included. He went on to provide estimated increment and revenue generated throughout the life of the TIF district.

J. Lukas asked for the estimated timeframe and P. Cosson referred to plan. J.J. Gutman asked specifically about parcel 3 referenced on the map. A. Tegen stated that it was included for continuity more than development.

#### VIII. SET NEXT MEETING DATE

Next meeting set for Tuesday, May 17 at 4:30 PM.

#### IX. ADJOURNMENT

Motion by S. Alfred, seconded by J. Lukas, to adjourn the meeting at 4:55 PM. Motion carried (5-0).