



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, May 17, 2022

I. CALL TO ORDER

J.J. Gutman called to order the meeting of the TIF Joint Review Board at 4:30 PM on May 17, 2022.

II. ROLL CALL

Present: John Lukas, J.J. Gutman, Angela Erdmann, Justin Nickels

Absent: Mark Maurer

Staff Present: Adam Tegen, Jen Bartz

Others Present: Phil Cosson

III. APPROVAL OF MINUTES of the March 23, 2022 Organizational Meeting.

Motion by A. Erdmann, seconded by J. Lukas, to approve the minutes. Motion carried (4-0).

IV. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION RESOLUTION ADOPTING THE PROJECT PLAN, AND THE RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE CREATION

P. Cosson reviewed the documents and stated that the project plan has not changed from initial presentation; however, the opinion letter from the City Attorney has been included. He stated the creation of the TID had unanimous Council approval. He added that the FedEx project is moving forward, but noted that the focus will be on the infrastructure and the development of the area to support industrial development.

A. Tegen added FedEx will be starting site preparation shortly and that it is unknown if they will ask for TID incentives. He added that the apartment may be delayed until 2023.

Discussion and questions ensued regarding economic impact if apartment would not develop, as well as TIF sharing if it performs well. A. Tegen stated that impacts and any TIF sharing would need to be approved by the Joint Review Board.

V. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 23 CREATION

Motion by J. Lukas, seconded by A. Erdmann, to approve the resolution creating Tax Incremental District No. 23. Motion carried (4-0).

VI. ADJOURNMENT

Motion by J. Nickels, seconded by A. Erdmann, to adjourn the meeting at 4:40 PM. Motion carried (4-0).