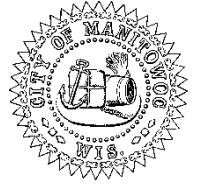




CITY OF MANITOWOC
WISCONSIN, USA
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CITY OF MANITOWOC
TIF JOINT REVIEW BOARD MEETING
2:00 PM – Monday, September 10, 2018

MEETING SUMMARY

1. Call to Order
The Meeting of the City of Manitowoc Tax Incremental Financing (TIF) Joint Review Board (JRB) was to order by Chairman T. Reckelberg at 2:00 PM.
2. Roll Call
Roll Call was conducted. Meeting attendance is noted below.
3. Public Input
None.
4. TID No. 15 Allocation Discussion
B. Ziegelbauer asked for clarification as to what the allocation monies will be used for. S. Corbeille responded that the allocation amendment is to be used for TID No. 14. The TID No. 15 Project Plan amendment would authorize the donation of surplus revenue to TID No. 14 to assist in paying off the remaining debt. TID No. 14 will not fully fund its debt as property owners in that district received a reduced assessment due to a state law change. A resolution has been drafted and will be acted upon at the September 27, 2018 TIF JRB Meeting. If approved TID No. 14 and TID No. 15 will close in 2019. The original TID No. 15 closure in 2018 was delayed one year to accommodate the TID boundary district map amendment for the proposed Dowco project which did not occur.
5. TID No. 22 Creation Discussion
A discussion ensued regarding ; 1. What costs make up the Project Plan and who is responsible for paying them, 2. Removal of the Meijer properties from the TID No. 22 Project Plan and district boundary map and its implications, 3. The purpose of Tax Incremental Financing being to subsidize redevelopment, infrastructure and other community growth projects, 4. Relocation of the storm

sewer located under the Meijer outlots, 5. What does the Site Development Agreement state relative to project costs and is a copy available for the TIF JRB Members, 6. The “But For Test” (but for the creation of this TID, the City and developers would not be able to use the Project Plan tools - infrastructure, demolition, land assemblage, and development incentives – cash grants to facilitate the redevelopment of the TID), and 7. Confirm the Meijer properties are presently on the tax roll and to add the value of the Meijer properties into the Project Plan.

City of Manitowoc staff requested a copy of the Site Development Agreement from County staff to be shared with TIF JRB Members. County of Manitowoc staff requested a copy of the TID infrastructure costs for projects within TID No. 22 from City staff to be shared with TIF JRB Members.

6. Next Meeting Date: September 27, 2018
7. Adjourn
Motion by S. Corbeille, seconded by K. Crawford, to adjourn. Motion carried unanimously. T. Reckelberg adjourned the Meeting at 3:44 PM.

Attendance

Members Present

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

Members Excused

Staff Present

Justin Nickels
Paul Braun
Jeremy Du Chateau
Lisa Mueller

Others Present

Bob Ziegelbauer
Eric Sitkiewitz