



**CITY OF MANITOWOC**  
WISCONSIN, USA  
*www.manitowoc.org*



**MINUTES  
TIF JOINT REVIEW BOARD**

**City Hall, 900 Quay Street  
Second Floor Conference Room – 5:30 PM  
Wednesday, February 19, 2020**

**I. CALL TO ORDER**

Board Chairman T. Reckelberg called to order the regular meeting of the TIF Joint Review Board at 5:30 PM on February 19, 2020 at the Community Development Department offices.

**II. ROLL CALL**

**Present:** Todd Reckelberg, Shawn Alfred, Tanya Wasmer, Steve Corbeille

**Absent:** Mark Mauer, Adam Tegen

**Others Present:** Lisa Mueller, Jen Bartz, Paul Braun, Mayor Nickels, Peter Wills, Phillip Cossen

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

Motion by S. Corbeille, Second by S. Alfred, to reaffirm Mark Mauer as the Public Member. Motion carried (4-0)

**IV. ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON**

Motion by S. Corbeille, Second by S. Alfred, to reaffirm Todd Reckelberg as Chairperson. Motion carried (4-0)

**V. APPROVAL OF MINUTES** of the regular June 26, 2019 Meeting

Motion by S. Corbeille, Second by S. Alfred, to approve the Minutes. Motion carried (4-0)

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

Phil Cossen (Ehlers) reviewed the immediate process – public hearing, anticipated approval and the resolution signed at Planning Commission. He reviewed that it will be Ehlers responsibilities to prove that the proposed TID creation will work financially and will provide opportunities for housing, jobs, etc. It will be the responsibility of the TIF JRB to review and provide a recommendation.

**VII. DISCUSS & REVIEW PROJECT PLAN**

P. Cossen reviewed the plan and proposed TID 22 boundaries. He indicated that the location fits State Statute as a redevelopment with a maximum life of 27 years and that there are 46 parcels in the area. He reviewed the plan's Executive summary noting that the proposed TID 22 partially overlays TID 16, created in 2003.

P. Cossen shared that the site has the potential for numerous grants and referred to the project plan for estimated project costs. He noted that there are two phases of infrastructure – one in 2020 and one in 2024 and that there may be a need for development incentives. He acknowledged that it is desired by the City to establish a façade grant for this TID as well as EPA RLF opportunities, and noted that Ehlers had added a riverfront area to the plan.

T. Reckelberg asked P. Cossen if this is similar to Sheboygan’s riverfront area plan. P. Cossen noted the end uses referenced in the project plans - apartments, condos, mixed use, restaurant, and light industrial – as well as opportunities to take advantage of riverfront. P. Cossen noted that it is broken down by phases for build out within the plan, which he referenced for further details.

T. Reckelberg questioned how much land the city owned. P. Braun clarified city-owned properties within the TID. Mayor Nickels noted that the City is in talks about the southern property and that the goal is to sell property for development and not have the parcels remain as city-owned development.

T. Reckelberg asked if keeping a parcel or two may be taken into consideration. P. Braun talked about a potential kayak dock, green space/park and indicated a public launch in the old car ferry dock would be of interest. Mayor Nickels shared some future ideas of the potential with McMullen & Pitz to relocate them to the new area.

S. Corbeille highlighted the cash flow and pointed out the deficits. He indicated the City’s desire to remain conservative and execute the project plan in phases. P. Cossen stated that the challenge comes up because of the length of time a TID can exist.

S. Alfred questioned the potential for job creation. P. Cossen mentioned that the employment opportunities would be light industrial, restaurants, and retail.

Mayor Nickels noted that the WPS location is in the proposed TID area and there are potential conversations that will need to occur as the City proceeds with opportunities within the TID.

Peter Wills (Progress Lakeshore) noted that Traverse City is a comparable development. P. Cossen shared that West Bend is also a similar development as it is more compact and a downtown location.

T. Reckelberg asked if any developers have come forward. P.Cossen/Mayor Nickels stated there has been interest.

**VIII. SET NEXT MEETING DATE**

April 1, 2020 at 11:30 AM.

**IX. ADJOURNMENT**

Motion by S. Alfred to adjourn the meeting at 6:00 PM, seconded by S. Corbeille. Motion carried (4-0).