

CITY OF TWO RIVERS

**NOTICE OF PUBLIC HEARING REGARDING
THE PROPOSED PROJECT PLAN
AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 12**

NOTICE IS HEREBY GIVEN that on Monday, August 13, 2018 at 5:30 PM, a public hearing will be held before the Plan Commission of the City of Two Rivers, Wisconsin in the Council Chambers at City Hall, 1717 East Park Street, Two Rivers, Wisconsin pursuant to the requirements of Sections 66.1105(4)(a) of the Wisconsin State Statutes, regarding the proposed Project Plan and Boundaries to create Tax Incremental District No. 12 (TID No. 12).

TID No. 12 is being proposed to eliminate blighted conditions and support redevelopment of the former Suettinger Hardware Store site and other adjacent properties in the block bounded by 15th Street, 16th Street and Jefferson Street. The proposed district also includes three other City-owned parcels between Jefferson Street and the harbor.

TID No. 12 is being proposed in response to a prospective developer's proposal to construct a 50-60 room hotel which would be located on a redevelopment site that would include the former Suettinger Hardware Store site, an adjacent City-owned parking lot, and a City-owned vacant lot and two residential properties along Jefferson Street. The developer is requesting financial assistance to cover a portion of the development costs for this project.

TID No. 12 would include public financing to allow a cash grant to be made to the prospective developer. Such cash grant would require a Development Agreement between the City and a developer specifying the terms, conditions and obligations to be met before any cash grant payments would be made to a developer.

TID No. 12 would be approximately 2.56 acres in area and would include the former Suettinger Hardware Store site, an adjacent City-owned parking lot, and a City-owned vacant lot and two residential properties along Jefferson Street. A map of the proposed boundaries of TID No. 12 is being published as part of this notice.

A copy of the Proposed Project Plan for TID No. 12 including a map showing the proposed boundaries of the district will be provided on request by contacting the City Manager's office in City Hall

At the public hearing, all persons will be afforded a reasonable opportunity to be heard with regard to the proposed creation of the District, the proposed Project Plan and its proposed boundaries.

Tentatively, the creation of TID No. 12 could occur in September 2018 after review and approval by the Two Rivers City Council and an approval action by the Joint Review Board consisting of representative members of all affected taxing jurisdictions and a public member.

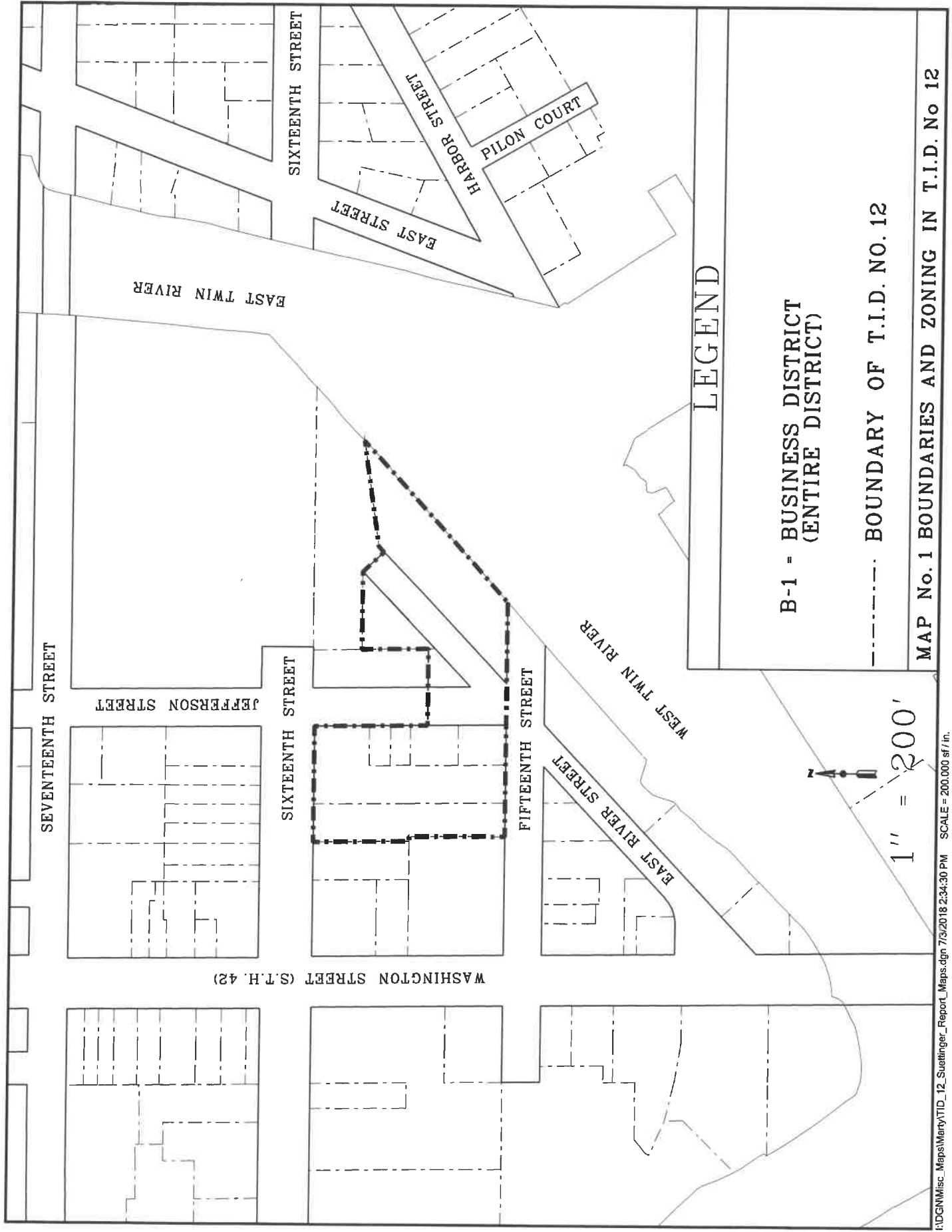
Dated July 11, 2018.

(signed) Kim M. Graves
City Clerk

(signed) Vicky L. Berg
Zoning Administrator

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**PUBLISHED BY THE AUTHORITY OF THE PLAN COMMISSION
OF THE CITY OF TWO RIVERS, WISCONSIN**



MAP No. 1 BOUNDARIES AND ZONING IN T.I.D. No 12