

MINUTES of the Joint Review Board
For the Review of Proposed Amendment No. 2 to Tax Increment District No. 8
And
Creation of Tax Increment District No. 13

January 9, 2020
3:00 PM
3rd Floor Conference Room - City Hall

Call to Order

The meeting was called to order by Chairperson Todd Reckelberg at 3:00 PM.

Roll Call

Members present: Manitowoc County Controller Todd Reckelberg, City of Two Rivers Finance Director Dave Buss, Citizen Member: Don Karmann, Lakeshore Technical College Board Representative John Lukas, and Two Rivers Public Schools Finance Director Mary Kay Slattery;

Also, present: Greg Buckley, City Manager, and Elizabeth Runge, Community Development Director/Planner.

Introductions of Joint Review Board Members, City Staff and Guests

All members of the Joint Review Board and Guests introduced themselves.

Nominations for and Selection of Public Member for TID No. 8 and TID No. 13

A motion was made by Dave Buss for the nomination of Don Karmann to be the Public Member. The motion was seconded by John Lukas. Upon a unanimous voice vote, the motion carried.

Overview of Existing Boundaries and Project Plan for TID No. 8 and Review of Activities to Date.

Mr. Buckley summarized the activities proposed in Amendment No. 2. for TID 8. This TID is expected to have a minimum of three duplex condominiums added to the Highland development. These three are required as a part of the development agreement. However, there could be more added as there is space for up to six in the project location. Amendment 2 to the project plan is identifying the expenditures TID 8 is projected to generate. The expenditures will be for public infrastructure such as lead lateral replacements and for expenses related to the improvement of the property located at 2023 Washington Street that the City will be the owner of shortly.

Overview of Boundaries and Project Plan for TID No. 13

Ms. Runge began with a summary description of the activities proposed for TID 13. TID 13 is driven by the development of a site composed of six adjacent parcels on the southwest corner of Washington Street and 22nd Streets. A development is proposed for a Wisconsin based chain restaurant (CULVERS) and is contingent upon a developer grant from TID No. 13.

If financially feasible there are also public infrastructure projects, including street and utility work, public signage, and streetscape improvements to be completed within the proposed district.

Mr. Reckelberg voiced concern that TID 13 appears to subsidize a business with public tax dollars. The City responded this is not the case. The area was selected by the developer because of the location's visibility and high traffic counts and approached the City for assistance. The city is providing a grant and the TID funds are an investment in the downtown that would not otherwise occur if were not for the creation of the TID to increase the overall value of property for the city. The loan portion of the assistance is to be paid back with interest over the twenty-year life of TID 13.

Selection of Next Meeting Date and Time for Action Related to Proposed Amendment No. 2 to the Project Plan for TID No. 8 and the Creation of TID No. 13

The next meeting of the Joint Review Board will be held on January 22, 2020 at 3:00pm.

Adjournment

A motion was made by Dave Buss for adjournment. The motion was seconded by John Lukas. Motion carried.

Elizabeth Runge
Community Development Director/Planner