

**CITY OF TWO RIVERS  
JOINT REVIEW BOARD  
Wednesday, February 3, 2021  
3:00 p.m.  
3<sup>rd</sup> Floor Council Chambers – City Hall**

**Call to Order**

The meeting was called to order by City Manager Greg Buckley at 3:10 p.m.

**Roll Call**

Members Present: J.J. Gutman, Manitowoc County Representative; Mary Kay Slattery, Two Rivers School District Representative; Don Karman Public Representative, and John Lukas, Lakeshore Technical College Representative. Dave Buss, City of Two Rivers Representative was excused.

Also Present: Greg Buckley, City Manager; Elizabeth Runge, Community Development Director/Planner; and Vicky Berg, Zoning Administrator.

**Introductions of Joint Review Board Members, City Staff and Guests**

All members of the Joint Review Board and City staff introduced themselves. It was confirmed that Don Karman will remain as the Public Representative of the Joint Review Board.

**Nominations for and Selection of Chairperson for Joint Review Board**

Don Karman nominated John Lukas to serve as Chairperson for the Joint Review Board. A motion was made by Mary Kay Slattery, seconded by J.J. Gutman, to close nominations and appoint John Lukas as Joint Review Board Chairperson. Upon a voice vote, motion carried unanimously.

**Overview of Existing Boundaries and Project Plan for Proposed Amendment No. 1 for TID No. 12 and Review of Completed Activities to Date**

Ms. Runge reviewed the Proposed Amendment No. 1 to TID No. 12. She indicated that TID No. 12 was initially created in 2018 for blight elimination and to facilitate construction of the new hotel in the City's downtown area. Recently the City was approached by a developer regarding a proposed development at the northwest corner of 12<sup>th</sup> and Washington Streets. Proposed Amendment No. 1 includes a boundary extension to include the location of the proposed development. It was confirmed that the total 19.27 acres that would be included in the expanded boundary with Proposed Amendment No. 1 to TID No. 12 meets the required 50% minimum blight requirements. The City is working on a development agreement with the developer to include a cash grant of \$400,000 which the City intends to finance with a State Trust Fund Loan.

If financially feasible, there are also public improvement projects identified to include pedestrian bicycle safety improvements at Washington and Lake Streets, safety improvements along the Washington Street bridge, public water access improvements along the West Twin River, and possible improvements to the City's High Lift building. The estimated cost for all additional public improvement projects is \$500,000.

Mr. Buckley reviewed the proposed borrowing through the Board of Commissioners of Public Lands for the State Trust Fund Loan. The proforma reflects the net lift in valuation based on the existing value plus the value of \$1,560,000 estimated by the developer. The City is not assuming any other changes in value or tax rate for the life of the TID. It is expected that the overall cumulative fund balance of the TID will be back in the black by 2024.

**Selection of Next Meeting Date and Time for Action Related to Proposed Amendment for TID No. 12**

The next meeting of the Joint Review Board will be held on Tuesday, February 16, 2021 at 3:00 p.m.

**Other Business**

There was no other business to be discussed by the Joint Review Board.

**Adjournment**

A motion was made by Don Karman, seconded by Mary Kay Slattery, to adjourn the meeting at 3:31 p.m. Upon a voice vote, motion carried unanimously.

A handwritten signature in cursive script that reads "Jamie Jackson".

Jamie Jackson  
City Clerk