

**CITY OF TWO RIVERS
JOINT REVIEW BOARD
Tuesday, July 6, 2021
3:30 p.m.
3rd Floor Council Chambers – City Hall**

Call to Order

The meeting was called to order by Community Development Director Elizabeth Runge at 3:35 p.m.

Roll Call

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

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

Introductions of Joint Review Board Members, City Staff and Guests

There were no new members or guests in attendance.

Nominations for and Selection of Chair and Secretary for TID No. 10

Ms. Runge called for nominations for Chair for TID No. 10. Motion by Dave Buss, seconded by Mary Kay Slattery, to nominate John Lukas as Chair. There were no other nominations. Motion carried upon a voice vote.

Ms. Runge called for nominations for Secretary for TID No. 10. Motion by Dave Buss, seconded by Mary Kay Slattery, to nominate the City Clerk as Secretary. There were no other nominations. Motion carried upon a voice vote.

Nominations for and Selection of Public Member for TID No. 10 and TID No. 15

Ms. Runge called for nominations for a Public Member for TID No. 10 and TID No. 15. Motion by Dave Buss, seconded by Mary Kay Slattery to nominate Don Karmen as the Public Member. There were no other nominations. Motion carried upon a voice vote.

Nomination for and Selection of Secretary for TID No. 15

Ms. Runge called for nominations for Chair for TID No. 15. Motion by Mary Kay Slattery, seconded by Dave Buss, to nominate John Lukas as Chair. There were no other nominations. Motion carried upon a voice vote.

Ms. Runge called for nominations for Secretary for TID No. 15. Motion by Dave Buss, seconded by Mary Kay Slattery, to nominate the City Clerk as Secretary. There were no other nominations. Motion carried upon a voice vote.

Overview of Existing Boundaries and Project Plan for TID No. 10 and Review of Completed Activities to Date

Ms. Runge provided an overview of TID No. 10 which was created in 2014 to assist in financing the redevelopment of the former Paragon property, the former Hamilton Warehouse Site, and other nearby

properties. Amendment No. 1 to TID No. 10 was adopted in April 2015 to assist with rehabilitation of the Edgewater Terrace Apartments property.

Review and Discussion of Proposed Amendment No. 2 to the Project Plan for TID No. 10

Ms. Runge provided an overview of proposed Amendment No. 2 to the Project Plan for TID No. 10. This proposed amendment includes cash TIF assistance up to \$250,000 to assist with the rehabilitation of the Paragon property. The City has a purchase agreement with a developer to improve the building and site for warehousing and industrial use. The cost estimates for this project to proceed, financial feasibility, and tax revenues of the proposed amendment were reviewed.

Overview of Boundaries and Proposed Project Plan for the Creation of TID No. 15

Ms. Runge provided an overview of the boundaries and proposed project plan for the creation of TID No. 15 indicating that the City was approved by developers who are proposing constructing a new 44-unit, market rate, multi-family development at 3000 Forest Avenue. The developer is requesting a cash grant to assist with construction costs. The TIF assistance is in the amount of \$1,300,000 with fifty percent of this assistance as a direct cash grant and fifty percent in the form of “pay-as-you-go” TIF financing. The terms and conditions for this TIF grant will be addressed in a written development agreement between the City and the Developer. Also, if needed, the City would use TID No. 15 for any public infrastructure costs that may be needed for the development including, but not limited to, improving aesthetics and utility and roadway modifications, if financially feasible.

Selection of Next Meeting Date and Time for Action Related to Proposed Amendment No. 2 to the Project Plan for TID No. 10 and the Creation of TID No. 15

The next meeting of the Joint Review Board was scheduled for Tuesday, July 20, 2021 at 3:30 p.m.

Adjournment

Motion by J.J. Gutman, seconded by Dave Buss, to adjourn the meeting at 4:05 p.m. Motion carried upon a voice vote.

Jamie Jackson
City Clerk