



**JOINT REVIEW BOARD  
TUESDAY, AUGUST 31, 2021 – 3:30 PM  
CITY HALL - THIRD FLOOR COUNCIL CHAMBERS**

**MINUTES**

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Present: Elizabeth Runge, Jamie Jackson, Donald Karman, Dave Buss, JJ Gutman, John Lukas, Mary Kay Slattery

Also Present: Vicky Berg

**1. Call to Order**

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

**2. Roll Call** *Board Members: Mary Kay Slattery-Two Rivers Schools, John Lukas-Lakehore Technical College, J.J. Gutman-Manitowoc County, Don Karman-Citizen Member, Dave Buss-City of Two Rivers*

All members were present. J.J. Gutman participated via telephone.

**3. Introduction of Joint Review Board Members, City Staff and Guests**

There were no new members or guests in attendance.

**4. Nomination for and Selection of Chairman for TID No. 16**

Ms. Runge called for nominations for Chairman for TID No. 16. Motion by Mary Kay Slattery, seconded by Dave Buss, to nominate John Lukas as Chairman. There were no other nominations. Motion carried upon a voice vote.

**5. Nomination for and Selection of Secretary for TID No. 16**

The meeting was turned over to Chairman John Lukas.

Mr. Lukas called for nominations for Secretary for TID No. 16. Motion by Dave Buss, seconded by Mary Kay Slattery, to nominate City Clerk Jamie Jackson as Secretary. There were no other nominations. Motion carried upon a voice vote.

**6. Nomination for and Selection of Public Member for TID No. 16**

Mr. Lukas called for nominations for Public Member for TID No. 16. Motion by Dave Buss, seconded by Mary Kay Slattery, to nominate Don Karman as the Public Member. There were no other nominations. Motion carried upon a voice vote.

**7. Overview of Boundaries and Proposed Project Plan for the Creation of TID No. 16**

Ms. Runge provided an overview of proposed TID No. 16 which is being proposed for the blight elimination of a property that is a priority redevelopment site in the City. The site was the former home to Eggers Industries which manufactured doors, stiles, panels, and other wood products.

The City is working with a Developer that is proposing to construct a new market rate, multi-family development on this property adjacent to the East Twin River. The Developer is requesting TIF assistance for development costs. The amount of cash grant assistance and "pay-as-you-go" TIF assistance will be negotiated. The terms and conditions for this TIF grant will be addressed in a written development agreement between the City and the Developer and is subject to approval by the City Council.

Also, if needed, the City would use TID No. 16 funds for any public infrastructure costs that may be needed for the development including, but not limited to, a public trail/walkway along the riverfront, seawall repair, public docks, utility and roadway modifications, streetscaping and landscaping if financially feasible.

**8. Selection of Next Meeting Date and Time for Action Related to the Creation of TID No. 16**

The next meeting of the Joint Review Board related to the creation of TID No. 16 was scheduled for Tuesday, September 28th at 3:30 p.m.

**9. Other Business**

There was no other business before the Joint Review Board.

**10. Adjournment**

Motion by Dave Buss, seconded by Don Karman, to adjourn the meeting at 3:53 p.m. Motion carried upon a voice vote.

Jamie Jackson  
City Clerk