

JOINT REVIEW BOARD
Tuesday August 17, 2021

A meeting of the Joint Review Board was called to order at 1:00p.m. by Community Development Director Marty Olejniczak in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members present were City Representative Mayor Ward, Door County Representative Steve Wipperfurth, NWTC Representative Bob Mathews, Sturgeon Bay Schools Representative Mike Stephani. Also present were Alderperson Bacon, Alderperson Williams, Community Development Director Marty Olejniczak, Finance Director/City Treasurer Val Clarizio, Robert W Baird Representative Brian Ruechel and Office Accounting Assistant II Tricia Metzger.

Appointment of Chairperson: Moved by Mr. Wipperfurth, seconded by Mr. Mathews to nominate Mayor Ward as Chairperson of the Joint Review Board. All ayes. Carried.

Appointment of Public Member:

Moved by Mr. Wipperfurth, seconded by Mr. Mathews to nominate Bill Chaudoir as the public member of the Joint Review Board. All ayes. Carried. Mr. Chaudoir then joined the meeting.

Discuss Role of the Joint Review Board: Community Development Director Olejniczak explained that Sturgeon Bay currently has 4 tax increment districts. This organizational meeting is regarding a proposed plan to create Tax Increment District No. 5. The TID would consist of two parcels owned by the Sturgeon Bay School District that are intended for redevelopment as multi-family housing. Brian Ruechel of Robert W. Baird continued, stating the Joint Review Board is comprised of representatives from the 5 taxing jurisdictions and a public member. This meeting is a statutory requirement for the creation of a TID. The purpose is to become familiar with the reasons why the City is proposing to create another TID. Mr. Ruechel stated he prepared a draft preliminary project plan which includes statutory requirements, decisioning criteria, timeline and cash flow analysis proforma.

Overview of purpose and description of the Tax Incremental District No.5 being created:

Mayor Ward stated the Board is in the review process, the parcels owned by the Sturgeon Bay School District are not on the tax rolls because it's a school therefore is zero taxable value currently, which brings up the issues of economic benefit.

Mr. Chaudoir questioned whether there are developers for this project. Mr. Olejniczak explained that there are two developers. There are two parcels, the school parking lot and school building property. The Plan Commission and Common Council approved Maritime Heights to build 10 units on the school parking lot and S.C Swiderski for 26 units on the school property. Both developments are contingent upon certain terms such as TID assistance. He stated the City and Sturgeon Bay School District joined to submit an RFP for redevelopment. The two developers selected, based on their proposals seemed to fit best in terms of the comprehensive plan, fit for the neighborhood and what the City and School District considered a mix of both property value and other benefits.

Mr. Chaudoir questioned the selection of two developers. Mr. Olejniczak explained that Maritime Heights has several buildings on the former Amity Field property. The school parking lot affords Maritime Heights the opportunity to extend their building with the same 10-unit townhouse style construction with detached garages. S.C Swiderski proposed a 26-unit townhouse style development with attached garages. They are higher end priced. The units along 8th Ave will be one story, and westerly two stories. S.C Swiderski did not plan to utilize the parking area therefore Maritime Heights was considered. Mayor Ward stated the School District agreed that the City is critically short on housing. The school property and parking lot needed the right match up, Maritime Heights and S.C. Swiderski offered proposals that best fit the neighborhood.

Mr. Chaudoir commented the project plan has budgeted funds for playground equipment. Is the equipment for public use or limited to the tenants? Mr. Olejniczak explained the Plan Commission requested the developers provide recreational space, considering the school has a playground available to the public.

Neither developer is interested in having a playground since neither developer anticipates many children but they will set aside recreational space for their tenants. The project plan calls for the replacement of the playground equipment somewhere, options could include Garland Park or available green space by the Dairy Queen that could be either leased or by easement.

Mr. Wipperfurth commented that trying to find affordable housing in Door County is challenging. What is considered affordable? Is the rent charged by the developers going to be affordable? With the shortage in the workforce, is the housing cost affordable to bring families into the area? Mayor Ward stated these points were raised with the other four developments, Lexington Homes, S.C Swiderski, Tall Pines and Maritime Heights. Lexington Homes is at the higher end while Maritime Heights is lower. The house study expressed the need for all price points. The City does have affordable housing projects in the works.

Mr. Mathews questioned with the increase in building costs if there is any risk for potential delay with project timelines? Mr. Olejniczak stated Maritime Heights plans to start very soon and S.C Swiderski expects to start in Spring 2022.

Mr. Chaudoir commented that the project plan includes repaving neighboring streets. How much is available to do with this TID. Mr. Olejniczak explained to keep the costs conservative the City is only considering the block that borders the TID District. It could go beyond for a section of Erie Street. Delaware Street needs work all the way down to 3rd Ave but work is included as part of the capital plan. If there is a need to extend further than the drafted project plan it could be written in. Mr. Ruechel stated that the initial cash proforma developed for the plan shows that there is additional financial capacity available.

Mr. Chaudoir questioned whether the neighborhood improvement program in the project plan is similar what was done in the area surrounding the former Wiretech site. Mr. Olejniczak stated the intent is to initialing offer funding for properties close to the TID and if extra funding is available expand broader. The concept being exterior type improvements either to the site or other improvements that would benefit the neighborhood.

The next meeting date is September 14, 2021 at 1:00 pm in the Council Chambers, City Hall.

Adjourn: Moved by Mr. Wipperfurth, seconded by Mr. Stephani to adjourn. Carried. The meeting adjourned at 1:34p.m.

Respectfully submitted,

Tricia Metzger
Office Accounting Assistant II