

## **JOINT REVIEW BOARD**

Tuesday, March 29, 2022

A meeting of the Joint Review Board was called to order at 1:03 p.m. by City Administrator, Joshua VanLieshout, in the Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members present were City Representative Joshua VanLieshout, Door County Representative Ken Pabich, NWTC Representative Bob Mathews, Sturgeon Bay Schools Representative Mike Stephani. Also present were Community Development Director Marty Olejniczak, Robert W Baird Representative Brian Ruechel, and Finance Director/City Treasurer Valerie Clarizio.

### **Agenda:**

1. Call to Order.
2. Roll Call.
3. Appointment of Chairperson.
4. Appointment of Public Member.
5. Discuss Role of the Joint Review Board
6. Overview of purpose and description of the Tax Incremental District No.6 being created.
7. Set next meeting date for formal review and action on Tax Incremental District No.6.
8. Adjourn.

**Appointment of Chairperson:** Moved by Mr. Pabich seconded by Mr. Stephani to nominate Joshua VanLieshout as Chairperson of the Joint Review Board. Carried.

### **Appointment of Public Member:**

Moved by Mr. Pabich, seconded by Mr. Stephani to nominate Bill Chaudoir as the public member of the Joint Review Board. Carried. Mr. Chaudoir then joined the meeting.

**Discuss Role of the Joint Review Board:** Community Development Director Olejniczak explained that by law the Joint Review Board is tasked with reviewing project plans and boundaries. Brian Ruechel, Robert W. Baird, went through the process to create a TID which includes a public hearing before the Plan Commission, the passage of a resolution by the Plan Commission which is then forwarded to the Council for approval, and then final action by the Joint Review Board. Mr. Ruechel stated the draft project plan, which includes a proforma, meets the statutory requirements. The proposed TID is a mixed use TID with a 20 life and per the financial proforma the TID could support additional projects.

### **Overview of purpose and description of the Tax Incremental District No.6 being created:**

Community Development Director Olejniczak provided an overview of the proposed TID 6. The district flows along Egg Harbor Road. Discussions for a TID in this area date back to 2005. The plan includes infill development, extending Alabama Place to connect to 12<sup>th</sup> Place, storm water management, infrastructure improvements for Colorado Place, and several other improvements within the boundaries. The proposed TID 6 meets the percentage requirements for a mixed use TID which includes commercial, residential, and industrial uses.

The board discussed expanding the boundaries to include other nearby areas and properties that could use improvements such as the intersection of Egg Harbor Road and 14<sup>th</sup> Avenue, the old Hardees site located at the Egg Harbor Road and Georgia Street intersection, parcels at Georgia Street and 14<sup>th</sup> Avenue, and a road connection from Bonnie View Drive to Egg Harbor Road. The board also discussed the half-mile rule being that qualifying improvements within a half mile of the TID boundaries could be made using TID dollars. Mr. VanLieshout mentioned that if the boundary was extended further south, the school could be benefited with improvements to the athletic complex.

**The next meeting date is planned for April 26, 2022 at 1:00 pm in the Council Chambers, City Hall. However, in the event there is no Zoning Board of Appeals meeting on this date the JRB will meet at 12:30 p.m.**

**Adjourn:** Moved by Mr. Pabich, seconded by Mr. Stephani to adjourn. Carried. The meeting adjourned at 1:25 p.m.

Respectfully submitted,  
Valerie J. Clarizio  
Finance Director/City Treasurer