

## JOINT REVIEW BOARD

Thursday, March 9, 2023

A meeting of the Joint Review Board was called to order at 1:05 p.m. by Josh Van Lieshout in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members present were City of Sturgeon Bay representative Josh Van Lieshout, Sturgeon Bay Schools representative Mike Stephani, NWTC representative Chet Lamers by zoom, and Door County representative Steve Wipperfurth. Also present were Finance Director/City Treasurer Val Clarizio, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia, Robert W. Baird representative Adam Ruechel by zoom and Community Development Administrative Assistant Cindy Sommer.

**Appointment of Chairperson:** Moved by Mr. Van Lieshout, seconded by Mr. Wipperfurth to nominate Josh Van Lieshout as Chairperson of the Joint Review Board. All ayes, motion carried.

**Appointment of Public Member:** Moved by Mr. Van Lieshout, seconded by Mr. Wipperfurth to nominate Bill Chaudoir as the public member of the Joint Review Board. All ayes, motion carried. Mr. Chaudoir then joined the meeting by zoom.

**Discuss Role of the Joint Review Board:** Mr. Olejniczak stated the members have had extensive experience participating on the Joint Review Board and, therefore, discussion of the Joint Review Board role was brief.

**Overview of purpose and description of the Tax Incremental District No. 8 being created:** Mr. Olejniczak provided an overview of the proposed TID #8. The district boundary would be along the area of Jefferson Street and North 3<sup>rd</sup> and 4<sup>th</sup> Avenue, including the former ACE Hardware, the former PIP Printing and the former Moeller Auto sites. There is a development agreement with Shirley Weese Young for a two-story mixed use building with the lower level to be a performing arts and music school and the upper level to consist of efficiency (studio) type dwelling units. The development agreement would provide for public restrooms in that area. The development agreement also provides for a minimum assessed value of the project at \$4 million. There are other development projects nearby in the early stages that are not firm yet. The plan includes sidewalk and street improvements on Jefferson Street from 3<sup>rd</sup> Avenue to 7<sup>th</sup> Place and repairs to the parking structure on 1<sup>st</sup> Avenue.

Mr. Ruechel explained that the proposed TID #8 meets the percentage requirements for a mixed use TID, which includes commercial, residential and industrial uses. The proforma in the agenda packet shows that the TID would have a positive balance at the end of the term, but could require some loans in the early years.

**Set next meeting date for formal review and action of Tax Incremental District No.7:** The next meeting date is scheduled for April 13, 2023 at 1:00 pm in the Council Chambers, City Hall.

**Adjourn:** Moved by Mr. Wipperfurth, seconded by Mr. Stephani to adjourn. All ayes, motion carried. The meeting adjourned at 1:16 p.m.

Respectfully submitted,

Cindy Sommer  
Administrative Assistant  
Community Development