

## JOINT REVIEW BOARD

Thursday, April 13, 2023

A meeting of the Joint Review Board was called to order at 1:00 p.m. by Chairperson Van Lieshout in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members present were City Representative Josh Van Lieshout, Sturgeon Bay Schools Representative Mike Stephani, NWTC representative Chet Lamers by zoom, Door County Representative Steve Wipperfurth and Public Member Bill Chaudoir. 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.

### **Agenda**

1. Call to Order.
2. Roll Call.
3. Approval of the Minutes from the March 9, 2023, JRB Meeting.
4. Review and discussion of the proposed Project Plan and Boundary for Tax Incremental District No. 8.
5. Approval of the Joint Review Board Resolution creating TID No. 8.
6. Adjourn.

**Approval of Minutes:** Moved by Mr. Stephani, seconded by Mr. Chaudoir to approve the minutes of March 9, 2023. All ayes, motion carried.

### **Review and discussion of the proposed Project Plan and Boundary for Tax Incremental District No.**

**8:** Mr. Olejniczak briefly reviewed the project plan as shown in the agenda packet and explained that both the Plan Commission and Common Council have adopted resolutions to approve the project plan which includes three lots in the area of Jefferson Street and N. Third Avenue with the proposed Muse development as the principal project. The Muse has a development agreement with the city and received approval from the Aesthetic Design and Site Plan Review Board on Monday, which was its final necessary approval.

Mr. Chaudoir commented that the Jefferson Street and 3<sup>rd</sup> Avenue intersection gets very congested, especially at the shift change for Fincantieri, and suggested that a left turn lane be put in place on 3<sup>rd</sup> Avenue turning onto Jefferson Street.

**Approval of the Joint Review Board Resolution creating TID No. 8:** Moved by Mr. Chaudoir, seconded by Mr. Wipperfurth to approve the Joint Review Board Resolution creating Tax Incremental District No. 8 as presented. All ayes, motion carried.

**Adjourn:** Moved by Mr. Stephani, seconded by Mr. Wipperfurth to adjourn. All ayes, motion carried. The meeting adjourned at 1:09 p.m.

Respectfully submitted,

Cindy Sommer  
Administrative Assistant  
Community Development