

JOINT REVIEW BOARD

Monday, May 22, 2023

A meeting of the Joint Review Board was called to order at 1:33 p.m. by Chairperson Josh Van Lieshout in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members present were Chairperson Josh Van Lieshout, Sturgeon Bay Schools Representative Mike Stephani, NWTC Representative Chet Lamers by Zoom, Door County Representative Ken Pabich and Public Member Bill Chaudoir. Also present were Finance Director/City Treasurer Val Clarizio, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia, and Community Development Administrative Assistant Cindy Sommer.

Adoption of agenda: Moved by Mr. Stephani, seconded by Mr. Chaudoir to adopt the following agenda:

1. Roll Call.
2. Adoption of Agenda.
3. Presentation of: TID Annual Reports and Performance and Status of each TID-2022 Reporting Year.
4. Adjourn.

Carried.

Presentation of: TID Annual Reports and Performance and Status of each TID-2022 Reporting Year: Finance Director/City Treasurer Clarizio stated that beginning about 2017 the State required municipalities to submit an annual report each year, in addition to presenting a report to the Joint Review Board regarding the status of each TID.

Ms. Clarizio went through the proformas and reports for each TID district. TID #1 (Industrial Park) closed this year with the balance being transferred to TID #2 and the tax increment from 2022 property taxes to go into Affordable Housing. It is unknown at this time whether a review on the Affordable Housing portion will be required next year.

Ms. Clarizio continued with TID #2, the Waterfront District. It has been a donor recipient from TID #1 until 2022 and is expected to close in 2027, however it could stay open until 2031. This TID is starting to see some additional development, which will lead to increased tax increment. There is a debt schedule showing balances in the agenda packet.

Ms. Clarizio moved on to TID #3, referred to as the Wiretech TID. TID #3 had been a recipient from TID #1 until 2018, but it is now standing on its own. This TID should close in 2028. This TID was created with the focus of relocating Wiretech Fabricators into the industrial park, which resulted in the creation of 17 residential lots, all of which have been sold and built on.

Ms. Clarizio went through TID #4, the West Waterfront, which could stay open until 2040, but will likely close with a deficit, due in part to the high legal and other costs associated with the dispute over the ordinary high-water mark location.

Mr. Olejniczak explained that the Bay Lofts is the only major project that is generating tax increment. The other projects never occurred, some due to disputes over high water mark and some lawsuits. A 53-unit housing complex that had been approved is being reworked due to costs, but there is still hope it will move forward. This TID received some recent grants used for the promenade and tugboat mooring improvements. The City is hoping to receive the site nomination for the visitor center for the Green Bay National Estuarine Research Reserve, or NERR, and TID #4 is a great location to put it. However, that likely will not be announced until next year.

Ms. Clarizio explained that TID #5 is known as the Sunset School TID and it hasn't starting receiving tax increment yet. This is a smaller TID consisting of two properties, one of which is a 10-unit apartment

development that is completely built and recently occupied. The other development will consist of 26 units and is in the construction stage but should be completed later this year. Values will be available next year. Mr. Chaudoir questioned whether improvements to Delaware Street are planned and Mr. Olejniczak explained that it is in the project plans but they don't have the funding figured out yet but hope to use TID funds.

Adjourn: Moved by Mr. Pabich, seconded by Mr. Chaudoir to adjourn. Carried. The meeting adjourned at 1:52 p.m.

Respectfully submitted,

Cindy Sommer
Administrative Assistant
Community Development