

JOINT REVIEW BOARD
Tuesday April 26, 2022

A meeting of the Joint Review Board was called to order at 1:06 p.m. by Chairperson VanLieshout in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members present were City Representative Joshua VanLieshout, Door County Representative Ken Papich, NWTC Representative Gina VanEgren per zoom, Sturgeon Bay Schools Representative Mike Stephani. Also present were Community Development Director Marty Olejniczak, Finance Director/City Treasurer Val Clarizio, Planning/Zoning Administrator Sullivan-Robinson, Robert W Baird Representative Brian Ruechel and Office Accounting Assistant II Tricia Metzger.

Agenda:

1. Call to Order.
2. Roll Call.
3. Approval of the Minutes from the March 29, 2022 JRB Meeting.
4. Review and discussion of the proposed Project Plan and Boundary for Tax Incremental District No.6.
5. Approval of the Joint Review Board Resolution creating TID No. 6.
6. Adjourn.

Approval of the Minutes from March 29,2022: Moved by Mr. Papich, seconded by Mr. Chaudoir to approve the minutes from March 29,2022. Carried.

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

6: Community Development Director Olejniczak stated the project plan presented has been updated upon advice from the JBR, and approval from both the Plan Commission and Common Council. Some of the projects were increased, including turning what is the currently a pedestrian/bike path from Bonnie View into full-fledged street. Some additional paving of Egg Harbor Rd and related areas were added. In addition, \$100,000 was included for a program requested by the Plan Commission that would provide landscaping, signage, and exterior improvements to the business corridor. The anticipated development is high enough that with the plan changes there is little impact to the proforma. The TID is still expected to pay off well in advance of its closure date. Both the Plan Commission and Common Council have adopted resolutions for creation of the TID, the final approval needed is before this Committee today.

Mr. Chaudoir questioned whether extending the road from Bonnie View to Egg Harbor Rd could include connection to 12th Ave. Mr. Olejniczak stated the official map shows the right of way going right thru the NorDoor Cycle shop. With the tax increment, there may be an opportunity to build a new business, relocate the cycle shop and put the road thru in a manner that makes sense from an engineering perspective.

Mr. Chaudoir questioned if there is room in the budget to provide incentives for the cycle shop owner if the business were to relocate. Mr. Olejniczak explained, the road is budgeted in the project plan. A relocation is costlier, but there is enough leeway in the budget, if not the project plan could be amended.

Approval of the Joint Review Board Resolution creating TID No. 6: Moved by Mr. Papich, seconded by Mr. Chaudoir to approve the Joint Review Board resolution creating Tax Incremental District No. 6. Carried.

Adjourn: Moved by Mr. Papich, seconded by Mr. Stephani to adjourn. Carried. The meeting adjourned at 1:13p.m.

Respectfully submitted,

Tricia Metzger
Office Accounting Assistant II