



December 11, 2023

Vernon Koch, County Board Chair
Roger Te Stroete, County Supervisor
Sheboygan County

Paul Carlsen, Ph.D., President
Roy Kluss, Board Member
Lakeshore Technical College District

Roberta Filicky-Peneski, JRB Public
Member

Mayor Ryan Sorenson, JRB City
Member

Seth Harvatine, Superintendent
Mark Boehlke, Assistant
Superintendent of Business &
Operational Services
c/o School Board President
Sheboygan Area School District

RE: City of Sheboygan

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on December 19, 2023 at 3:00 PM.

The meeting will be held at the Sheboygan City Hall, Council Chambers, located at 828 Center Ave.

At the meeting the JRB will consider approval of the resolution adopted by the Sheboygan Common Council amending Tax Incremental District No. 17 and Tax Incremental District No. 18 (the “Districts”).

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving an Amended Project Plan and Boundaries for Incremental District No. 17.”
- A “Resolution Approving an Amended Project Plan and Boundaries for Incremental District No. 18.”
- Minutes from the organizational JRB meeting.
- A signed copy of the Plan Commission resolutions.
- The final approved Project Plan documents will either be provided to you prior to the meeting or distributed at the meeting.

The signed copies of the Common Council resolutions will either be provided to you prior to the meeting or distributed at the meeting.

Pursuant to Wis. Stat. § 66.1105(4m)(b)1. and (c)1., the JRB is to review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council to assist it in determining:

1. Whether the development expected in the tax incremental districts would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental districts, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposals outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

The Summary of Findings found in the Executive Summary of the Project Plans details how the amendments of the Districts meets these criteria. If the JRB rejects the proposals it must provide a written explanation describing why it fails to meet one or more of the criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS



Philip L. Cosson
Senior Municipal Advisor/Director

CC: Meredith DeBruin, City Clerk, City of Sheboygan
Janet Duellman, Community Development Planner, City of Sheboygan
Charles Adams, City Attorney, City of Sheboygan
Diane McGinnis Casey, Director of Planning & Development, City of Sheboygan
David Biebel, Director of Public Works, City of Sheboygan
Kaitlyn Krueger, Finance Director, City of Sheboygan
Casey Bradley, City Administrator, City of Sheboygan
Stephanie Leonhard, Executive Assistant to the President, Lakeshore Tech.
David Ferris, Senior Municipal Advisor, Ehlers
Kayla Thorpe, Senior Financial Specialist, Ehlers
Paula Czaplewski, Senior Public Finance Analyst – TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers