



**TWO
RIVERS**
WISCONSIN

PERSONNEL AND FINANCE COMMITTEE MEETING

Thursday, October 06, 2022 at 6:00 PM

Committee Room - City Hall, 3rd Floor 1717
E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

The meeting was called to order at 6:00 PM by Committee Chairperson Jeff Dahlke.

2. ROLL CALL

Committee Members: Jeff Dahlke, Adam Wachowski, Bonnie Shimulunas (arrived at 6:40 PM)

ALSO PRESENT: Dave Buss, Finance Director; Jeff Dawson, Library Director; and Greg Buckley, City Manager

3. 2023 BUDGET REVIEW

A. Library Budget

Library Director Jeff Dawson presented the proposed 2023 Library budget. He provided information on the various funding and revenue sources the library receives in addition to City property taxes, including County funds and various charges for service, fees, donations, and other revenues. The recommended City property tax levy in support of the Library in 2023 is unchanged from 2022, at \$631,287.

Director Dawson then reviewed the various expenditure, gift, and capital budgets that account for the Library funds.

B. Special Revenue Funds Budgets

City Manager Greg Buckley presented on the following special revenue funds: TIF Funds, Sandy Bay Highlands-CDA Fund, Housing Revolving Loan Fund, Affordable Housing Fund, and Community Development Fund.

New for 2023, Decathlon/Lakeshore Park Apartments TIF #4 has been retired and there is no budget for 2023. The following are the City's current active TIF funds that were reviewed:

- St. Lukes TIF #6
- Old Hospital TIF #7
- Washington Highlands TIF #8
- Eggers Industrial TIF #9
- Paragon/Hamilton Warehouses TIF #10
- St. Peter School/Lincoln Ave TIF #11
- Suettinger/Hotel Development TIF #12
- Culvers/Washington & 22nd Street Development TIF #13
- Woodland Industrial Park TIF #14
- Forest Avenue Redevelopment TIF #15
- Eggers East Redevelopment TIF #16
- Eggers West Redevelopment TIF #17

Mr. Buckley reviewed the Sandy Bay Highlands-Community Development Authority Fund. 33 of 43 total lots in Sandy Bay Highlands have been sold as of September 30, 2022, 19 in Phase 1 and 22 in Phase 2. The 2023 budget projects three more lots being sold in 2023.

The Housing Revolving Loan Fund was reviewed. The City has about \$2.3 million in outstanding housing loans funded from past years' CDBG Housing grants. Revenue consists of loan principal payments, loan interest, and interest earnings on any idle funds in the revolving loan fund.

The Affordable Housing and Community Development Funds were also reviewed.

4. NEXT MEETING--Wednesday, October 12, 6:00 PM

5. ADJOURNMENT

Motion by Wachowski, seconded by Dahlke, to adjourn the meeting at 8:35 PM.

Motion carried upon a voice vote.

Respectfully Submitted,

Jamie Jackson
City Clerk