



MINUTES

1. CALL TO ORDER

The meeting was called to order by Chairman John Lukas at 3:30 PM.

2. ROLL CALL

Board Members: Mary Kay Slattery-Two Rivers Schools, John Lukas-Lakeshore Technical College, J.J. Gutman-Manitowoc County, Don Karman-Citizen Member, Dave Buss-City of Two Rivers

Also Present: Elizabeth Runge, Community Development Director

3. INTRODUCTION OF JOINT REVIEW BOARD MEMBERS, CITY STAFF AND GUESTS

There were no new members or guests in attendance.

4. TAX INCREMENTAL DISTRICT NO. 17

- A. Review and discussion of proposed Project Plan and Boundaries for TID No. 17, Statutory findings necessary for approval of the Project Plan and Boundaries for TID No. 17

Community Development Director Elizabeth Runge led a discussion of the proposed Project Plan and boundaries for TID No. 17.

The proposed creation of TID No. 17 is for blight elimination of a property that is a priority redevelopment site within the City. The site was the former home to Eggers Industries-West Division which manufactured doors, panels, and other wood products.

The City is working with a Developer that is proposing to construct a new multi-family development with subsidized and market rate units on this property adjacent to the West Twin River. The Developer is requesting \$500,000 "pay-as-you-go" TIF assistance for development costs. The terms and conditions for this TIF grant will be addressed in a written development agreement between the City and the Developer and is subject to approval by the City Council. Also proposed is the use of TIF funds for a public trail/walkway that exists along the riverfront, with seawall repair, and landscaping, if financially feasible.

There is an existing, former manufacturing building on site that potentially may be rehabilitated from its current use of light industrial to that of mixed use possibly including residential and commercial. The TID No. 17 Project Plan also proposes \$500,000 "pay-as-you-go" funding assistance for the rehabilitation of this existing building to apply toward infrastructure and site costs. Also included is an expenditure to potentially address the future of the CN Railroad trestle bridge and grant assistance to businesses for façade and building improvements within one-half mile of the District's boundaries, if financially feasible.

- B. Consideration of Resolution adopting the Project Plan and Boundaries for TID No. 17

Motion to approve the resolution adopting the Project Plan and boundaries for TID No. 17.

Motion made by Gutman, seconded by Buss. Motion carried upon a voice vote.

5. ANNUAL REVIEW OF ALL TAX INCREMENTAL DISTRICTS

Dave Buss distributed a spreadsheet summarizing TID activity and a recap of the City's existing Tax Incremental Districts. He reviewed the summary report in detail and answered questions of the remaining board members.

Motion to receive and accept the report as presented.

Motion by Gutman, seconded by Slattery. Motion carried upon a voice vote.

6. ADJOURNMENT

Motion to adjourn the meeting at 3:56 PM.

Motion by Buss, seconded by Gutman. Motion carried upon a voice vote.

Respectfully Submitted,

Jamie Jackson
City Clerk