



# JOINT REVIEW BOARD

Tuesday, April 19, 2022 at 3:00 PM

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

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## MINUTES

### 1. CALL TO ORDER

The meeting was called to order by Chairman John Lukas at 3:02 PM.

### 2. ROLL CALL

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

**ALSO PRESENT:** Vicky Berg, Zoning Administrator; Greg Buckley, City Manager; Elizabeth Runge, Community Development Director/City Planner

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

There were no new members or guests in attendance.

### 4. REVIEW AND DISCUSSION OF PROPOSED AMENDMENT NO. 3 TO THE PROJECT PLAN FOR TID NO. 7

Community Development Director Runge provided a review of proposed Amendment No. 3 to Tax Incremental District No. 7. She reported that TID No. 7 was initially created in 2001 to assist in financing redevelopment of the former Two Rivers Community Hospital complex by Rice Health Care of Appleton. This Project Plan has been amended in 2003 and 2012 to fund infrastructure projects. The City is proposing a final amendment to fund costs within the district and within one-half mile of the Project Plan boundary.

The proposed Amendment No.3 to TID No. 7 will be used to help finance a share of several construction projects:

- The reconstruction of 17th Street including the replacement of sewer and water utilities to cost \$1,412,134;
- The repaving of Zlatnik Drive estimated to cost \$188,000;
- The resurfacing and replacement of aging sewer and water facilities in Lincoln Street from 17th Street to 22nd Street estimated to cost \$1,388,500;
- Facade improvements for retail and commercial buildings at \$25,000; and
- Administrative, planning, and legal costs estimated at \$10,000.

The total project costs are estimated to be \$3,023,634. It is anticipated that other funding sources, such as WDNR Environmental Loan Funds, will contribute to the costs of the projects listed above.

### 5. CONSIDERATION OF RESOLUTION ADOPTING AMENDMENT NO. 3 TO THE PROJECT PLAN FOR TID NO. 7

Motion to approve the resolution adopting Amendment No. 3 to the Project Plan for TID No. 7.

Motion carried upon a voice vote.

Motion made by Gutman, Seconded by Karman.  
Voting Yea: Buss, Gutman, Karman, Lukas, Slattery

**6. ADJOURNMENT**

Motion to adjourn the meeting at 3:15 PM.

Motion carried upon a voice vote.

Motion made by Buss, Seconded by Slattery.  
Voting Yea: Buss, Gutman, Karman, Lukas, Slattery

Respectfully Submitted,

Jamie Jackson  
City Clerk