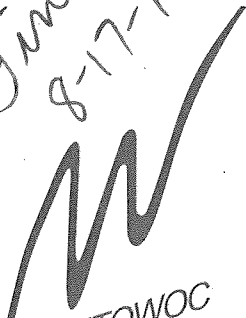


Jim
8-17-15

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15-848

August 3, 2015

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: **PC 19-2015: Creation of Tax Incremental Financing District No. 18**

Dear Mayor and Common Council:

At the regular July 29th, 2015 meeting of the Manitowoc City Plan Commission, the Commission discussed the proposed creation of a new Tax Incremental Financing (TIF) District No. 18 (Mid-Cities Mall area).

The Commission unanimously recommends to Council that staff is authorized to proceed with creation of TID 18.

Respectfully Submitted,



Nic Sparacio
Community Development Director

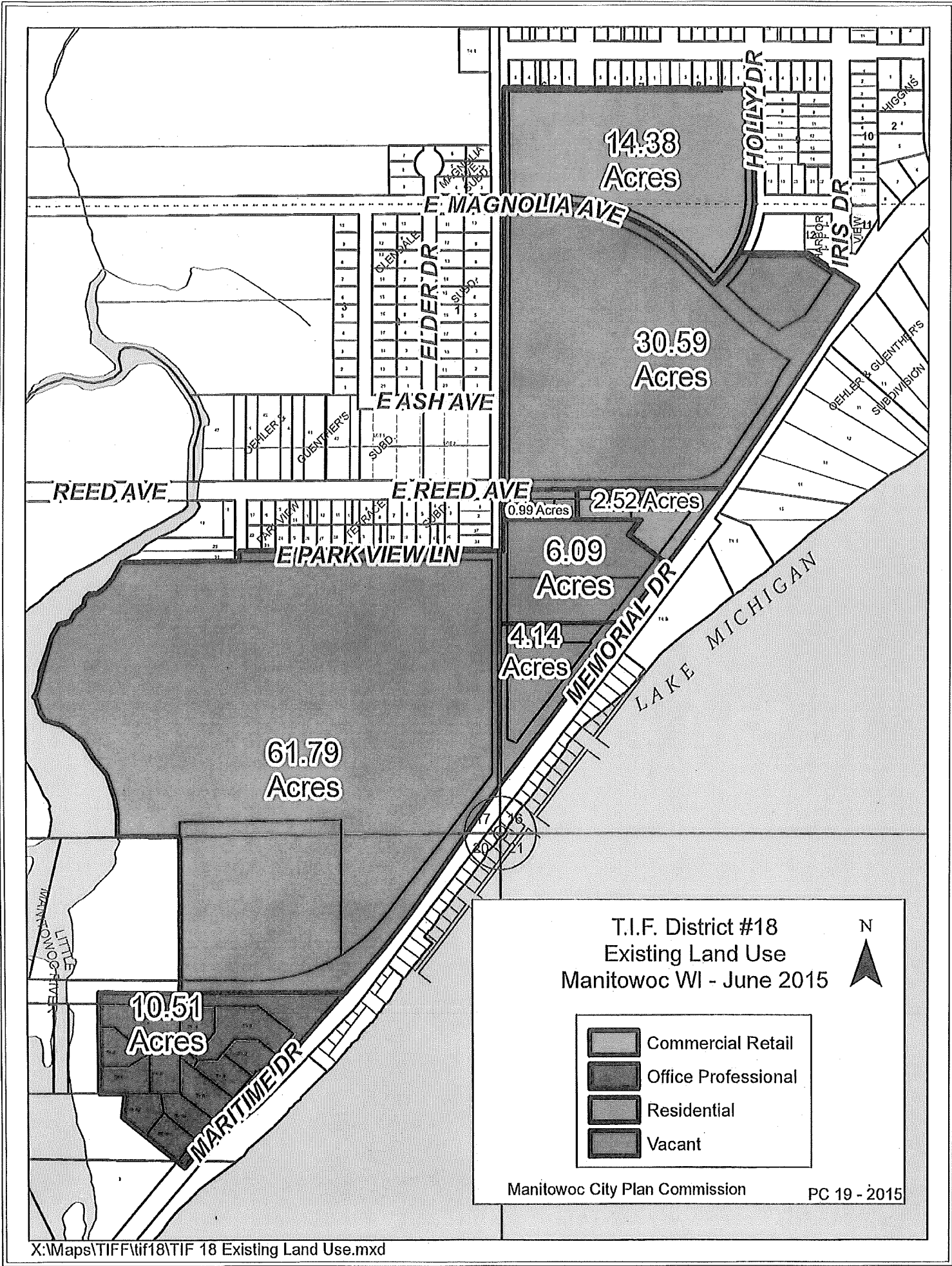
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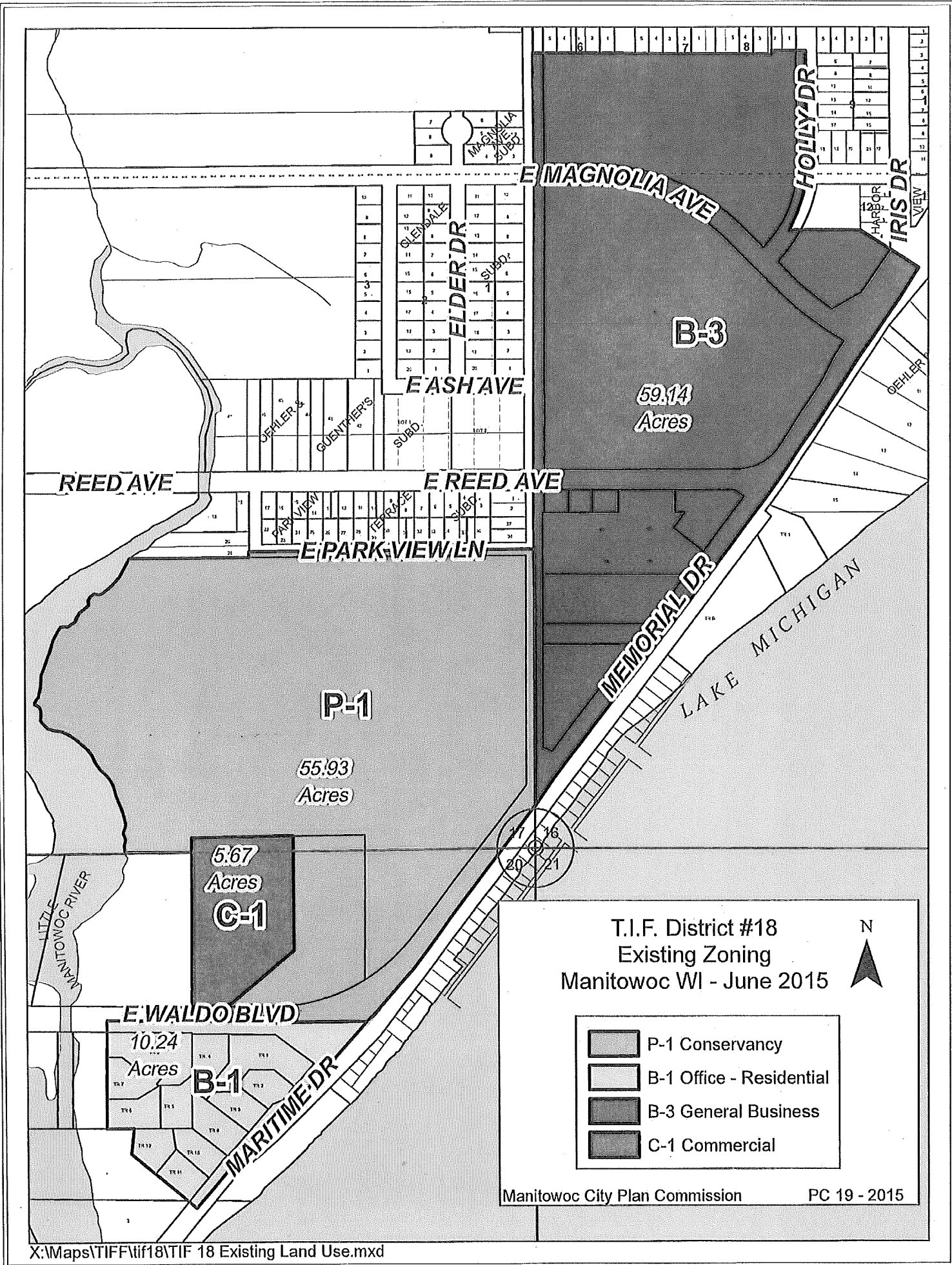
Timeline for TID 18 Creation - Combined Hearings

* All JRB meetings must be preceded by a class 1 notice (one insertion at least 5 days prior to meeting)

Statute	Action Required	Date
	Staff prepares draft TID boundary and project plan <ul style="list-style-type: none"> • Identify parcels • Gather required data and make maps • Meet with property owners • Identify projects and costs • Include all required plan and boundary components 	June/July 2015
	Staff introduces TID plan and boundary creation to PC	July 22, 2015
66.1105(4)(c)	Notice to owners of property identified as blighted or in need of rehabilitation, includes date of hearing (at least 15 days prior to hearing – will be combined with public hearing notice)	July 29, 2015
66.1105(4)(a)&(e)	Notice sent (prior to publication of the hearing) to taxing entities providing notice of intent to create a TID and requesting them to send their representative to the Joint Review Board meeting	July 29, 2015
66.1105(4)(e)	1st notice (class 2) published regarding TID Hearing (7 days before 2nd notice)	August 5, 2015
	2nd notice published regarding TID hearing (7+ days before the hearing)	August 12, 2015
66.1105(4m)(e)	Publish class 1 notice for initial JRB meeting (at least 5 days prior to meeting)	August 13, 2015
66.1105(4m)(a)	Initial Joint Review Board meeting* for TID – confirm process and introduce draft TID plan (within 14 days of 1st notice of public hearing, but before public hearing)	August 20, 2015
66.1105(4)(a)(e)&(f)	PC hold public hearing for TID Plan, PC approves the plan and recommends that the Common Council adopt a TID Creation Resolution	August 26, 2015
66.1105(4)(e),(g)&(gm)	Council adopts TID Project Plan and Creation Resolution (no less than 14 days after public hearing, but before September 30)	September 21, 2015
66.1105(4m)(e)	Publish class 1 notice for second JRB meeting (at least 5 days prior to meeting)	September 17, 2015
66.1105(4m)(b) &(c)	Joint Review Board Meets* to make a decision on Amended TID Project Plan and Amendment Resolution (within 30 days after Council adoption) and notifies Council of its decision within 7 days of its meeting	September 24, 2015
	City Clerk/Staff submits completed application forms and base value certification request to DOR (before October 31)	October 14, 2015
	City Clerk and City Assessor identify TID parcels in tax roll	

Plan Comm
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T.I.F. District #18
 Existing Zoning
 Manitowoc WI - June 2015



- P-1 Conservancy
- B-1 Office - Residential
- B-3 General Business
- C-1 Commercial

