

(COW)  
6-20-16

**RESOLUTION AUTHORIZING COMMUNITY DEVELOPMENT  
DEPARTMENT AND PLAN COMMISSION TO PROCEED WITH  
CREATION OF TAX INCREMENTAL FINANCING DISTRICT #19  
IN THE AREA OF THE MANITOWOC COUNTY EXPO GROUNDS**

**WHEREAS**, Wisconsin Statutes §66.1105 Wis. Stats., (“Tax Increment Law”) authorizes Wisconsin cities to create tax incremental financing districts; and

**WHEREAS**, the Tax Increment Law, prior to the creation of a new tax incremental financing district, requires the approval of the local Plan Commission and Common Council as well as the approval of the Joint Review Board representing all of the affected taxing entities; and,

**WHEREAS**, the current location of the Manitowoc County Expo Grounds is situated between Interstate Highway 43 and the “Harbor Town” retail shopping area which combine to create significant economic development potential and to strongly suggest that outdoor recreational uses and agricultural buildings are a significant underutilization of this valuable property; and,

**WHEREAS**, a recent development commitment has been made by a major retailer to purchase 27 acres of the Manitowoc County Expo Grounds property at a purchase price of \$4.6 million and to construct improvements at an estimated future assessed value of \$10 to 15 million, strongly suggesting that there is demand for higher and better land uses in this area; and,

**WHEREAS**, the impending property purchase and development by a major retailer presents a time-sensitive opportunity to capture incremental assessed value and to set it aside for planned improvements to the area, the potential relocation and enhancement of Expo Grounds facilities, and the allocation of increments to areas of the City that have been impacted by the relocation of retail uses to the Interstate corridor over time, namely the Central City; and,

**WHEREAS**, the City of Manitowoc Comprehensive Plan anticipates the potential value and demand for higher and better land uses, indicates a future land use of “Planned Mixed Use,” and includes a detailed relocation study and conceptual development alternatives for the area of the Manitowoc County Expo Grounds.

**NOW THEREFORE, BE IT RESOLVED** by Mayor Justin M. Nickels and the Common Council of the City of Manitowoc that Community Development Department staff and the City of Manitowoc Plan Commission are directed to take all actions necessary to draft a District Boundary and Project Plan for the area of the Manitowoc County Expo Grounds, to be known as Tax Incremental Financing District #19, and to present recommendations and seek approval of the District Boundary and Project Plan in compliance with the requirements of the Tax Increment Law including approval by the Plan Commission, Common Council, and Joint Review Board.

INTRODUCED \_\_\_\_\_

ADOPTED \_\_\_\_\_

APPROVED \_\_\_\_\_

\_\_\_\_\_  
Justin M. Nickels, Mayor

This resolution was drafted by Nicolas Sparacio, Community Development Director

**Fiscal Impact:** \_\_\_\_\_

**Funding Source:** \_\_\_\_\_

**Finance Director Approval:** /sc

**Approved as to form:** /kmm