



December 29, 2020

WI Department of Revenue - Tax Incremental Financing - State & Local Finance Division

RE: City of Manitowoc Wisconsin Tax Incremental District No. 17 Plan Amendment

On behalf of the City of Manitowoc, enclosed are the following documents necessary for this District:

* Legal Requirements Form PE-605
* Letter(s) to overlapping taxing entities notifying of the organizational JRB meeting & public hearing
* Affidavit of publication for public hearing & JRB meeting
* Minutes from JRB Organizational Meeting
* Plan Commission Resolution
* Common Council Resolution
* Letter(s) to JRB Members confirming the meeting to consider approval
* Affidavit of publication for JRB meeting
* Joint Review Board Resolution
* Joint Review Board Approval Meeting Minutes
* Final Project Plan document (see separate attachment)
* Copy of 60 day notice to DOR & DOR filing E-mail(s) (see separate attachment)

Should you have any questions regarding the district, please contact our office directly.

Sincerely,

EHLERS & ASSOCIATES, INC.

Philip Cosson, CIPMA
Senior Municipal Advisor - Board Chair

Paula Czapski, CIPMA
TIF Coordinator

cc: Deborah Neuser, City Clerk, City of Manitowoc
Adam Tegen, Community Development Director
Steve Corbeille, Finance Director & Treasurer
Jennifer Bartz, Administrative Assistant, Community Development

Form
PE-605A

TID Project Plan and/or Allocation Amendment Legal Requirements

(created under secs. 60.23(32), 60.85 and 66.1105, Wis. Stats.)

**Due date
December 31**

Email this completed form and required documents to: tif@wisconsin.gov

Important Information

- Clerk must notify the Wisconsin Department of Revenue (DOR) by email, within 60 days of adopting an amendment resolution
- Review the "Amendments" columns on the TID Checklist ([Form PE-109](#))
- TIDs created under sec. 60.85, Wis. Stats. cannot have an allocation amendment, but may have an amended project plan

Section 1: Municipal Information					Amendment Type		
Taxation district <i>(check one)</i>	<input type="checkbox"/> Town	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> City	County	Co-muni code	TID number	<input type="checkbox"/> Project plan only
Enter municipality →	Manitowoc		Manitowoc	36 - 251	17		<input checked="" type="checkbox"/> Allocation and project plan

Section 2: Legal Requirements	Dates
Letters and hearing notice – date sent by first class mail to administrator of all local government entities and school districts with authority to levy taxes on Tax Incremental District (TID) property Submit to DOR: Copy of letters and hearing notice sent	10 - 14 - 20
Joint Review Board (JRB) notice – date published, 5 days before the meeting (Class 1) (not required for Town TIDs created under sec. 60.85, Wis. Stats.) Submit to DOR: Copy of affidavit verifying newspaper publication date and copy of the actual notice	10 - 21 - 20
Planning Commission hearing notice – date published, 1 notice, 7 days before the hearing (Class 1) Submit to DOR: Copy of affidavit verifying newspaper publication date and copy of the actual notice	10 - 21 - 20
Planning Commission public hearing – date of public hearing	10 - 28 - 20
Planning Commission resolution – date adopted Submit to DOR: Copy of approved Planning Commission resolution or meeting minutes	10 - 28 - 20
Local Legislative Body resolution – date adopted Submit to DOR: Copy of approved Local Legislative Body resolution and approved amended project plan	11 - 16 - 20
JRB notice (2nd) – date published, 5 days before the meeting (Class 1) (not required for Town TIDs created under sec 60.85, Wis. Stats.) Submit to DOR: Copy of affidavit verifying newspaper publication date and copy of the actual notice	11 - 18 - 20
JRB resolution – date adopted (within 45 days after receiving local legislative body resolution) For towns – date adopted (between 10-45 days after receiving the local legislative body resolution) Submit to DOR: Copy of approved JRB resolution	11 - 24 - 20

Section 3: Retail Percentage
Will the estimated percentage of territory devoted to retail business exceed 35 percent at the end of the expenditure period? <input type="checkbox"/> Yes, estimated retail percentage will exceed 35 percent. Estimated percentage is: _____ % <input checked="" type="checkbox"/> No, estimated retail percentage will not exceed 35 percent

Section 4: Clerk Information		
Name Deborah Neuser	Phone (920) 686 - 6950	Email dneuser@manitowoc.org

Section 5: Individual to Contact for Information		
Name Paula Czaplowski	Title Public Finance Analyst - TIF	
Business name Ehlers	Phone (262) 785 - 1520	Email pczaplowski@ehlers-inc.com



October 14, 2020

Bob Ziegelbauer, County Executive
Todd Reckelberg, Comptroller
Manitowoc County
1010 S. 8th Street
Manitowoc, WI 54220

Mark Maurer, JRB Public Member
Vice President & Senior Banking
Officer
Investors Community Bank
860 N. Rapids Rd
Manitowoc, WI 544220

Paul Carlsen, President
John Lukas, Board Member
Lakeshore Technical College District
1290 North Avenue
Cleveland, WI 53015

Mark Holzman, Superintendent
c/o Board of Education
Shawn Alfred, Director of Business
Services
Manitowoc School District
2902 Lindbergh Drive
Manitowoc, WI 54220

RE: City of Manitowoc, Wisconsin Proposed Amendment of Tax Incremental District No. 17

A meeting to organize a Joint Review Board ("JRB") for the City's proposed amendment of Tax Incremental District No. 17 ("District") will be held at 5:30 p.m. on October 28, 2020.

The meeting will be held at the Manitowoc City Hall, located at 900 Quay Street. The meeting will also be held remotely; please see the attached zoom invite for details.

A quorum must be achieved for the City to proceed, we would ask that you ensure the availability of your appointee to attend.

At this meeting, the JRB will be asked to re-appoint a chair and public member, and to set an additional meeting date or dates. City staff will also review the draft Project Plan amendment.

We've attached the following additional information:

- The meeting agenda.
- A copy of the legal notice published for this meeting.

A copy of the draft Project Plan amendment will be e-mailed to you in advance of the meeting.

At a subsequent meeting, the JRB will be asked to approve the resolution to be adopted by the City amending the District. In considering approval, the JRB will review the public record, planning documents and the resolutions adopted by the City's Plan Commission and Common Council. Its decision, by majority vote, must be made within 45 days of receipt of the adopted Common Council resolution and is to be based on the following criteria specified in Wis. Stat. § 66.1105(4m)(c)1.:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing;
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements; and
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

If the JRB does not approve amendment of the District it must issue a written explanation describing why it fails to meet one or more of these criteria.

If you have any questions regarding the meeting or attached materials, please contact me or Paula Czaplewski at 800-552-1171.

Sincerely,

EHLERS



Philip Cosson, CIPMA
Senior Municipal Advisor - Board Chair

cc: Deborah Neuser, City Clerk
Adam Tegen, Community Development Director
Steve Corbeille, Finance Director & Treasurer and City JRB Member
Jen Bartz, Administrative Assistant, Community Development
Mayor Justin Nickels
Kathleen McDaniel, City Attorney
Heidi Soodsma, Executive Assistant, Lakeshore Technical College
Paula Czaplewski, TIF Coordinator, Ehlers

**NOTICE OF PUBLIC HEARING AND
JOINT REVIEW BOARD MEETING
IN THE CITY OF MANITOWOC, WISCONSIN**

Notice is Hereby Given that the City of Manitowoc will hold an organizational Joint Review Board meeting on October 28, 2020 at 5:30 p.m. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendment of the Project Plan for Tax Incremental District No. 17 (the "District").

Notice is Hereby Given that the Plan Commission will hold a public hearing on October 28, 2020 at 6:00 p.m. for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The meeting will be held at the Manitowoc City Hall, located at 900 Quay Street and is being conducted via remote conferencing software. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 868 7312 2246, Password: 640482.

The proposed amendment will allow for the District to share surplus increments with Tax Incremental District No. 16 under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2.

All interested parties will be given a reasonable opportunity to express their views on the proposed Project Plan Amendment. A copy of the proposed Project Plan Amendment will be available for viewing in the offices of the City Clerk at the Manitowoc City Hall, located at 900 Quay Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Manitowoc, Wisconsin

Published October 21, 2020

LED

**STATE OF WISCONSIN
BROWN COUNTY**

CITY OF MANITOWOC
City Clerk

900 QUAY ST

MANITOWOC WI 542204543

I, being duly sworn, doth depose and say I am an authorized representative of the Herald Times Reporter, a newspaper at Manitowoc Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

**NOTICE OF PUBLIC HEARING AND
JOINT REVIEW BOARD MEETING
IN THE CITY OF MANITOWOC,
WISCONSIN**

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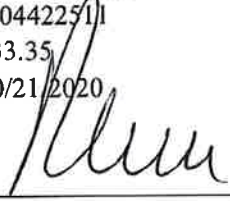
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By Order of the City of Manitowoc, Wisconsin

Run: October 21, 2020 WMAXLP

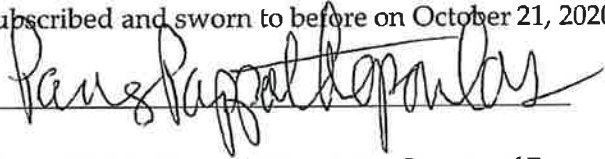
Account Number:GWM-306675
Order Number: 0004422511
Total Ad Cost: \$33.35
Published Dates: 10/21/2020



Legal Clerk

State of Wisconsin
County of Brown

Subscribed and sworn to before on October 21, 2020



Notary Public State of Wisconsin, County of Brown

10/23/2023

My Commission Expires

of Affidavits2
This is not an invoice

PANG PAPPATHOPOULOS
Notary Public
State of Wisconsin

CITY OF MANITOWOC
Re: PH: Oct. 28, 2020



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



MINUTES
TIF JOINT REVIEW BOARD MEETING

Tax Incremental District No. 17 Amendment
Within the City of Manitowoc, Wisconsin

Remote Meeting - 5:30 PM
Wednesday, October 28

- I. CALL TO ORDER**
Board Chairman T. Reckelberg called to order the annual meeting of the TIF Joint Review Board at 5:33 PM on October 28, 2020 via remote conferencing software, Zoom.
- II. ROLL CALL**
Present: Todd Reckelberg, Steve Corbeille, Mark Maurer, Shawn Alfred, John Lukas (5:45pm)
Others Present: Adam Tegen, Paul Braun, Jen Bartz, Phillip Cossen
- III. APPROVAL OF MINUTES** of the July 23, 2020 Meeting
Motion by S. Corbeille, seconded by S. Alfred, to approve the Minutes.
Motion carried (4-0).
- IV. CONSIDER AND APPOINTMENT AND/OR REAFFIRMATION OF THE JOINT REVIEW BOARD'S PUBLIC MEMBER**
Motion by S. Corbeille, seconded by S. Alfred, to reaffirm Mark Mauer as the Joint Review Board's Public Member.
Motion carried (4-0).
- V. ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON**
Motion by S. Corbeille, seconded by S. Alfred to reaffirm Todd Reckelberg as the Chairperson.
Motion carried (4-0).
- VI. DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD**
P. Cossen provided a high level overview of the Joint Review Board's responsibilities. He went on to further explain the process for potential approval of the amendment including Planning Commission review later today, City Council review on November 16th, and the return of the amendment to the JRB for final action.
- VII. REVIEW AND DISCUSS PROJECT PLAN AMENDMENT**
P. Cossen reviewed the project plan and pointed out that TID 16 has excess revenue to support the amendment. He detailed the amount of excess revenue as approximately \$860,000 and stated that this will close TID 16 earlier than was

projected. He said that no boundaries are being changed and only costs are being shared. He referred to project plan and fiscal projections for individual TIDs.

P. Cossen stated that it is estimated TID 17 will close out in 2022 He referred to specific financial documents in the project plan and cash flow projections.

Manitowoc County Executive Bob Ziegelbauer provided a written statement in advance and it was shared with the members.

P. Cossen referred to the project plan documents as well as a supplemental revenue impact analysis provided to answer points raised by Manitowoc County in their letter.

Discussion ensued among members about project plan details including fiscal impact to each entity and taxpayers, net impacts, levy limits and mill rates.

VIII. SET NEXT MEETING DATE

Next meeting was scheduled for Tuesday, November 24 at 3:00 PM.

IX. ADJOURN

Motion by J. Lukas, seconded by S. Corbeille, to adjourn the meeting at 6:20 PM.
Motion carried (5-0).

RESOLUTION NO. 20-1053

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 17
CITY OF MANITOWOC, WISCONSIN**

WHEREAS, the City of Manitowoc (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 17 (the "District") was created by the City on August 6, 2007 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 16 (the "Recipient District") as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

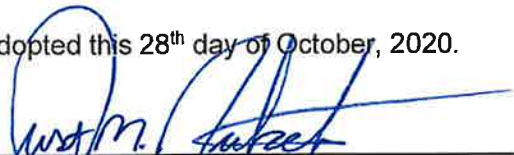
WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Manitowoc County, the Manitowoc School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 28, 2020 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Manitowoc that:

1. The boundaries of Tax Incremental District No. 17 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this 28th day of October, 2020.



Plan Commission Chair



Secretary of the Plan Commission

**RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 17**

WHEREAS, the City of Manitowoc (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 17 (the "District") was created by the City on August 6, 2007 as an industrial district and has previously been amended one time; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wis. Stat. §66.1105; and

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 16 (the "Recipient District") as permitted under Wis. Stat. § 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement of the kind, number and location of all proposed public works or improvements in the District, or outside of the District to the extent provided in Wis. Stat. §§ 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n.;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney advising that the Project Plan is complete and complies with Wis. Stat. § 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Manitowoc County, the Manitowoc School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in Wis. Stat. §66.1105, the Plan Commission held a public hearing on October 28, 2020 concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Manitowoc that:

1. The boundaries of the District named "Tax Incremental District No. 17, City of Manitowoc" remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Common Council finds and declares that:
 - (a) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (b) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
 - (c) The project costs will not change as a result of this amendment.
 - (d) Under the amended Project Plan, excess tax increments will be

- transferred to the Recipient District.
- (e) The District and the Recipient District lie within the same overlapping taxing jurisdictions.
 - (f) The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient District.
 - (g) The Recipient District is a district in need of rehabilitation of conservation which qualifies it as an eligible recipient of excess revenue.
4. The Project Plan for "Tax Incremental District No. 17, City of Manitowoc" (see Exhibit A), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

INTRODUCED NOV 16 2020 ADOPTED NOV 16 2020
Justin M. Nickels APPROVED 11-17-2020
 Justin M. Nickels, Mayor

Fiscal Impact: Estimated sharing of \$860,000 of TID #17 Increment
 Funding Source: TID 17 Increment
 Finance Director Approval: /SC
 Approved as to form: /kmm

This resolution was drafted by Kathleen M. McDaniel, City Attorney



November 17, 2020

Bob Ziegelbauer, County Executive
Todd Reckelberg, Comptroller
Manitowoc County
1010 S. 8th Street
Manitowoc, WI 54220

Mark Maurer, JRB Public Member
Vice President & Senior Banking Officer
Investors Community Bank
860 N. Rapids Rd
Manitowoc, WI 544220

Paul Carlsen, President
John Lukas, Board Member
Lakeshore Technical College District
1290 North Avenue
Cleveland, WI 53015

Mark Holzman, Superintendent
c/o Board of Education
Shawn Alfred, Director of Business Services
Manitowoc School District
2902 Lindbergh Drive
Manitowoc, WI 54220

RE: City of Manitowoc Proposed Tax Incremental District No. 17 Amendment

On behalf of the City of Manitowoc, this letter is to confirm the meeting of the **Joint Review Board (“JRB”) will be held on November 24, 2020 at 3:00 p.m.** The purpose of this meeting is for the JRB to consider approval of the resolution adopted by the Manitowoc Common Council amending Tax Increment District No. 17 (the “District”) and approving its amended project plan.

This meeting is being conducted via remote conferencing software. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 859 6579 9295, Password: 241178.

To assist the JRB in its deliberation, the Plan Commission resolution and the Common Council resolution, along with the Project Plan, constitute the public record in this matter. **Signed copies of the resolutions will be e-mailed to you from the City prior to the meeting.**

Attached is a copy of the draft minutes from the organizational JRB meeting, the legal notice published for this meeting, an agenda for this meeting, as well as a proposed resolution for consideration by the JRB. In addition, you will find enclosed a copy of the final Project Plan document.

In considering whether to approve its Resolutions, the JRB, by state statute, is to consider the following:

- A. Whether the development expected in the Tax Incremental District would occur without the use of tax incremental financing;
- B. Whether the economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements;
- C. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

To assist the JRB in its analysis of the enclosed information, we are providing the following brief narrative as it relates to each of the criteria outlined above.

- ✓ **That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In reaching this determination, the City has considered:

Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred and/or the additional projects that need to be completed in the District to achieve the objectives of the Project Plan.

- ✓ **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

This amendment is to share excess revenue with an underperforming TID. As such, this amendment will not directly lead to increased employment, business and personal income, and property value increases.

- ✓ **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

- ✓ As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project. Also,

given that it is likely that the Recipient District will not achieve all of the objectives of the Project Plan without the ability to share in the surplus increments from District No. 17, the City reasonably concludes that the overall additional benefits outweigh the value of the tax Increment to be shared.

CONCLUSION

Based on the information contained in the Project Plan, the findings of the Plan Commission and the Common Council as provided for in their respective resolutions, the City therefore respectfully requests favorable consideration by the JRB.

Sincerely,

EHLERS



Philip Cosson, CIPMA
Senior Municipal Advisor - Board Chair

cc: Deborah Neuser, City Clerk
Adam Tegen, Community Development Director
Steve Corbeille, Finance Director & Treasurer and City JRB Member
Jen Bartz, Administrative Assistant, Community Development
Mayor Justin Nickels
Kathleen McDaniel, City Attorney
Heidi Soodsma, Executive Assistant, Lakeshore Technical College
Jerry Dudzik, Senior Municipal Advisor, Ehlers
Paula Czaplewski, TIF Coordinator, Ehlers

NOTICE OF
JOINT REVIEW BOARD MEETING
IN THE CITY OF MANITOWOC, WISCONSIN

Notice is Hereby Given that the City of Manitowoc will hold a Joint Review Board (“JRB”) meeting on November 24, 2020 at 3:00 p.m.

This meeting is being conducted via remote conferencing software. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 859 6579 9295, Password: 241178.

The purpose of this meeting is for the JRB to consider approval of the resolution adopted by the Manitowoc Common Council amending Tax Increment District No. 17 and approving its project plan.

By Order of the City of Manitowoc, Wisconsin

Published November 18, 2020

✓ CD

STATE OF WISCONSIN
BROWN COUNTY

CITY OF MANITOWOC
900 QUAY ST
MANITOWOC, WI 54220

I, being duly sworn, doth depose and say I am an authorized representative of the Herald Times Reporter, a newspaper at Manitowoc Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: 306675

Ad Number: 4461039

Published Date: November 18.20

(Signed): _____ Date: 11/18/20
Legal Clerk

Signed and sworn to before me

Pang Pappathopoulos

Notary Public,
Brown County, Wisconsin

PANG PAPPATHOPOULOS
Notary Public
State of Wisconsin

My commission expires 10/23/2023

**NOTICE OF
JOINT REVIEW BOARD MEETING
IN THE CITY OF MANITOWOC,
WISCONSIN**

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By Order of the City of Manitowoc,
Wisconsin

Published November 18, 2020

Run: November 18, 2020 WNAJLP

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE PROJECT PLAN AMENDMENT OF
TAX INCREMENTAL DISTRICT NO. 17,
CITY OF MANITOWOC**

WHEREAS, the City of Manitowoc (the "City") seeks to amend the project plan for Tax Incremental District No. 17 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the "JRB") shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District amendment and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the project plan; and

WHEREAS, new project costs in TID 16 will be limited to \$450,000, plus administrative and audit costs related to the TID; and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of Tax Increment Financing and the amendment of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

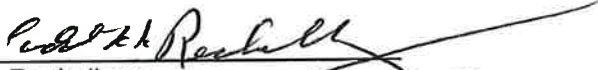
NOW, THEREFORE, BE IT RESOLVED that the JRB approves the Project Plan Amendment of Tax Incremental District No. 17.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the amendment of the District.

Passed and adopted this 24th day of November, 2020

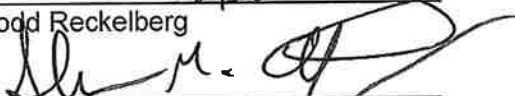
Joint Review Board

Representing



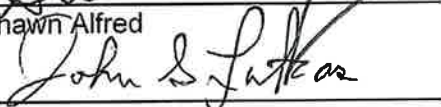
Todd Reckelberg

Manitowoc County



Shawn Alfred

Manitowoc School District



John Lukas

Lakeshore Technical College District



Steve Corbeille

City of Manitowoc



Mark Maurer

Public Member

This Resolution was drafted by Ehlers

Approved as to form: /kmm



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MINUTES
TIF JOINT REVIEW BOARD MEETING

Tax Incremental District No. 17 Amendment
Within the City of Manitowoc, Wisconsin

Remote Meeting – 3:00 PM
Tuesday, November 24

I. CALL TO ORDER

Board Chairman T. Reckelberg called to order the annual meeting of the TIF Joint Review Board at 3:00 PM on November 24, 2020 via remote conferencing software, Zoom.

II. ROLL CALL

Present: Todd Reckelberg, Steve Corbeille, Mark Maurer, Shawn Alfred,

Absent: John Lukas

Others Present: Adam Tegen, Jen Bartz, Phillip Cossen

III. APPROVAL OF MINUTES of the October 28, 2020 Meeting

Motion by M. Maurer seconded by S. Corbeille, to approve the Minutes.

Motion carried (4-0).

IV. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION RESOLUTION ADOPTING AMENDMENT TO PROJECT PLAN, AND RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE AMENDMENT

P. Cossen reviewed the previous actions at both Plan Commission and Common Council. He stated that there have since been discussions between the County Executive and the City where both parties agreed to a spending cap of \$450,000 for projects.

A. Tegen added that the City Council was not fully on board with the restriction. He stated the Common Council approved the amendment, but without a note on the spending cap.

T. Reckelberg added that he was copied on a series of emails between the County Executive and the Mayor that discussed and agreed to the hard cap of new project spending in TIF District #16 to \$450,000.

Motion by S. Corbeille, seconded by M. Maurer, to pass an amendment to the resolution restricting any new project expenditures in TID #16 to \$450,000, plus administrative and audit costs related to the TID.

Motion carried (4-0).

**V. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION APPROVING
TAX INCREMENTAL DISTRICT NO. 17'S AMENDMENT**

Motion by S. Corbeille, seconded by M. Maurer, to approve the Tax Incremental District No. 17's Amendment Resolution as amended.
Motion carried (4-0).

VI. ADJOURNMENT

Motion by M. Maurer, seconded by S. Corbeille, to adjourn the meeting at 3:11 PM.
Motion carried (4-0).