

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 24,  
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES  
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. 24 (the “District”) is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

**WHEREAS**, a Project Plan for the District 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 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).; 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 Public 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**, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 22, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

**WHEREAS**, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 24, City of Manitowoc", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
  - (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
  - (f) 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 Wisconsin Statutes Section 66.1105(5)(b).
  - (g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 24, City of Manitowoc" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

**BE IT FURTHER RESOLVED THAT** the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

**BE IT FURTHER RESOLVED THAT** pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

INTRODUCED \_\_\_\_\_ ADOPTED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**Fiscal Impact:**

The act of creation of a Tax Incremental District does has a fiscal impact to the City for the expenses of consultant firm responsible for creating project plan (\$17,500) and State of WI filing fee of \$1,000. If TID is approved, the expenditures for future projects/individual development agreements presented in the project plan are estimated to be \$18.5M. Assumed incremental tax revenue is \$23.6M; therefore, assumed cost recovery and no further fiscal impact on the City General Fund over life of the TID. In the event expenditures exceed incremental tax revenue for TID 24's life, the General Fund would be responsible for funding and would impact City's finances.

**Funding Source:**

TID 24 – Fund 4424

**Finance Director Approval:**

/SMA

**Approved as to form:**

/EGN

This Resolution was drafted by Eric G. Nycz, City Attorney

**EXHIBIT A -**

**LEGAL BOUNDARY DESCRIPTION  
OR  
MAP OF  
TAX INCREMENTAL DISTRICT NO. 24  
CITY OF MANITOWOC**

[INCLUDED WITHIN PROJECT PLAN]

**PROJECT PLAN**

[DISTRIBUTED SEPARATELY]