

**CITY OF SHEBOYGAN**  
**JOINT REVIEW BOARD MINUTES**

**Tuesday, November 14, 2023**

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**OPENING OF MEETING**

**MEMBERS PRESENT:** Mark Boehlke (SASD), Roy Kluss (LTC), Roberta Filicky-Peneski (citizen), Mayor Ryan Sorenson (City rep), and Roger Te Stroete (County rep)

**STAFF/OFFICIALS PRESENT:** Planning & Development Director Diane McGinnis-Casey and Community Development Planner Janet M Duellman

**OTHERS PRESENT:** Phil Cosson (Ehlers) and Kayla Thorpe (Ehlers)

1. Call to Order

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

**MINUTES**

3. Approval of minutes from the June 28, 2023 meeting.

Motion by Roger Te Stroete, second by Roberta Filicky-Peneski to approve the June 28, 2023 minutes.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

4. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.

Motion by Roger Te Stroete, second by Roy Kluss to reaffirm Roberta Filicky-Peneski as the public member. Motion carried.

5. Election and/or reaffirmation of Chairperson.

Motion by Roberta Filicky-Peneski, second by Roger Te Stroete to nominate Mayor Ryan Sorenson as Chairperson. Motion carried.

6. Discussion of responsibilities of the Joint Review Board.

Phil Cosson review the responsibilities of the Joint Review Board members.

7. Review and possible action on Tax Incremental District No. 17 territory and project plan amendments.

Phil Cosson explained to the committee that Tax Incremental District (TID) No. 17 was original created in August 2018 as a Rehabilitation or Conservation TID. This would be the first amendment to the TID which is for a territory and project plan amendment. The territory amendment is to add 6.39 acres north of Pennsylvania

Avenue on N Commerce Avenue. No parcels will be removed from TID 17. The proposed project plan amendment is to include Commerce Street Reconstruction, Indiana Trail Project, Indiana Gateway Signage, reimbursement to the Redevelopment Authority for land purchases and the pedestrian bridge.

8. Review and possible action on Tax Incremental District No. 18 territory and project plan amendments.

Phil Cosson explained to the committee that Tax Incremental District (TID) No. 18 was original created in December 2017 as an Industrial TID. This would be the first amendment to the TID which is for a territory and project plan amendment. The territory amendment is adding approximately 224 acres. No parcels will be removed in this amendment to TID 18. The proposed project plan amendment is adding an addition \$5.4 million which will include Taylor Drive extension, stormwater, and fill and compaction.

The committee inquired about the boundaries of the amended TID and why it didn't include other vacant parcels within the Business Park. Phil Cosson explained in this area, Kohler Area School District and Sheboygan Area School District are contiguous and a TID can not be in two different School District. He further stated that the parcels in question are in Kohler Area School District.

## **NEXT MEETING**

9. Next Meeting Date:

December 19, 2023 at 3 p.m.

## **ADJOURN**

10. Motion to adjourn

Motion by Mark Boehlke, second by Roger Te Stroete to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 3:29 p.m.