



JOINT REVIEW BOARD AGENDA

June 17, 2024 at 3:00 PM

**City Hall
3rd Floor - Council Chambers
828 Center Avenue
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at (920) 459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Call to Order
2. Pledge of Allegiance

MINUTES

- [3.](#) Approval of the minutes from the April 16, 2024 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [4.](#) Review of Tax Incremental District 16, 17, 18, 19, 20 and Env. 1 reports and status/performance.

NEXT MEETING

5. To Be Determined

ADJOURN

6. Motion to adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN**JOINT REVIEW BOARD MINUTES****Tuesday, April 16, 2024**

MEMBERS PRESENT: Roy Kluss (LTC), Tom Wegner (County), Mark Boehlke (SASD), Mayor Ryan Sorenson, and Roberta Filicky-Peneski (citizen)

STAFF/OFFICIALS PRESENT: Finance Director Kaitlyn Krueger, City Administrator Casey Bradley, and Community Development Planner Janet Duellman

OTHERS PRESENT: Phil Cosson (Ehlers)

OPENING OF MEETING

1. Call to Order

Mayor Ryan Sorenson called the meeting to order at 1:33 p.m.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of the minutes from the February 27, 2024 meeting.

Motion by Mark Boehlke, second by Roy Kluss to approve the minutes. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Review the public record, planning documents, and the resolutions passed by the Plan Commission and Common Council.

Phil Cosson from Ehlers went through the timelines and summary of the previous meetings along with any concerns that citizens had mentioned.

A committee member inquired if there had been any changes since the Common Council meeting. Phil Cosson stated that no changes have been made since the plan went in front of Common Council. However, there were a few changes since the last Joint Review Board meeting including a couple of the maps being updated and the addition of the legal opinions that have been added each of the plans. Phil further stated that none of the TID boundaries have changed.

5. Consideration of resolution approving the creation of Tax Incremental District No 21.

Motion by Roberta Filicky-Peneski, second by Roy Kluss to approve the resolution for Tax Incremental District 21 and authorize the signing of the resolution. Motion carried.

6. Consideration of resolution approving the creation of Tax Incremental District No 22.

Motion by Roberta Filicky-Peneski, second by Roy Kluss to approve the resolution for Tax Incremental District 22 and authorize the signing of the resolution. Motion carried.

7. Consideration of resolution approving the creation of Tax Incremental District No. 23.

Motion by Roberta Filicky-Peneski, second by Roy Kluss to approve the resolution for Tax Incremental District 23 and authorize the signing of the resolution. Motion carried.

8. Consideration of resolution approving the creation of Tax Incremental District No 24.

Motion by Roberta Filicky-Peneski, second by Roy Kluss to approve the resolution for Tax Incremental District 24 and authorize the signing of the resolution. Motion carried.

NEXT MEETING

9. TBD

ADJOURN

10. Motion to adjourn

Motion by Roberta Filicky-Peneski, second by Roy Kluss to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 1:42 pm.

TID ANNUAL REPORT 12/31/23	8th Street	Indiana Ave	Southpointe Enterprise	Riverbend	VanderVaart "Oscar"	N
Information reported Year	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>
Munis Fund #	416	417	418	419	420	451
Type of TID	Mixed Use	Rehabilitation	Industrial	Mixed Use	Rehabilitation	Environmental
TID #	16	17	18	19	20	Env 1
Creation Date	9/21/2015	9/17/2018	1/1/2018	9/17/2018	1/1/2020	8/5/2002
Termination Date	9/21/2035	8/20/2045	12/31/2041	8/20/2038	1/1/2047	8/5/2025
Beginning Fund Balance	(1,799,944.75)	3,018,326.25	(863,838.89)	(250,933.03)	176,060.57	224,252.84
Revenues						
Tax increment	476,259.35	396,021.68	359,491.71	71,013.27	464,441.07	110,328.24
Other guarantees						
Investment income		29,681.77	14,624.50		25,102.20	1,660.74
Special assessments						
Exempt computer aid	33,927.92					644.66
Personal property aid	3,745.37					1,011.54
Miscellaneous revenue			539,632.50			
Allocation from other TID's						
Long term debt	176,140.00					
Total Revenues	690,072.64	425,703.45	913,748.71	71,013.27	489,543.27	113,645.18
Expenditures						
Developer grants	538.23	2,357,860.02		3,202.03	131,037.00	
Allocation to other TID's						
Capital expenditures	171,062.32		90,089.20			
Administration (incl. Wages)	473.26	10,994.44	6,067.61	162.18	198.76	150.00
Miscellaneous Expenses						
Professional services	150.00	64,917.50	53,219.39	150.00	150.00	150.00
Interest/fiscal charges	88,836.30	109,644.06	384,932.13	20,017.50	12,100.00	
Debt issuance cost	4,697.77					
Principal on long term debt	545,000.00	230,000.00	165,000.00	85,000.00		
Total Expenditures	810,757.88	2,773,416.02	699,308.33	108,531.71	143,485.76	300.00
Balance at end of fiscal year	(1,920,629.99)	670,613.68	(649,398.51)	(288,451.47)	522,118.08	337,598.02
Increase/(Decrease) Fund Balance	(120,685.24)	(2,347,712.57)	214,440.38	(37,518.44)	346,057.51	113,345.18
Ending Balance (Section 5)						
TID fund balance at end of year	(1,920,629.99)	670,613.68	(649,398.51)	(288,451.47)	522,118.08	337,598.02
Future costs	2,773,558.00	23,619,803.00	51,192,381.00	1,447,597.00	7,985,391.00	467,455.02
Future revenue	6,502,885.00	26,592,780.00	57,182,418.00	2,602,964.00	19,102,106.00	129,857.00
Surplus or deficit	1,808,697.01	3,643,590.68	5,340,638.49	866,915.53	11,638,833.08	-