



JOINT REVIEW BOARD AGENDA

June 28, 2023 at 2:00 PM

City Hall
Conference Room 106
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 June 30, 2022 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Review of Tax Incremental District 6, 10, 12, 13, 14, 15, 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****Thursday, June 30, 2022**

OPENING OF MEETING

MEMBERS PRESENT: Mayor Ryan Sorenson, Roberta Filicky-Peneski, Roy Kluss, Roger TeStroete, and Wendy Baackes

STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek, Finance Director Kaitlyn Krueger, Deputy Finance Director Jessica Huss, and Mayoral Intern Alan Tibble

1. Call to Order

Chair Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of minutes from the June 21, 2022 meeting.

Motion by Roberta Filicky-Peneski, second by Roger TeStroete to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Review of Tax Incremental Districts 6, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20 and Env. 1 reports and status/performance.

Chad Pelishek updated the committee on each of the Tax Incremental Districts. All of the districts are in good shape and multiple TIDs are slated to be closed in 2023 earlier than there required closure time frames.

The committee inquired if TID 15 could be used to refinance a new development in the existing Pick n Save Building on S Business Dr. Chad Pelishek stated that it was already financed once so we won't finance a new use in that building.

Motion by Roy Kluss, second by Roberta Filicky-Peneski to accept the report direct city staff to file the necessary reports with the Wisconsin Department of Revenue as presented. Motion carried.

NEXT MEETING

To Be Determined

ADJOURN

6. Motion to adjourn

Motion by Roberta Filicky-Peneski, second by Roger TeStroete to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 3:48 p.m.

TID ANNUAL REPORT	Marina	Water St	Niagara Ave	Landmark	Taylor Heights	Pick'n Save	8th Street	Indiana Ave	Southpointe Enterprise	Riverbend	VanderVaart "Oscar"	Northgate	Item 4.
Information reported Year	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	
Munis Fund #	406	410	412	413	414	415	416	417	418	419	420	451	
Type of TID	Blight	Blight	Blight	Blight	Mixed Use	Mixed Use	Mixed Use	Rehabilitation	Industrial	Mixed Use	Rehabilitation	Environmental	
TID #	6	10	12	13	14	15	16	17	18	19	20	Env 1	
Creation Date	1/20/1992	5/19/1997	2/21/2000	11/21/2005	1/4/2011	4/6/2011	9/21/2015	9/17/2018	1/1/2018	9/17/2018	1/1/2020	8/5/2002	
Termination Date	1/20/2023	5/19/2024	2/21/2027	11/21/2032	1/4/2031	4/6/2031	9/21/2035	8/20/2045	12/31/2041	8/20/2038	1/1/2047	8/5/2025	
Beginning Fund Balance	1,156,476	502,460	278,592	303,858	1,857,937	284,948	(1,524,622)	2,229,051	(349,873)	(237,037)	263,628	39,373	
Revenues													
Tax increment	1,529,852	411,035	197,740	424,800	1,373,774	212,348	622,020	627,800	297,470	89,282	71,968	188,998	
Other guarantees	103,170												
Investment income	(36,429)	(22,404)	(6,789)	(7,269)	(79,499)	(10,062)	15,071	(89,299)	(5,277)	7,384	65	21	
Special assessments													
Exempt computer aid	3,029	422	2,001		5,513	3,951	33,928					645	
Personal property aid	5,590	1,596	1,757	226	22,505	2,569	3,745					1,012	
Miscellaneous revenue													
Allocation from other TID's								708,425					
Long term debt													
Total Revenues	1,605,212	390,649	194,708	417,757	1,322,293	208,806	674,765	1,246,926	292,193	96,666	72,033	190,676	
Expenditures													
Developer grants		111,478			377,108	151,141	25,141	182,738	1,316	2,588			
Allocation to other TID's	376,188		234,511	473,914									
Capital expenditures			7,407				204,199		13,785		(9,625)		
Administration (incl. Wages)	650	650	650	650	650	650	5,990	12,087	12,426	894	665	650	
Miscellaneous Expenses	(5,679)						201						
Professional services							52,060	35,346	186,399				
Interest/fiscal charges	18,650	19,594			15,750		107,838	112,479	432,233	22,080	53,561		
Debt issuance cost													
Principal on long term debt	1,114,952				85,000		725,000	115,000	160,000	85,000	115,000	5,146	
Total Expenditures	1,504,761	131,723	242,568	474,564	478,508	151,791	1,120,428	457,650	806,159	110,562	159,600	5,796	
Balance at end of fiscal year	1,256,927	761,386	230,732	247,052	2,701,723	341,963	(1,970,286)	3,018,327	(863,839)	(250,933)	176,061	224,253	
Increase/(Decrease) Fund Balance	100,451	258,926	(47,860)	(56,807)	843,785	57,015	(445,664)	789,276	(513,966)	(13,896)	(87,567)	184,880	
Ending Balance (Section 5)													
TID fund balance at end of year	1,256,927.16	761,386.21	230,732.29	247,051.53	2,701,722.55	341,963.11	(1,970,285.77)	3,018,327.02	(863,838.89)	(250,933.03)	176,060.57	224,252.84	
Future costs	1,256,927.16	761,386.21	230,732.29	247,051.53	2,701,722.55	341,963.11	4,738,817.00	11,417,740.00	20,569,885.00	3,542,307.00	8,885,735.00	-	
Future revenue	-	-	-	-	-	-	7,028,815.00	32,225,281.00	31,522,968.00	3,167,324.00	24,933,320.00	381,352.00	
Surplus or deficit	0.00	0.00	0.00	0.00	0.00	0.00	319,712.23	23,825,868.02	10,089,244.11	(625,916.03)	16,223,645.57	605,604.84	
*TID 6, 10, 12, 13, 14 & 15 have closed - future costs include disbursements to other taxing jurisdictions													