



JOINT REVIEW BOARD AGENDA

June 21, 2022 at 3:30 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 minutes from the May 24, 2022 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Discussion on the public record, planning documents, Plan Commission resolution adopting amendment to project plan, and resolution passed by the Common Council approving the amendment.
5. Discussion and possible action on resolution approving Tax Incremental District No 16 amendment.

NEXT MEETING

6. Next Meeting: TBD

ADJOURN

7. 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, May 24, 2022

OPENING OF MEETING

Members Present: Mayor Ryan Sorenson, Mark Boehlke, Roy Kluss, Roger TeStroete, and Roberta Filicky-Peneski

Staff/Officials Present: Planning & Development Director Chad Pelishekmm

1. Call to Order

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of minutes from the October 22, 2021 meeting.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

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

Motion by Roger TeStroete, second by Mark Boehlke to reaffirm Roberta Filicky-Peneski as public member. Motion carried.

5. Election and/or reaffirmation of Chairperson.

Motion by Roger TeStroete, second by Roberta Filicky-Peneski to reaffirm Mayor Sorenson as Chairperson. Motion carried.

6. Discuss of responsibilities of the Joint Review Board.

Chad Pelishek explained the roles and responsibilities of the Joint Review Board.

7. Review and possible action of Tax Incremental District No. 16 territory project plan amendment.

Chad Pelishek explained that the amendment to TID 16 is to include the old Sheboygan Press Building which will be made into workforce apartments. The amendment is necessary to help with the \$500,000.00 gap due to the historical aspect of the building.

Phil Cosson, Ehlers Inc, explained that TID 16 is a mixed-use Tax Incremental District and that is a very healthy district. Adding this additional parcel will add to the overall income of this TID.

Motion by Roberta Filicky-Peneski, second Roy Kluss to recommend approval of the amendment. Motion carried.

NEXT MEETING

8. Next Meeting Date: TBD

Item 3.

ADJOURN

9. Motion to adjourn

Motion by Mark Boehlke, second by Roger TeStroete to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 3:42 p.m.

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE PROJECT PLAN & BOUNDARY AMENDMENT OF
TAX INCREMENTAL DISTRICT NO. 16,
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the "City") seeks to amend the project plan and boundaries for Tax Incremental District No. 16 (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 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);

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 and Boundary Amendment of this District.

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 _____ day of _____, 2022.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature