



***AMENDED* JOINT REVIEW BOARD AGENDA**

June 09, 2025 at 1:00 PM

**City Hall - Conference Room 207, 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 May 8, 2025 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council.
- [5.](#) Consideration of "Resolution Approving the Creation of Tax Incremental District No. 25".
- [6.](#) Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).

NEXT MEETING

7. To Be Determined.

ADJOURN

8. 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, May 08, 2025**

MEMBERS PRESENT: Roberta Filicky-Peneski (Citizen), Paul Carlsen (LTC), Eric Spielman (SASD), Thomas Wegner (County), Mayor Ryan Sorenson

STAFF/OFFICIALS PRESENT: Assistant to the City Administrator Marie Foss, Deputy City Attorney Liz Majerus, Finance Director Kaitlyn Krueger, Director of Planning and Development Taylor Zeinert, TV Program Director Scott Mealiff

OTHERS PRESENT: Kayla Thorpe (Ehlers – via remote)

OPENING OF MEETING

1. Call to Order

Mayor Ryan Sorenson called the meeting to order at 1:30 PM

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of the minutes from the April 7, 2025 meeting.

MOTION TO APPROVE THE MINUTES FROM APRIL 7, 2025

Motion by Paul Carlsen, Seconded by Roberta Filicky-Peneski

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.

MOTION TO ACCEPT THE DOCUMENTS

Motion by Paul Carlsen, Seconded by Roberta Filicky-Peneski

Motion Carried

5. Consideration of “Resolution Approving an Amended Project Plan and Boundaries for Tax Incremental District No. 21”.

MOTION TO APPROVE THE RESOLUTION FOR TAX INCREMENTAL DISTRICT 21.

Motion by Tom Wegner, Seconded by Roberta Filicky-Peneski

Motion Carried

NEXT MEETING

6. To Be Determined

ADJOURN

6. Motion to adjourn

MOTION TO ADJOURN AT 1:41 PM

Motion by Tom Wegner, Seconded by Paul Carlsen

Motion Carried

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 25,
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the "City") seeks to create Tax Incremental District No. 25 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such 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 required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; 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, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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 resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

BE IT FURTHER RESOLVED that the JRB, as required by Wisconsin Statutes Section 66.1105(4m)(b)2m. has determined that the expected year of termination for purposes of Wisconsin Statutes Section 66.0602(3)(dq)1.b. is 2053, with final collection of tax increment to be the 2052 levy for the 2053 budget year.

Passed and adopted this _____ day of _____, 2025.

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

TID ANNUAL REPORT 12/31/24	8th Street	Indiana Ave	Southpointe Enterprise	Riverbend	VanderVaart "Oscar"	Downtown Riverfront Southeast Side	Westside	Southside Redevelopment	F4 Jakum Hall Site
Information reported Year	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>
Munis Fund #	416	417	418	419	420	421	422	423	424
Type of TID	Mixed Use	Rehabilitation	Industrial	Mixed Use	Rehabilitation	Rehabilitation	Mixed Use	Rehabilitation	Blighted
TID #	16	17	18	19	20	21	22	23	24
Creation Date	9/21/2015	9/17/2018	1/1/2018	9/17/2018	1/1/2020	3/25/2024	3/25/2024	3/25/2024	3/25/2024
Termination Date	9/21/2035	8/20/2045	12/31/2041	8/20/2038	1/1/2047	3/25/2051	3/25/2044	3/25/2051	3/25/2051
Beginning Fund Balance	(1,920,629.99)	670,613.68	(649,398.51)	(288,451.47)	522,118.08				
Revenues									
Tax increment	448,624.28	360,146.85	349,085.35	111,102.48	587,223.54				
Other guarantees									
Investment income		31,592.87	12,633.49	(5,054.05)	28,084.22	73,494.92		194,429.18	
Special assessments									
Exempt computer aid	33,927.92								
Personal property aid	3,745.47								
Miscellaneous revenue	(1,324.77)			1,000.00		17,000.00			
Allocation from other TID's									
Long term debt						6,844,569.45		8,825,506.05	
Total Revenues	484,972.90	391,739.72	361,718.84	107,048.43	615,307.76	6,935,064.37	-	9,019,935.23	-
Expenditures									
Developer grants		48,448.42		33,276.09	328,247.25				
Allocation to other TID's									
Capital expenditures		28,250.00				5,080,480.57			
Administration (incl. Wages)	220.16	3,900.52	3,368.14	150.00	255.98	7,968.77	1,823.00	3,882.19	1,547.37
Miscellaneous Expenses			115,052.85						
Professional services	500.00	42,500.00	176,338.38	6,135.00	23,823.75	315,652.85	31,439.54	789,774.34	20,726.53
Interest/fiscal charges	61,493.17	104,075.60	379,507.62	17,752.50	12,100.00				
Debt issuance cost						88,532.18		114,163.55	
Principal on long term debt	570,000.00	255,000.00	190,000.00	90,000.00	100,000.00				
Total Expenditures	632,213.33	482,174.54	864,266.99	147,313.59	464,426.98	5,492,634.37	33,262.54	907,820.08	22,273.90
Balance at end of fiscal year	(2,067,870.42)	580,178.86	(1,151,946.66)	(328,716.63)	672,998.86	1,442,430.00	(33,262.54)	8,112,115.15	(22,273.90)
Increase/(Decrease) Fund Balance	(147,240.43)	(90,434.82)	(502,548.15)	(40,265.16)	150,880.78	1,442,430.00	(33,262.54)	8,112,115.15	(22,273.90)
Ending Balance (Section 5)									
TID fund balance at end of year	(2,067,870.42)	580,178.86	(1,151,946.66)	(328,716.63)	672,998.86	1,442,430.00	(33,262.54)	8,112,115.15	(22,273.90)
Future costs	2,423,240.00	28,989,825.00	49,488,797.00	2,358,077.00	7,522,027.00	148,921,314.00	18,323,023.00	181,521,153.00	3,997,726.10
Future revenue	7,771,211.00	28,775,653.00	56,458,588.00	3,694,567.00	18,500,141.00	152,076,690.00	18,580,066.00	222,306,106.00	4,021,915.00
Surplus or deficit	3,280,100.58	366,006.86	5,817,844.34	1,007,773.37	11,651,112.86	4,597,806.00	223,780.46	48,897,068.15	1,915.00