



# JOINT REVIEW BOARD AGENDA

June 30, 2022 at 3:30 PM

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

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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 June 21, 2022.

## 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.

## NEXT MEETING

5. TBD

## 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, June 21, 2022**

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**OPENING OF MEETING**

MEMBERS PRESENT: Roger TeStoete (County), Wendy Baackes (SASD), and Roy Kluss (LTC)

MEMBERS EXCUSED: Mayor Ryan Sorenson and Roberta Filicky-Peneski

STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek

1. Call to Order

Roger TeStroete called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

**MINUTES**

3. Approval of minutes from the May 24, 2022 meeting.

Motion by Roy Kluss, second by Wendy Baackes to approve. Motion carried.

**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.

Chad Pelishek explained the TID boundaries, history and the reason for the need to amendment TID 16.

5. Discussion and possible action on resolution approving Tax Incremental District No 16 amendment.

Motion by Roy Kluss, second by Wendy Baackes to accept the resolution and amendment to project plan for TID 16 from Common Council. Motion carried.

**NEXT MEETING**

TBD

**ADJOURN**

7. Motion to adjourn

Motion by Roy Kluss, second by Wendy Baackes to adjourn. Motion carried.

Being no further business, meeting was adjourned at 3:35 p.m.

TID ANNUAL REPORT	Marina	Water St	Niagara Ave	Landmark	Taylor Heights	Pick'n Save	8th Street	Indiana Ave "Inovation District"	Southpointe Enterprise	Riverbend	VanderVaart "Oscar"	Northgate	Item 4.
Information reported Year	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</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	685,822	202,100	310,905	338,135	1,247,365	221,662	(1,166,656)	1,675,484	(1,399,183)	(308,632)	(10,292)	(89,931)	
Revenues													
Tax increment	1,582,349	308,644	199,491	442,479	1,062,217	211,921	643,191	164,116	286,453	93,327		128,400	
Other guarantees	103,170												
Investment income	(4,574)	(3,836)	(1,159)	(1,264)	(7,666)	(1,165)	(701)	(9,309)	(2,623)	(495)	(1,943)	(643)	
Exempt computer aid	2,503	1,638	4,016	(1,428)	40,476	7,373	39,699					1,696	
Miscellaneous revenue	(1,576)							9,204	1,896,192	40,000	38,017		
Allocation from other TID's								708,425					
Long term debt								170,000			700,000		
Total Revenues	1,681,873	306,445	202,348	439,787	1,095,027	218,129	682,188	1,042,436	2,180,022	132,832	736,074	129,454	
Expenditures													
Developer grants		5,935			386,154	154,693	2,358	7,168		2,588			
Allocation to other TID's			234,511	473,914									
Capital expenditures							47,867	269,170	546,468		440,087		
Administration (incl. Wages)	1,549	150	150	150	150	150	228	7,315	13,346	1,267	442	150	
Miscellaneous Expenses	4,984							2,785			11,062		
Professional services							2,100	28,501	40,430		10,563		
Interest/fiscal charges	34,735				18,150		77,603	113,930	375,467	27,382			
Debt issuance cost													
Principal on long term debt	1,169,951				80,000		715,000	60,000	155,000	30,000			
Total Expenditures	1,211,219	6,085	234,661	474,064	484,454	154,843	845,155	488,869	1,130,712	61,237	462,154	150	
Balance at end of fiscal year	1,156,476	502,460	278,592	303,858	1,857,937	284,948	(1,329,622)	2,229,051	(349,873)	(237,037)	263,628	39,373	
Increase/(Decrease) Fund Balance	470,654	300,360	(32,313)	(34,277)	610,572	63,286	(162,966)	553,567	1,049,310	71,595	273,920	129,304	