

City of Sheboygan  
2015-07-14

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JOINT REVIEW BOARD - 3 PM (Tuesday, July 14, 2015) Generated by Janet Duellman  
on Wednesday, July 15, 2015

1. OPENING OF MEETING Present:

Mark Winkel, Sheboygan County Representative

Roy Kluss, LTC Representative

Mayor Michael Vandersteen, City Representative

David Gass, Public Representative

Mark Boehlke, Sheboygan Area School District Representative

Staff: Chad Pelishek, Jim Amodeo, Nancy Buss, Atty. Charles Adams, Steve Sokolowski, and Janet M Duellman

Guests:

Darrell Postma and Gary Langhoff

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Consideration and appointment and/or reappointment of the Joint Review Board's public member Mark Winkel moved to nominate David Gass as the representative for the public, Mark Boehlke seconded.

Motion passed unanimously.

2.2 Election and/or reappointment of Chairperson Mark Winkel moved to nominate Mayor Michael Vandersteen as the Chairperson of the Joint Review Board, David Gass seconded.

Motion passed unanimously.

2.3 Discuss responsibilities of the Joint Review Board Chad Pelishek stated the need for representation of the other taxing entities and how the Joint Review Board works.

Mark Winkel inquired about the number of TIF Districts open.

Nancy Buss replied 9 or 10.

He further asked if any were going to be closing this year?

Chad Pelishek answered No.

2.4 Review & discuss project plan amendment for Tax Increment District No. 6 and creation for Tax Increment District No. 16 TID # 6 Chad Pelishek went through the City of Sheboygan Territory Amendment No. 1 of the Tax Incremental District # 6 Project Plan and Nancy Buss explained the plan financials.

David Gass asked if the City looked at extending TID# 6 instead of creating TID # 16.

Chad Pelishek stated that there are only two years left on the expenditure period of TID# 6 which is not enough time to accomplish the current developments being planned.

Mayor Vandersteen inquired about the timeframe for approval of the proposals.

Chad Pelishek explained that TID# 6 needs to be submitted by the end of August to the State

David Gass moved to approve the territory amendment to TID# 6 and send a favorable recommendation to the Common Council, Mark Winkel seconded.

Motion passed unanimously.

TID # 16 Chad Pelishek went through the City of Sheboygan Tax Incremental District No. 16 Project Plan explaining in detail the proposed projects and years slated. Nancy Buss explained project plan financials.

Mark Winkel questioned the need for a downtown parking structure when the parking in downtown is underutilized.

Mayor Vandersteen stated that we hope to get development in some of the existing parking lots and we also lost a few parking lots with the removal of Boston Store and the extension of New York Avenue.

David Gass explained that there is a need for parking. The US Bank and their tenants employees exceed the number of available parking spots in the downtown area.

David Gass asked about the dollar amounts allocated to each category and if one of the categories needed more funding if the money could be transferred without going through an amendment.

Chad Pelishek said that has all been figured into the plan.

David Gass asked if the Old Walgreens building on Wisconsin and N. 8 th Street was considered to be included in TID# 16 ? Chad Pelishek explained that the parcels to the North border of TID# 16 are part of TIF # 12.

David Gass moved to approve TID # 16 Project Plan and send a favorable recommendation to the Common Council, Roy Kluss seconded. Motion passed unanimously.

### 3. ADJOURN

3.1 Next meeting date: August 6, 2015 at 4 PM

3.2 Motion to Adjourn Mark Winkel moved to Adjourn, David Gass seconded. Motion passed unanimously. Being no further business the meeting was adjourned at 3: 45 pm.