

CITY OF SHEBOYGAN

JOINT REVIEW BOARD

JUNE 10, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Mayor Ryan Sorenson, Roger Te Stroete (County), Mark Boehlke

(SASD) and Roberta Filicky-Peneski (public member) MEMBERS EXCUSED: Roy Kluss (LTC) STAFF/OFFICIALS PRESENT: Finance Director Kaitlyn Krueger and Planning & Development Director Chad Pelishek

1.1 Call to Order

Chair Mayor Sorenson called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of minutes from the August 11, 2020 meeting.

Motion by Roberta Filicky-Peneski, second by Mark Boehkle to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Election of Chairperson

Roger Te Stroete nominated Mayor Ryan Sorenson for Chairperson, Roberta Filicky-Peneski seconded the nomination. Mayor Sorenson accepted the nomination. No other nominations were made.

Motion by Roger Te Stroete, seconded by Roberta Filicky-Peneski to approve.

Motion carried.

3.2 Election of Vice-Chairperson

Roger Te Stroete nominated Roberta Filicky-Peneski for Vice-Chairperson, Mark Boehlke

second the nomination. Roberta Filicky-Peneski accepted the nomination. No other nominations were made.

Motion by Roger Te Stroete, second by Mark Boehlke

to approve. Motion carried.

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

Chad Pelishek explained each year by July 1 st the TIF report needs to be submitted to the Wisconsin Department of Revenue.

TID 6: The Marina/South Pier TID will close in 2023.

The debt will be paid-off in 2022.

TID 10: The Water Street TID will close in 2024. This TID includes the Walgreens (14 th & Erie), Garton Toy Factory Apartments, and the recently built Kingsbury Apartments. There is still a developers incentive in the amount of \$300,000.00 that needs to be paid for the Kingsbury development.

TID 11: This TID is for Washington Square which closed in 2020. TID 11 was extended a year to capture \$700,000.00 for the use of affordable housing.

TID 12: Niagara Avenue TID includes the Rhode Dale building and Grandstay Residential Suites. This TID is scheduled to close in 2027.

TID 12 is a donor district to TID 17.

TID 13: Landmark Senior Condos and Founders Club block makes up TID 13. This TID is a donor district to TID 17 and scheduled to close in 2032.

TID 14: Taylor Heights and Meijer store are included in this TID. TID 14 is scheduled to close in 2031.

TID 15: South side Pick n Save on South Business Dr. and Wilson Avenue are a part of this TID. TID 15 is scheduled to close in 2031.

TID 16: Downtown area. This TID includes High Pointe Apartments, Encore Apartments and other areas along 8 th Street. This TID has help fund lighting upgrades along 8 th Street and Mead Library improvements. The scheduled close date of is 2035 for this TID.

TID 17: The area included is Indiana Corridor to Pennsylvania Avenue from South 14 th Street to the lake. The areas of focus are the Badger State Lofts and the surrounding roads and storm sewers near

Koepsell/former Badger State Tannery

properties. The TID is scheduled to close in 2045.

TIDs 12 & 13 are donor TIDs to this TID.

TID 18: This is for SouthPointe Enterprise Campus. The City has already invested \$12 to \$15 million in infrastructure and development costs.

There are a couple of projects to proceed forward. In 2022, debt services will need to be paid in the amount of

approximatley \$560,000 per year. This TID received a three year extension to 2044 to cover costs.

TID 19: TID 19 is scheduled to close in 2038. This TID includes Waters Edge Condo, Lakeland Technical College, Dulmes Decor and street repairs.

TID 20: This TID is for the Oscar Apartments and includes the infrastructure needs for the street upgrades and lights. It has a scheduled closed date of 2040 (spreadsheet needs to be updated).

ENV 1: Closes in 2025. This is an environmental TID for the Piggly Wiggly on the North side of Sheboygan off of North 15 th Street. The Environmental TID was used to clean up all environmental issues the were at the site.

Robert Filicky-Penski inquired about the substantial amount of administration funds in this district. Kaitlyn Krueger and Chad Pelishek explained that the TID was closed this year so the large amount in the administration funds line item is reflected on the spreadsheet as a

pay-out to the taxing entities.

Also, this TID was kept

open one more year, so the city could capture the increment

and place it into the Affordable Housing programs.

Motion by Roberta Filicky-Peneski, second by Roger Te Stroete to accept the report as amended. Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Mark Boehlke, second by Roger Te Stroete to adjourn. Motion carried.

Being no further business the meeting was adjourned at 3: 21 p.m.