

AGENDA

JOINT REVIEW BOARD CITY OF MARINETTE

TAX INCREMENTAL DISTRICT NO. 17 AND TAX INCREMENTAL DISTRICT NO. 18 AND TAX INCREMENTAL DISTRICT NO. 19

June 27, 2023 at 2:00 PM

**The meeting will be held at the Marinette City Hall, Common Council Chambers,
located at 1905 Hall Ave.**

1. Call to order.
2. Roll call.
3. Approval of minutes from the TID No. 17 May 17, 2023 Joint Review Board meeting.
4. Review the public record, planning documents and the resolution passed by the Plan Commission for TID No. 17 on May 17, 2023 and the resolution passed by the Common Council for TID No. 17 on June 6, 2023.
5. Consideration of "Resolution Approving the Creation of Tax Incremental District No. 17".
6. Appointments for TID No. 18 and TID 19:
 - a. Public member.
 - b. Chairperson.
7. Review responsibilities of the Joint Review Board.
8. Review and discuss draft Project Plan for TID No. 18.
9. Review and discuss draft Project Plan for TID No. 19.
10. Set next meeting date to consider approval of TID No. 18 & TID No. 19.
11. Adjourn.

**CITY OF MARINETTE TAX INCREMENT DISTRICT NO.17 JOINT REVIEW BOARD
CREATION MEETING MINUTES FROM MAY 17th, 2023**

1. Chairperson, Mayor Genisot, called the City of Marinette Tax Incremental Finance District No. 17 Joint Review Board creation meeting to order at 2:00 PM in the Common Council Chambers at Marinette City Hall, 1905 Hall Avenue.

Joint Review Board Members Present: Representing the City of Marinette, Mayor Steve Genisot; representing Northeast Wisconsin Technical College designee, Chet Lamers (Via- Go to Meeting) and representing School District of Marinette designee, Sean Kelly, Marinette County Board, District No. 29 Supervisor, Rick Polzin; public at large member, Joanne Vieth.

Absent: None.

Others; Joe Murray, Fire Chief Heckel & Finance Director / City Treasurer Jackie Miller

2. **APPOINTMENT AND/OR REAFFIRMATION OF JOINT REVIEW BOARD'S PUBLIC MEMBER:** No action was needed on this agenda item.
3. **ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON:** No action was needed on this agenda item.
4. **DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD.** Joe Murray, Senior Financial Advisor from Ehlers & Associates reported this initial meeting of the Joint Review Board is to organize, receive preliminary information of what the City of Marinette Tax Incremental Finance District No. 17 project entails and establish a final meeting date to approve district.
5. **DISCUSSION AND REVIEW PROJECT PLAN.** Joe Murray, Senior Financial Advisor from Ehlers & Associates presented the proposed City of Marinette Tax Incremental Finance (TID) # 17 Project Plan is a proposed Mixed Use District comprising approximately 74.7 acres located in the Southeast portion of the City by University Drive, Shore Drive and Bay Shore Street. The area for prime development in the District is commonly referred to as "The Old Hospital Site" – formerly the Bay Area Medical Center (BAMC). Murray stated two changes have been made since the initial plan, one a grammar error on page 3 and there are no development incentives for a Fire Truck. Murray stated that "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. Based on the foregoing finding, the District is designated as a mixed-use district. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created and Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City and the Plan for the District is feasible and will be in conformity with the Master Plan of the City.
6. **ESTABLISH NEXT JRB MEETING DATE.** By unanimous consent, Board members concurred to establish the next TID # 17 Joint Review Board meeting date for Tuesday June 27th, 2023 at 2:00 pm contingent upon the City of Marinette Plan Commission and Common Council adoption of resolutions approving TID # 17 District Project Plan and boundaries to be considered later today by the Plan Commission and by the Common Council on Tuesday June 6th, 2023.
6. **ADJOURN.** Joanne Vieth moved/ Sean Kelly seconded and all concurred to adjourn at 02:38 PM.

Recorded and submitted by: Lana Bero, City of Marinette Clerk

April 27, 2023

John Guarisco, County Board Chair
Rick Polzin, Supervisor & JRB Member
Marinette County

Mayor Steve Genisot, City JRB Member

Joann Vieth, Public JRB Member

H. Jeffrey Rafn, President
Chet Lamers, Facilities Director
Northeast Wisconsin Technical College
District

Corry Lambie, Superintendent,
Sean Kelly, Finance Director & JRB
Member
c/o School Board President
Marinette School District

RE: City of Marinette

A meeting to organize a Joint Review Board (“JRB”) for the City’s proposed creation of Tax Incremental District No. 17 (“District”) will be held at 2:00 pm on May 17, 2023.

The meeting will be held at the Marinette City Hall, Common Council Chambers, located at 1905 Hall Avenue.

At this meeting, the JRB will be asked to appoint a chair and public member, and to set an additional meeting date or dates. City staff will also review the draft Project Plan.

As a quorum must be achieved for the City to proceed, we would ask that you ensure the availability of your appointee to attend.

We’ve attached the following documents that will be mailed & e-mailed to you:

- The draft meeting agenda.
- A copy of the legal notice published for the meeting.

A copy of the updated draft Project Plan dated April 27, 2023 has been provided.

At a subsequent meeting the JRB will be asked to approve the resolution to be adopted by the City creating the District. In considering approval, the JRB will review the public record, planning documents and the resolutions adopted by the City’s Plan Commission and Common Council. Its decision, by majority vote, must be made within 45 days of receipt of the adopted City resolution and is to be based on the following criteria specified in Wis. Stat. § 66.1105(4m)(c)1.:

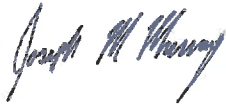
1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

If the JRB does not approve creation of the District it must issue a written explanation describing why it fails to meet one or more of these criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS



Joe Murray
Senior Municipal Advisor

cc: Jackie Miller, City Treasurer & Finance Director, City of Marinette
Jan Kust, Mayor's Assistant & Community Development, City of Marinette
Lana Bero, City Clerk, City of Marinette
Robert Gagan, City Attorney, City of Marinette
Louise Stemper, City Legal Assistant
Brian Miller, City Engineer, City of Marinette
Jill Champeau, Executive Assistant to the CFO, Northeast Wisconsin Technical College
Kari LaCount, Administrative Secretary, Marinette County
Phil Cosson, Senior Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

Steve Genisot, City Mayor
& JRB City Representative
City of Marinette
1905 Hall Avenue
Marinette, WI 54143

Lana Bero, City Clerk
City of Marinette
1905 Hall Avenue
Marinette, WI 54143

Jackie Miller,
City Treasurer & Finance Director
City of Marinette
1905 Hall Avenue
Marinette, WI 54143

Attorney Robert Gagen
c/o City of Marinette
1905 Hall Avenue
Marinette, WI 54143

Joann Vieth, JRB Public Member
1512 Parnell St.
Marinette, WI 54143

H. Jeffrey Rafn, President
Northeast Wisconsin Technical College District
2740 W. Mason Street
Green Bay, WI 54307

Corry Lambie, Superintendent,
c/o School Board President
Marinette School District
2139 Pierce Avenue
Marinette, WI 54143

John Guarisco, County Board Chair,
c/o John Lefebvre, County Administrator
Marinette County
1926 Hall Avenue
Marinette, WI 54143

Jan Kust,
Mayor's Assistant & Community Development
City of Marinette
1905 Hall Avenue
Marinette, WI 54143

Louise Stemper, City Legal Assistant
City of Marinette
1905 Hall Avenue
Marinette, WI 54143

Brian Miller, City Engineer
City of Marinette
1905 Hall Avenue
Marinette, WI 54143

Sean Kelly, Finance Director
c/o School Board President
Marinette School District
2139 Pierce Avenue
Marinette, WI 54143

Chet Lamers, Facilities Manager
Northeast Wisconsin Technical College District
2740 W. Mason Street
Green Bay, WI 54307

Jill Champeau, CFO Executive Assistant
Northeast Wisconsin Technical College District
2740 W. Mason Street
Green Bay, WI 54307

Rick Polzin, Supervisor
Marinette County
1926 Hall Avenue
Marinette, WI 54143

Kari LaCount, Administrative Secretary
Marinette County
1926 Hall Avenue
Marinette, WI 54143

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF MARINETTE, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of Marinette will hold a Joint Review Board meeting on May 17, 2023 at 2:00 p.m.

The meeting will be held at the Marinette City Hall, Common Council Chambers, located at 1905 Hall Avenue.

The purpose of the meeting is to organize the Joint Review Board for further consideration of the City’s proposal to create Tax Incremental District No. 17.

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Marinette will hold a public hearing on May 17, 2023 at 3:30 p.m.

The meeting will be held at the Marinette City Hall, Common Council Chambers, located at 1905 Hall Avenue.

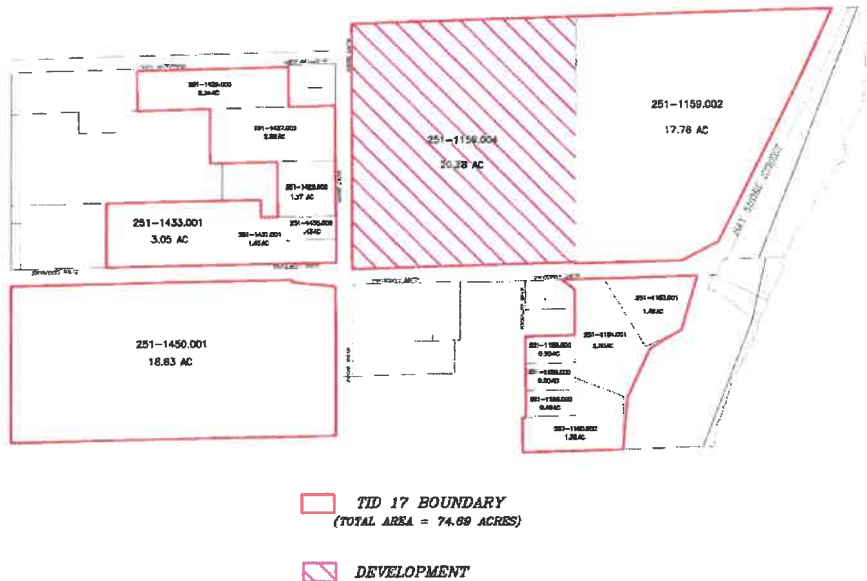
The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 17, its proposed boundaries, and its proposed Project Plan.

The District’s proposed boundary is identified on the map included in this Notice.

Based on the planned use of properties within the proposed District boundary the City

expects to designate the District as suitable for mixed use development.

*TAX INCREMENTAL DISTRICT NO. 17
TID BOUNDARY MAP*



Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of promoting mixed use development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash

grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the Marinette City Hall, located at 1905 Hall Avenue.

By Order of the City of Marinette, Wisconsin

Published May 3, 2023 & May 10, 2023.

RESOLUTION NO. 3-2023

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 17**

WHEREAS, the City of Marinette (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 17 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marinette County, the Marinette School District, and the Northeast Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 17, 2023 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Marinette that:

1. It recommends to the Common Council that Tax Incremental District No. 17 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development In the City.

Resolution introduced and adoption moved by Aldersperson Skorik

Motion for adoption seconded by Commissioner Minzloff

Adopted this 17th day of May, 2023



Steve Gehisot Plan Commission Chair



Lana Bero, City Clerk

RESOLUTION NO. 14-2023

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 17, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES CITY OF MARINETTE, WISCONSIN

WHEREAS, the City of Marinette (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 17 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marinette County, the Marinette School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 17, 2023 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Marinette that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 17, City of Marinette", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2023.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 17, City of Marinette " (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2023, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

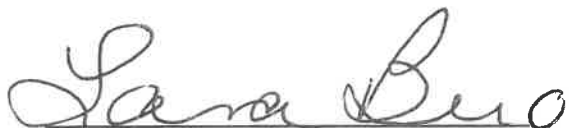
Adopted this 6th day of June, 2023.

Resolution introduced and adoption moved by Alderperson Oitzinger.

Motion for adoption seconded by Alderperson Polzin.

On roll call, motion adopted by a vote of 9 ayes to 0 nays contingent upon removing the reference the City may incur costs for installation of a Rail Spur as an eligible project cost.


City Mayor


City Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 17
CITY OF MARINETTE**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]