

CITY OF MARINETTE TAX INCREMENT DISTRICT JOINT REVIEW BOARD

DISTRICT APPROVAL MEETING MINUTES FROM JUNE 27TH, 2023

1. City of Marinette Tax Incremental Finance District Joint Review Board Chairperson, Mayor Steve Genisot, called the meeting to order at 2:00 PM in the Common Council, Chambers at Marinette City Hall, 1905 Hall Avenue.

2. Joint Review Board Members Present: Representing the City of Marinette, Mayor Steve Genisot; representing Northeast Wisconsin Technical College designee Bob Mincheff (via Go to meeting), Public at large member, Joanne Vieth and representing School District of Marinette designee, Sean Kelly & Marinette County Board, District No. 29 Supervisor, Rick Polzin.

Absent: None
Others Present: Alderperson Oitzinger, Karban & Mikutowski, City Attorney Bob Gagan & Finance Director/Treasurer Jackie Miller.
3. **REVIEW AND CONSIDERATION OF MINUTES FROM MEETING REGARDING THE TAX INCREMENTAL DISTRICT ON 5/17/23.**
Sean Kelly moved/ Joanne Vieth seconded and all concurred to **approve minutes as presented** from 5/17/23.
4. **REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION RESOLUTIONS, AND RESOLUTIONS PASSED BY THE COMMON COUNCIL.**
Included in today's packet are the planning documents, Plan Commission resolution, and resolutions passed by the Common Council approving the creation of Tax Incremental District No. 17. Joe Murray, Ehlers Senior Financial advisor stated this is the final step to the process and approval of TID No. 17. The Plan Commission conducted a Public Hearing and there were no comments made at the Public Hearing.
5. **CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 17.**
Rick Polzin moved/ Sean Kelly seconded and upon a call of the role **motion carries** by a vote of 5 ayes to 0 nays to **approve** JRB Resolution approving Tax Incremental District No. 17
6. **APPOINTMENTS**
 - a. **Chairperson-**
Joanne Vieth moved/Sean Kelly seconded and after no more nominations were received all concurred to appoint Mayor Genisot as Chairperson for the Joint Review Board.
 - b. **Public member-**
Sean Kelly moved/ Rick Polzin seconded and after no more nominations were received all concurred to nominate Joanne Vieth as the Public Member for the Joint Review Board.
7. **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. 18 & City of Marinette Tax Incremental Finance District No. 19 project entails and establish a final meeting date to approve district.
8. **DISCUSSION AND REVIEW PROJECT PLAN FOR TID NO. 18.** Joe Murray, Senior Financial Advisor from Ehlers & Associates presented the proposed City of Marinette Tax Incremental Finance (TID) # 18 (Tyco Warehouse) a proposed two-parcel Industrial District comprising approximately 19 acres located across Aerial Dr. The District will be created to help build a warehouse for Tyco and the costs of development incentives, public infrastructure, interest and City administrative costs needed to be developed by Tyco. 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. In making this determination, the City has considered the following information:
The expectation that the Project will employ additional Tyco warehouse employees within the City.
That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

Cc: Board members; City Attorney; City Assessor, Common Council file and City Clerk's file.

As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

9. DISCUSSION AND REVIEW PROJECT PLAN FOR TID NO. 19. Marinette County Board, District No. 29 Supervisor, Rick Polzin excused himself from the agenda item.

Joe Murray, Senior Financial Advisor from Ehlers & Associates presented the proposed City of Marinette Tax Incremental Finance (TID) # 19 is a proposed Mixed-Use District comprising approximately 8-acres located on both west by Pierce Avenue, Wells Street on the east and dissected by Daggett Street. It includes Daggett Street Park. The District will be created to pay the costs of development incentives, Daggett Street Park improvements, interest, and City administrative costs needed (“Project”) to be developed by D.A. Boomer Developments, LLC (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in 30-36 units of apartments, some additional commercial, and park improvements not only for the neighborhood, but the City at-large.

10. SET NEXT MEETING DATE TO CONSIDER APPROVAL OF TID NO. 18 & TID NO. 19.

The Joint Review Board approved July 25th at 2:00PM for the meeting to consider approval of TID No. 18 & TID No. 19.

11. ADJOURN. Sean Kelly moved/Joanne Vieth seconded and all concurred to adjourn at 2:42 PM.

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