

#3 Expo Grounds

including south of the grounds on calumet ave.

It is my position that Manitowoc County and the Expo Board should begin discussions of another location for the Manitowoc County Fair. The City of Manitowoc has already gone on record supporting the sale of the racetrack land to Meijer for development, and I believe we need to go on record supporting the long-term development of that entire property, including the private lots to the south of the fairgrounds, for other purposes than a fairground.

I will urge the County to consider this as they discuss upgrades to the current fair facilities. Once Meijer builds their facility there will undoubtedly be a plethora of interest from other businesses (high end) to build in that area, which is arguably the most valuable property in the city other than the lakefront.

I believe a perfect location for the Manitowoc County Fair would be near the new Agriculture Education Center that will be built in the near future. As we have seen in the past, the City moves closer and closer to the County Fair Grounds (back when it was at Washington and Citizen Park, and now in its current location). By moving the fair outside the city-limits there could be a longer-term investment into the fair grounds for the long-term benefit of the fair and the city. The proceeds from the sale of the county fair lands would far exceed what would be needed to build new fairgrounds.

The city should also entertain the idea of a TIF District in this area to spur further growth and development that would benefit the entire city. The city and TIF Joint Review Board should discuss the pro's and con's of this idea.

Harbor Town is currently assessed at \$50 million after initial TIF investments from the city. Just imagine the increased value, and more importantly jobs, the expo grounds could bring the city/county.