

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF
THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 6
IN THE CITY OF STEVENS POINT, WISCONSIN**

Notice is Hereby Given that the City of Stevens Point will hold an organizational Joint Review Board meeting on January 3, 2011 at 4:00 p.m. at the Stevens Point City Hall Conference Room, located at 1515 Strongs Avenue. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan amendment.

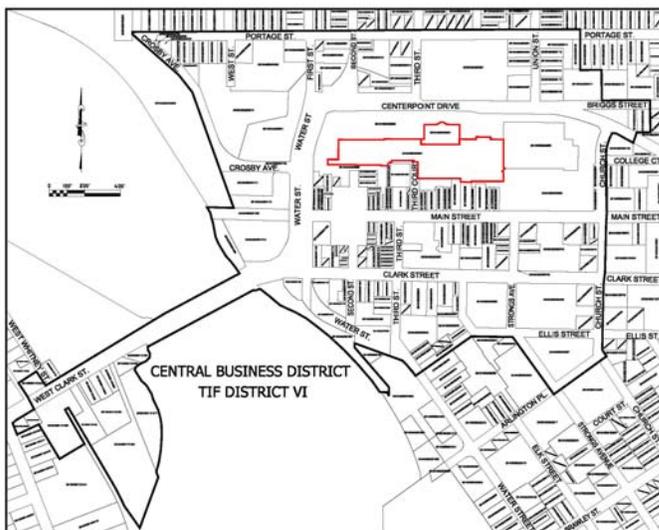
Notice is Hereby Given that the Plan Commission of the City of Stevens Point will hold a public hearing on January 3, 2011 at 6:00 p.m. at the Lincoln Center, located at 1519 Water Street, Stevens Point. The purpose of this hearing is to provide the community a reasonable opportunity to comment upon the proposed amendment of the boundaries and project plan for Tax Incremental District No. 6 (the "District").

The proposed amendment is to add territory to the existing District's boundaries, and to amend the Project Plan to update and/or provide for the undertaking of additional expenditures. The proposed boundaries to be added are as detailed on the map below.

Proposed additional and updated projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Stevens Point City Hall, located at 1515 Strongs Avenue, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.



By Order of the Plan
Commission

City of Stevens Point,
Wisconsin

*Published December 17, 2010
& December 24, 2010*

AGENDA
JOINT REVIEW BOARD
CITY OF STEVENS POINT
TAX INCREMENTAL DISTRICT NO. 6
PROJECT PLAN / BOUNDARY AMENDMENT

January 3, 2011 at 4:00 p.m.

Stevens Point City Hall Conference Room
1515 Strongs Avenue

1. Call to order
2. Election and/or reaffirmation of Chairperson
3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
4. Discuss responsibilities of the Joint Review Board
5. Review & discuss project plan
6. Set next meeting date
7. Adjourn

Any person who has special needs while attending these meetings or needing agenda materials for these meetings should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715)346-1569. TDD #346-1556 or by mail at 1515 Strongs Avenue, Stevens Point, Wisconsin 54481

A QUORUM OF THE COUNCIL MAY ATTEND THESE MEETINGS.

AGENDA LANGUAGE

TAX INCREMENTAL DISTRICT ITEMS FOR PLAN COMMISSION AGENDA

CITY OF STEVENS POINT

TAX INCREMENTAL DISTRICT NO. 6 PROJECT PLAN / BOUNDARY AMENDMENT

January 3, 2011 at 6:00 p.m.

**Stevens Point
Lincoln Center
1519 Water Street**

- A. Public Hearing regarding the proposed project plan amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on December 17, 2010& December 24, 2010).
- B. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin".

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A QUORUM OF THE COUNCIL MAY ATTEND THESE MEETINGS.



December 14, 2010

Patty Dreier
County Board Executive
Portage County
1462 Strongs Avenue
Stevens Point, WI 54481

Board of Education
c/o Attila Weninger, District Administrator
Stevens Point Area School District
1900 Polk Street
Stevens Point, WI 54481

Board of Education
c/o John Clark, President
Mid-State Technical College District
500 32nd Street North
Wisconsin Rapids, WI 54494

**RE: City of Stevens Point, Wisconsin
Proposed Amendment of Boundaries and Project Plan for Tax Incremental
District No. 6**

Please find enclosed a copy of a Notice of Public Hearing relating to the proposed Amendment to the Boundary and Project Plan for Tax Incremental District No. 6 (the "District") in the City of Stevens Point. This notice is being sent to you as required by Section 66.1105(4)(h)1, Wisconsin Statutes, to notify you of the hearing, to be held by the Plan Commission of the City to consider the Amendment to this District's Boundaries and Project Plan.

Any City that seeks to amend a tax incremental district shall convene a Joint Review Board ("JRB") to review the proposal, per Wisconsin State Statutes. The JRB shall consist of the following five members (see separate attachment for guidelines in appointment), per Wisconsin State Statutes 66.1105(4m):

- one representative chosen by the school district that has power to levy taxes on the property within the District
- one representative chosen by the vocational, technical and adult education district that has power to levy taxes on this property within the District
- one representative chosen by the county that has power to levy taxes on the property within the District
- one representative chosen by the City
- one public member

We would request that you appoint or reappoint a member prior to **the JRB's organizational meeting which is scheduled to be held on January 3, 2011 at 4:00 p.m. at the Stevens Point City Hall Conference Room, located at 1515 Strongs Avenue.** At that time the JRB will discuss its role under the Wisconsin Statutes regarding review of the public record and review of the plan amendment documents.

The main purpose of the January 3, 2011 meeting is to select and/or reaffirm a chairperson and the public member. The JRB, at this meeting, will set a date or dates to meet again for the purpose of considering approval of the District Amendment. A copy of the draft Project Plan Amendment will be distributed at this meeting. **Please call either Paula Czaplowski or myself at (262) 785-1520, or e-mail Paula at paula@ehlers-inc.com, as soon as possible to let us know who will be the appointed representative at this January 3, 2011 meeting, and a phone number where they can be reached, or if you cannot send a representative to this meeting.**

As part of its deliberations, the JRB must review the public records, project plan document, and the resolutions adopted by the Plan Commission and Common Council. Its decision, by majority vote, must be made and submitted to the City within 30 days of receipt of the adopted Common Council resolution. The decision to approve or deny amendment of the District shall be based on the following criteria:

- A. Whether development expected in the Tax Incremental District would occur without the use of Tax Incremental Financing; and
- B. Whether the economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements; and
- C. Whether the benefits of the proposal outweigh any loss, if it occurs, in the tax revenues of the overlying districts.

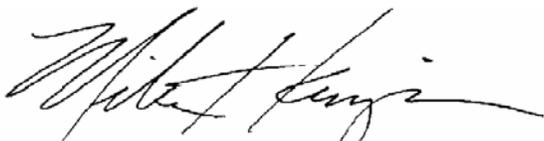
Should the JRB reject the Tax Incremental Financing Proposal Amendment, it must submit (in writing) a description as to why the proposal fails to meet one or more of these criteria.

The City will provide administrative support for the JRB. **The City is ready to answer any questions regarding this proposal and urges all JRB members to also attend the public hearing on January 3, 2011 at 6:00 p.m. at the Stevens Point Lincoln Center, located at 1519 Water Street.**

Attached is a draft of a suggested agenda for the initial meeting of the JRB. Should you have any questions or need any additional information regarding this proposal, please contact either Paula Czaplowski or myself at (262) 785-1520.

Very Truly Yours,

EHLERS & ASSOCIATES, INC.



Michael C. Harrigan, CIPFA
Board Chairman – Senior Financial Advisor



Dawn Gunderson-Schiel, CPFO, CIPFA
Vice President - Financial Advisor

cc: John Schlice, Comptroller – Treasurer, City of Stevens Point
Michael Ostrowski, Community Development Director, City of Stevens Point
John Moe, Clerk, City of Stevens Point
Attorney Louis J. Molepske, City of Stevens Point
Mayor Andrew Halverson, City of Stevens Point
Phil Idsvoog, County Board Chair
Heidi Born-Smith, County Coordinator
Steve Smith, Campus Dean, Mid-State Technical College
Cheryl Polster, Assistant District Administrator, Stevens Point Area School District
Bo Decker, City of Stevens Point
McDill Protection & Rehab District
Paula Czaplewski, Ehlers

Patty Dreier
County Executive
Portage County
1462 Strongs Avenue
Stevens Point, WI 54481

John Clark, President
Mid-State Technical College District
500 32nd Street North
Wisconsin Rapids, WI 54494

Board of Education
c/o Attila Weninger, District
Administrator
Stevens Point Area School District
1900 Polk Street
Stevens Point, WI 54481

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Stevens Point, WI 54481

McDill Inland Lake
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Stevens Point, WI 54481

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Stevens Point, WI 54481

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c/o City of Stevens Point
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Stevens Point, WI 54481

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City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Michael Ostrowski
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