

REPORT OF JOINT REVIEW BOARD
CITY OF STEVENS POINT
TAX INCREMENTAL DISTRICT NO. 9 CREATION

Monday, May 6, 2013 – 5:30 PM
Lincoln Center – 1519 Water Street

PRESENT: Michael Ostrowski, Patty Dreier, Steve Smith, and Tom Owens.

ALSO PRESENT: Dawn Gunderson, Economic Development Specialist Kyle Kearns, John Gardner, Mayor Andrew Halverson, Attorney Logan Beveridge, Comptroller Treasurer Corey Ladick, Reid Rocheleau, Barb Jacob, Gene Kemmeter, Bonnie Shelton, and Alderperson Tony Patton.

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

The meeting was called to order at 5:30 PM by Mr. Ostrowski.

2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.

Nomination by Michael Ostrowski to appoint John Gardner as the public member of the Joint Review Board; seconded by Patty Drier. Nomination carried 4-0.

3. Election and/or reaffirmation of Chairperson.

Nomination by Steve Smith to appoint Michael Ostrowski as the chairperson of the Joint Review Board, seconded by Tom Owens. Nomination carried 4-0.

4. Discuss responsibilities of the Joint Review Board.

Ms. Gunderson of Ehlers informed the Board about the communication regarding the process and responsibilities of the Joint Review Board and under state statute the Board will be provided with all the public record from all of the action by the city, including the resolution at the Plan Commission and Common Council, as well as the minutes from those meetings. Then, within 30 days of those meetings there will be a meeting at which the decision and determination on the creation of TID 9 will be discussed. She continued pointing out the decision would be based on three criteria, including whether the expected development within the TID would occur without the use of tax incremental financing, the economic benefits of the TID as measured by increased employment,

business, personal income, and property value, are sufficient enough to compensate for the cost of the improvements, and whether the benefit of the proposal outweighs any loss if it occurs in the tax revenue of the overlapping jurisdictions. Ms. Gunderson added that there is a period of time while the district is in place that any development that takes place in that area, the overlapping taxing jurisdictions forgoes the new taxes on the new development. She continued stating that the public hearing will be in front of the Plan Commission following this meeting. Ms. Gunderson pointed out that there are additional materials available on the Wisconsin Department of Revenue website if members are interested in more information regarding joint review boards, and the process.

5. Discuss & review project plan.

Mr. Ostrowski explained that the area we are looking at for TID 9 is the area known as the East Park Commerce Center and a northern part of the Portage County Business Park. He continued stating that within this district we are looking at creating a number of improvements with the cost of the improvements being approximately \$48 million for road, infrastructure, utilities, streetscaping, landscaping, as well as the overpass on Burbank and some other additional projects that may be adjacent to the district itself. Mr. Ostrowski added that it is anticipated that there will be approximately \$179 million in value over the next 20 years. He continued stating that this is designated to be an industrial TID over the next 20 years, so a lot of the development would be large scale. Director Ostrowski also handed out a map of the proposed improvements that would be incorporated on page 18 of the project plan.

Ms. Dreier asked if this is a pay as you go TID, to which Mr. Ostrowski answered it could be both.

Ms. Gunderson from Elhers added it is important to understand that the city identified all the improvements that are necessary and as a development comes forward phasing of those projects will take place. For the purposes of the plan, costs are spread out over time, based on an estimate of 40 acres of development each year. Likely, the improvements would not be made until the development is ready to occur. She added that there could be some financing, or development incentives, but it will be as the development happens.

Ms. Dreier asked about road improvements around the boundary, to which Director Ostrowski stated there would be some on Highway HH, as well as on the northeastern side and along Burbank Road. Burbank Road could become a major thoroughfare and may require an overpass at the railroad crossing. He continued stating there is also a proposed framework of the main backbone roads that have been laid out to serve the development as it progresses; however, this is only an initial concept plan. Mr. Ostrowski pointed out that along the northern edge of the district, there are proposed rail improvements. He also added that this district includes the half mile language, which allows for improvements to surrounding infrastructure within a half mile of the TID to be eligible for TID funds, if those improvements benefit the district.

Mr. Owens asked if this was set up in 20 year blocks, to which Director Ostrowski stated the entire district is over 20 years, with an estimate to have 40 acres of development or \$8.8 million of value per year, over the next 20 years. Mr. Owens asked if portions could be released from the TID, to which Mr. Ostrowski stated we can release areas from the TID as it matures so there isn't a huge impact on the school district when it closes. He added that under state statutes there are four amendments allowed to add more properties or release properties.

Mr. Gardner pointed out that only one development incentive scheduled, to which Mr. Ostrowski stated at this time there is a developer interested in a property within the district. However, we may have to add additional incentives within the project plan, as well as identify the cost of the underpass on Country Club. Mr. Gardner then asked about the construction work anticipated on Highway HH and the cost of improvements if the city only has half of the right-of-way. Mr. Ostrowski answered that we have typically split the costs with the Village of Plover and Portage County. Mr. Gardner asked if 20 years is the statutory limit on a TIF like this, to which Mr. Ostrowski stated yes.

Mr. Gardner asked if there was a proposed land use map in the project plan, to which Mr. Ostrowski answered that the district is mainly zoned Planned Industrial District, so most of the district would include industrial type uses.

Ms. Gunderson stated that the area could be developed for more than 35% retail/commercial, but we would have to state in the plan how much was developed with that intent. Mr. Ostrowski added that the majority would be industrial, and the retail/commercial area would be likely on the south edge along Highway HH and on the east by Burbank Road. He also added that the large wooded area is still in the Town of Plover and the properties at the northeast corner of Highway HH and County Road R is already designated as commercial, but is not within the boundaries of TID 9.

Mr. Smith asked about the boundary and questioned the a green area of the map, to which Mr. Ostrowski clarified that area was out of the TID due to it being in the Town of Plover.

6. Set next meeting date.

Ms. Gunderson stated that the next meeting needs at least five days prior for publication, so that would be around the first week of June. The Board discussed schedules, and determined to set the next meeting date of May 31, 2013 at 8:00 AM.

7. Adjourn.

Meeting adjourned a 5:53 PM.