

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

Monday, May 31, 2013 – 8:00 AM
City Conference Room – City - County Building
1515 Strongs Avenue, Stevens Point, WI 54481

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

ALSO PRESENT: Dawn Gunderson, Attorney Logan Beveridge, and Comptroller Treasurer Corey Ladick.

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1. Call to order.
 2. Review and consideration of minutes from organizational meeting.
 3. Review the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation.
 4. Consideration of resolution approving Tax Incremental District No. 9 creation.
 5. Consideration to disband.
 6. Adjourn.
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1. Call to order.

The meeting was called to order at 8:00 AM by Chairperson Ostrowski.

2. Review and consideration of minutes from organizational meeting.

Motion by Ms. Dreier to approve the minutes from the organizational meeting; seconded by Steve Smith. Motion carried 5-0.

3. Review the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation.

Chairperson Ostrowski explained on May 6, 2013 the Plan Commission held a public hearing and adopted the resolution, and on May 20, 2013 the Common Council approved the resolution for the creation of TID No. 9.

Mr. Gardner asked if the resolution within the packet was adopted by the Common Council, to which Chairperson Ostrowski stated that was correct.

Motion by Mr. Smith to approve the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation; seconded by Mr. Gardner. Motion carried 5-0.

4. Consideration of resolution approving Tax Incremental District No. 9 creation.

Mr. Owens asked if the intent of the City is to release portions of the TIF as it becomes practicable; for example, 10 years from now if a quarter of the TIF is done, will that be released back on the tax

roll, as it is beneficial for the city because it allows for other TIFs. Additionally, at the end of 20 years, or TIF closure, taxing entities won't end up slammed with a very large increase which affects the tax base. Chairperson Ostrowski explained that only four territorial boundary amendments can be made over the life of the TIF, which would include the release of territory. He continued stating that depending on what occurs for the projects and if we can make up those costs more quickly than anticipated, we have the ability to release some of the land. Chairperson Ostrowski added laws can change in the future, but given the creation of this TIF and the value that is estimated to be created, it may put us at our 12% requirement, which then releasing land may be beneficial.

Ms. Gunderson from Elhers agreed and added you wouldn't be able to add territory or create a new district if you are at your 12% limitation. Mr. Owens stated that even if estimates are off by half, it is still pretty powerful growth and advantage. He asked if historically TIFs had released land, to which Mr. Gardner stated that the only TIF that land was released early was the Woodward Governor TIF in the Industrial Park. He stated at that time when you paid off your debt, you closed out the TIF, which is what occurred there.

Ms. Gunderson stated the law is still the same if you have undertaken all the projects that were intended to be undertaken and your financing is covered, unless it has the potential to donate and you need to donate, you would need to close it out. Mr. Gardner asked if there was a rule that allowed for amendments and piece meal release, to which Ms. Gunderson answered you can subtract territory with an amendment. Chairperson Ostrowski added it really depends on what the projects are within this district and if we get a couple of large users within the district, maybe there isn't as much costs associated.

Mr. Owens commented that he looked at the document and only found one reference to jobs and was wondering what the projections are for job creation since his concern is the possibility of increase population for the school district. Chairperson Ostrowski answered this is an Industrial TIF, which is typically geared toward job creation. The number of jobs created is really dependent on the development within the district. Some larger scale industrial users may take up a lot of land, but may have very few jobs associated with it. Chairperson Ostrowski estimated job increases would likely be in the thousands once the district is fully built out. He continued explaining that job creation will be a high priority when we are approving projects if they require a development agreement. Mr. Owens added you have to look at what percent also come from surrounding communities by commuting. Mr. Smith pointed out back in the early 90's the city was looking at applying for a Saturn plant and the notion then was the community wanted to remain small and the community was not happy about it. Chairperson Ostrowski added that a large scale development with significant jobs can really change a community, especially if those jobs are lost. Mr. Gardner stated if you look at what the Portage County Business Park has done to the community, with the only real addition of Travel Guard which is a home grown business, all of the other businesses in there have been relocations.

Ms. Dreier read a prepared statement regarding the position of Portage County and TID 9 and over all stated the county is in favor of its creation but would like to be continually informed on the developments that are occurring so they can plan for further infrastructure in and around this area, as well as to continue to plan for those improvements within the county budget.

Mr. Owens stated he feels collaboration is needed for the good of all parties involved and suggested a quarterly meeting of the city, county, Mid-State, and the school district to continue to build partnerships and plan for the up and coming developments, not only for the TIF creation, others as

well. Ms. Dreier agreed and thought this is a great opportunity and volunteered to take the lead even so far as writing it into the county's strategic plan. Director Ostrowski stated the Portage County Business Council does do municipal updates, but going beyond this is a good idea.

City Attorney Beveridge mentioned with regards to long term planning for the other groups represented at this meeting, the life of this TIF is 20 years, so we are talking fairly long term. In addition, we don't own any of the land, and it is just options to purchase that exist. He continued stating any sort of project that comes through and would be seeking funding through the TIF will have to be approved by the Plan Commission, Finance Committee, and City Council. Chairperson Ostrowski added this is just the laying of ground work and foundation to start these projects. Furthermore, he stated we do not have large projects associated with East Park Commerce Center at this time, but upcoming road construction and improvements need to be entered into budgets as they would be impacted by the creation of a large user within the district.

Mr. Gardner commented that the first Village of Plover TIF may have been larger both geographically and in value. Mr. Smith asked if all of it was within the Stevens Point School District, to which Mr. Owens answered yes.

City Attorney Beveridge added that this TID is different in that with the Wisconsin Certified Sites Program we hope to have effective marketing opportunities, potentially across the world.

Motion by Mr. Smith to approve the resolution approving the creation of Tax Incremental District No. 9; seconded by Ms. Dreier.

Mr. Gardner clarified if we are adopting the resolution on the table now, and does that also incorporate the findings in the letter that was drafted by Ms. Gunderson dated May 16, 2013, to which Ms. Gunderson answered yes, the findings are incorporated in the resolution.

Roll call:

- **Ayes – Dreier, Smith, Owens, Gardner, and Ostrowski.**
- **Nays – None.**

Motion carried 5-0.

5. Consideration to disband.

Chairperson Ostrowski explained at this time the city is looking at potentially amending one of the other TIF districts, however, we will need to notify everyone. Ms. Gunderson stated due to the notification, organizing, and appointing or reaffirming of the chairperson we could disband at this time.

Motion by Ms. Dreier to approve the disbanding of the Joint Review Board; seconded by Mr. Owens. Motion carried 5-0.

6. Adjourn.

Meeting adjourned at 8:28 AM.