

## REPORT OF THE JOINT REVIEW BOARD MEETING

Wednesday, January 26, 2011 – 1:00 p.m.

Portage County Annex Building, 1462 Strongs Avenue, Conference Room 2

PRESENT: John Schlice (City of Stevens Point), Steve Smith (Mid-State Technical College), Tom Owens (Stevens Point School District), Patti Dreier (Portage County), and Bo DeDecker (Public Member).

ALSO PRESENT: Dawn Gunderson (Ehlers), Mayor Halverson, Director Ostrowski, Matthew Brown, Brian Kowalski, Reid Rocheleau, Barb Jacob, and Bernard Coerper.

1. Call to order

Schlice called the meeting to order at 1:00 p.m.

2. Roll call

All members were present.

3. Review and consideration of minutes from organizational meeting.

A correction was made to the minutes pertaining to the spelling of Bo DeDecker. The minutes and all other documents shall reflect the change from Decker to DeDecker.

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

Schlice informed the Board that that they are only dealing with the decision to add the property back into the district that was previously taken out, the changes to the project plan, and the half mile language to be consistent with other TIF districts. We are not dealing with the referendum. The voters will decide the referendum. The members need to decide if the proposed change is in the best interest of their organizations. This will be the second change to the district boundaries. State statutes allow for a maximum of four boundary changes through the life of the TID.

Gunderson gave an overview of the role and responsibilities of the members. She indicated that the Board would need to find that the development would not occur in the manner, value, or timeframe that is acceptable, but for the use of TIF. She indicated that the two properties in question have continued to decline, and assistance is needed.

Gunderson indicated that the changes made from the previous document include the addition of the concept plan on page 18 and the addition of the third bullet point on page 28.

5. Consideration of resolution approving Tax Incremental District No. 6's Amendment  
**Motion by Owens to approve the resolution; seconded by Dreier.**

Owens asked what would be the impact on taxpayers. Schlice indicated that the worst case scenario, if no other value is added to the district, is \$0.31 per \$1,000 assessed value for 20 years. This would only pertain to Stevens Point citizens. Schlice indicated that with the potential for other significant development to occur and the appreciation of other properties in the TID, he is confident that the district will recover the costs without having a major impact on the Stevens Point taxpayers. Schlice and the Mayor have been discussing ways to minimize the impact to the taxpayers.

Owens said that the \$5.96 million is not a large effort for what we are getting for a project. The chart on page 32 shows a significant benefit to the School District when the district closes.

Owens said that there are two potential boundary adjustments left for this district. Caution should be exercised when recommending a future boundary change. He said future boundary changes should include the release of some property so that the equalized value does not spike considerably when the district closes. This will help the taxing jurisdictions to adjust to the closure of the district.

**Motion carried 4-0 with Smith abstaining.**

6. Consideration to disband

**Motion by Owens to approve the resolution; seconded by Dreier. Motion carried 5-0.**

7. Adjournment

The meeting adjourned at 1:30 p.m.