

City of Stevens Point Meeting Minutes

City Plan Commission

Monday, September 21, 2009

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Jami Gebert; Anna Haines; Shari Laskowski;

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Mallison, O'Meara, Trzebiatowski, Molski, Stroik, & Brooks; City Attorney Louis Molepske; Comptroller/Treasurer John Schlice; Assessor Jim Siebers; Dawn Gunderson of Ehlers & Assoc.; Att. Gary Dreier of First Law Group, representing Dial-Centerpoint; John Brown;

1. Public Hearing regarding the proposed project plan amendment of boundaries of Tax Incremental District No. 6 (See the public hearing Notice which was published on September 4, 2009 and September 11, 2009).

Chairman Halverson opened the public hearing and called upon Dawn Gunderson of Ehlers & Assoc. to give a brief summary of the proposed boundary amendment to TID 6 removing the mall and the Dunham buildings from TID 6.

Dawn Gunderson stated the history is a decline in the mall/Dunham value and the expectation is it may continue. Several alternatives were considered. The subtraction amendment is the recommended action. She reviewed Development Assumptions, Projected Revenue, and Revenue Minus Existing Debt. Removing the property does not preclude you from adding those properties back into a tax increment district if an opportunity presents itself.

Chairman Halverson opened the public hearing

Gary Drier, attorney appearing on behalf of Dial-Centerpoint, L.L.C., and Dial-Centerpoint L.P. submitted a written statement stating in part "We endorse the proposal, recognizing it is a partial and incomplete step".

John Brown asked what the original public expenditure was for.

Chairman Halverson answered the money was for the Executive Place.

No one else appeared to speak.

Chairman Halverson closed the public hearing.

2. Consideration and Possible Action of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin

Attorney Molepske advised the commission the amendment is complete and he has signed the letter in the amendment stating so.

Commissioner Gebert asked if this amendment helps the balance of the district.

Chairman Halverson answered yes.

In response to a question, Treasurer Schlice answered the debt issues were for the Executive Place and two other land acquisitions.

Chairman Halverson stated there are up to four boundary amendments allowed over the life of any district.

Ald. Stroik asked what the value of taking these properties out now is.

Chairman Halverson answered the new base value of any future TID would be the lower base value of the new property. The second is this property will not be a drag on the balance of the District.

Ald. Trzebiatowski asked about the impact of the changes to the other taxing districts?

Dawn Gunderson answered no payments will be due to the other districts as a result of this amendment. She added if the amendment is adopted prior to September 30 the subtraction will be effective January 1, 2009.

In response to a question, Attorney Molepske answered this amendment is not related to any foreclosures or other actions.

Ald. Moore moved, seconded by Jami Gebert, to adopt the attached Resolution for Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 6:25 p.m.

The meeting minutes reproduced on this website are derived from the computer files used to produce the official minutes for the City of Stevens Point, but are unofficial. The minutes on this web site cannot be certified under s. 889.08, Wis. Stats., and cannot be considered prima facie evidence under s. 889.04, Wis. Stats. Certain tables, maps, and other documents that are a part of the official minutes are not included in the files reproduced on this website. Please consult the printed minutes, available in the City Clerk's Office, for the official text. The decisions made by City of Stevens Point boards, committees, and commissions (other than the Police & Fire Commission) are advisory only and are not binding on the City until affirmed at a meeting of the Common Council. Some of the minutes on this web site might not be approved by the Common Council as of today.