

Meeting Minutes

Joint Review Board

Tax Incremental District No. 7 Creation

Monday, March 31, 2008, 5:00 p.m.

Lincoln Center, 1519 Water Street

Attendance: Review Board members: John Schlice, Stevens Point Comptroller Treasurer: Steve Smith, representing Mid-State Technical College; Lynn Knight, representing Stevens Point School District; Bo DeDeker, representing Portage County.

Also in attendance: Mayor Halverson, John Gardner, Dawn Gunderson Ehlers & Assoc., Greg Johnson Ehlers & Assoc., Anthony Patton, Reid Rocheleau.

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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. Discuss and review project plan
6. Set next meeting date
7. Adjourn

1. Roll Call to order
John Schlice called the meeting to order at 5 p.m. Committee members introduced themselves.

2. Election and/or reaffirmation of Chairperson.

John Schlice called for nominations for a chair person.

Smith moved, seconded by DeDeker, to nominate John Schlice as chair.

Schlice called for other nominations. None were submitted.

Vote to elect John Schlice as Chairman. Ayes all, Nays none, Motion carried.

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

Dawn Gunderson, Ehlers & Assoc. explained the citizen member must have no conflict of interest with any project proposed in the Tax Increment District and must be a citizen of the community. It is typical that the proposing community suggests or nominates a citizen member of the Joint Review Board.

John Schlice moved, seconded by Smith to nominate Paul Adamski.

Paul has been a past member of the Review Board and is familiar with tax increment districts and the procedures and responsibilities of the Review Board. Paul is currently a bank president in the community and understands financial issues.

No other nominations were suggested.

Vote to confirm Adamski as public member. Ayes all, Nays none, Motion carried.

4. Discuss responsibilities of the Joint Review Board.

The following responsibilities were discussed. It is the role of the Joint Review Board to review the documents and to meet after Council action. If the Common Council approves the creation of the District, the Joint Review Board will meet to review the actions and to make a final decision to approve or deny the District. The criteria for review are whether the proposed development and employment outweighs lost tax revenues and whether the proposed project meets the "but for" test. If the project meets the "but for" test, then no tax revenues are lost to the overlying districts because the project would not happen. Board members were invited to stay for the next meeting which is a public hearing and possible action on the proposed District hosted by the Stevens Point Plan Commission.

5. Discuss and review project Plan.

Project plans had been previously mailed to all the overlying districts. Knight and DeDeker asked for additional copies which were provided. Gunderson, Ehlers & Assoc., reviewed the findings in the Plan.

6. Set next meeting date.

The Board set Thursday, April 17th at 5 p.m. as the next meeting date.

7. Adjourn.

Meeting adjourned at 5:12 p.m.

Note: Due to scheduling conflicts members of the Joint Review Board have re- scheduled the next meeting for the Joint Review Board for Tuesday April 22nd at 5:00 p.m.

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