

Meeting Minutes

Joint Review Board

Tax Incremental District No. 6 Creation

Monday, May 1, 2006

PRESENT: Comm. Dev. Dir. John Gardner; Comptroller-Treasurer John Schlice; Gary Wescott; School District Representative James King; Mid-State Technical College Representative Steve Smith; Portage County Representative Doug Warner; Dawn Gunderson and Greg Johnson of Ehlers & Associates

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 3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
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 6. Set next meeting date
 7. Adjourn
1. Roll Call to order

John Gardner called the meeting to order at 3:30 p.m.

2. Election and/or reaffirmation of Chairperson

Steve Smith moved, seconded by Doug Warner, to nominate John Schlice as Chairperson of the Joint Review Board. Ayes all; Nays none; Motion carried.

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

John Schlice moved, seconded by Steve Smith, to appoint Paul Adamski as the Joint Review Board's public member. Ayes all; Nays none; Motion carried.

4. Discuss responsibilities of the Joint Review Board

Dawn Gunderson stated this Board will be responsible for reviewing all the public records, planning documents, and resolutions of both the Plan Commission and Common Council. Following those reviews, you will be responsible for making the final decision for action on this district. We are holding a public hearing following this meeting at 4:00 p.m. before the Plan Commission and you are encouraged to attend. We are tentatively scheduled for the May 15 Council meeting pending action by the Plan Commission today.

This district is being proposed as a rehabilitation tax district and encompasses the downtown. We have identified that at least 50% of the area in this district is in need of conservation or rehabilitation, no more than 25% of the area is considered vacant, and that the city is able to create this district because they fall below the 12% statutory limit on how much value can be in this district plus the increment of existing districts. The projected close-out of this district would be 2029.

The decision of this Board to approve or deny creation of the district will be based on whether development would actually happen without the creation of this district, whether the economic benefits of the district are sufficient to compensate for the cost of the improvements, and whether the benefits of the proposal would outweigh any loss in the tax revenues of the overlying districts. This is just a plan, not a budget or commitment. John Gardner referred the group to the map on page 30 of the Project Plan and reviewed the areas the city would like to encourage new development or rehabilitation such as the "Lullaby block", the mall, and the west bank of the river. We are creating this TIF to use as a marketing tool to attract developers.

5. Other items for discussion

No other items were brought before the Board for discussion.

6. Set next meeting date

The Board selected Monday, May 22, 2006 at 1:00 p.m. for the next meeting.

7. Adjourn

Meeting adjourned at 3:50 p.m.

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