

Meeting Minutes
Joint Review Board

Thursday, May 26, 2005 - 12:00 Noon PRESENT: Comptroller-Treasurer John Schlice; Scott Gralla, Stevens Point School District; Phil Idsvoog, Portage County; Steven Smith, Mid-State Technical College; Paul Adamski, Public Member
ALSO PRESENT: John Gardner, Community Development Director; Mike Harrigan and Dawn Gunderson of Ehlers & Assoc.
1. Call to Order

John Schlice called the meeting to order at 12:05 p.m.

2. Roll Call

All Joint Review Board members are present.

3. Approval of the Minutes of the Joint Review Board meeting of May 2, 2005

Scott Gralla moved, seconded by John Schlice, to approve the minutes of the Joint Review Board meeting of May 2, 2005. Ayes all; Nays none; Motion carried.

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

John Gardner noted there doesn't appear to be many changes other than possibly assessment changes as a result of the Board of Review actions.

Phil Idsvoog questioned whether grant monies are available to developers?

Mike Harrigan discussed the developer incentives for Phase I projects on page 15 of the Plan.

John Gardner noted the last paragraph on page 14 states there may be more projects and the city may make additional expenditures. An example of these projects could be the vacant gas station at the corner of Maria Dr. and Division St., the Tokyo Steak House and the two houses next to it. If a developer were interested, some monies could be needed for demolition and extracting the gas tanks.

Paul Adamski noted John Jury, retiree from the University, had indicated that there should be some flow between the building designs here and what we have downtown in the city already. Possibly it could be discussed at staff meetings.

John Gardner responded he would talk with John Jury.

Scott Gralla questioned whether development would occur without TIF funding for the Klasinski Clinic.

John Schlice responded one company owns the building and the clinic leases from them. The clinic wants to tear down and rebuild a larger building that is friendly to the neighborhood. They could relocate somewhere else and the existing clinic buildings could become student housing. The proposed development would help bring value to the district. They are in the process of finalizing their plans and want to meet with the neighborhood prior to coming to us.

John Gardner noted he had hoped to have a developers agreement and site plan by now. They intend to demolish a portion of the structure and rebuild. They had two options: 1) to use existing structure for another use and build something new elsewhere, or 2) demolish and rebuild on the current site. It is the cost of demolition that they are requesting assistance with.

Phil Idsvoog noted it is probably a bit of a stretch, but it isn't anything that hasn't been done in other TIF districts.

Paul Adamski noted the doctors lease and do not own. We need to be sensitive to the fact that they could decide to build outside the city

5. Consideration of resolution approving Tax Incremental District No. 5 creation

Scott Gralla moved, seconded by Steven Smith, to accept the resolution approving creation of Tax Incremental District No. 5. Ayes all; Nays none; Motion carried.

6. Consideration to disband

Phil Idsvoog moved, seconded by Steven Smith, to disband the Joint Review Board.
Ayes all; Nays none; Motion carried.

7. Adjournment

Meeting adjourned at 12:25 p.m.

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