



MINUTES

JOINT REVIEW BOARD

Date and Time:	July 11, 2017 2:00 PM	Location:	City/County Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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Present: Chairperson Ostrowski, Commissioner Gaul, Commissioner Schlice, and Commissioner Owens.

Also Present: Mayor Wiza and Comptroller/Treasurer Ladick.

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Discussion and possible action on the following:

1. Call to order
2. Consideration and appointment and/or affirmation of the Joint Review Board's public member.
3. Election and/or reaffirmation of Chairperson.
4. Discuss responsibilities of the Joint Review Board
5. Review & discuss proposed project plan and boundary agreement
6. Review Annual Reports for Tax Incremental Districts No. 5-9
7. Set next meeting date
8. Adjournment

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1. Call to order

Present: Schlice, Owens, Ostrowski

Not Present: Dreier, Gaul

2. Consideration and appointment and/or affirmation of the Joint Review Board's public member.

Motion by Commissioner Owens to approve John Schlice as the Joint Review Board's public member; seconded by Chairperson Ostrowski.

Motion carried 2-0.

3. Election and/or reaffirmation of Chairperson.

Motion by Commissioner Schlice to reaffirm Michael Ostrowski as Chairperson; seconded by Commissioner Owens.

Motion carried 3-0.

4. Discuss responsibilities of the Joint Review Board

Dawn Gunderson, Senior Municipal Advisor and Vice President for Ehlers, briefly explained that the commission was meeting to discuss an amendment to TIF District No. 9 boundary, noting that there would also be a public hearing for the amendment at the August 7, 2017 Plan Commission meeting. The resolution for amending the project plan and establishing a new boundary for the district would occur at the August 21, 2017 Common Council meeting. The Board would then be meeting again following a final determination of the amendment. Ms. Gunderson further explained that the review of the documents provided would also be part of complying with a new provision to state law. Due to the law changes, she explained, the City was also required to hold the Joint Review Board meeting on an annual basis in order to provide financial reports for all active TIF districts, as well as to give commissions an opportunity to review, discuss, and ask questions regarding the districts. She noted that no formal action was required as it was an informational meeting.

5. Review & discuss proposed project plan and boundary agreement

Commissioner Owens asked for clarification of the TIF District No. 9 boundary, to which Chairperson Ostrowski further explained the existing boundaries and what the proposed boundary amendment would encompass, noting that a portion within the map was not included due to several properties already being included within TIF District No. 7. Overall, the amendment would add about 76 properties and 380 acres to the existing district.

Commissioner Owens asked whether they expected enhanced developments as a result of the amendment.

Chairperson Ostrowski explained that they had received a number of development requests for that district. Within the proposed amendment area, he explained, there were a number of vacant parcels that had existed for quite some time, but were yet to be developed. He stated that extending the district over to that area to begin development as well as using some of the increment to offset infrastructure costs, could help lead to a nice development pattern heading eastward.

Commissioner Owens asked if the area was all commercial, to which Chairperson Ostrowski confirmed that it was both industrial and commercial.

Commissioner Owens asked how the increase in development could affect the population, and if there were any projections in regards to needing additional living stock or school enrollment options.

Chairperson Ostrowski did not anticipate a significant employee base to be generated by new developments within the proposed boundary amendment. One thing they looked into when considering a new development, he explained, was the impact it could have on the housing market, and whether the City's workforce could support it. He noted that industrial users had the potential of adding thousands of jobs or very few.

Commissioner Owens expressed concern over not being able to provide adequate services were a larger population base to suddenly come into the community, to which Chairperson Ostrowski reiterated that an analysis would need to occur with each individual development proposal in whether the community could support it.

Commissioner Owens noted that not all new employees would be commuters, as the type of industry could prompt people to move into the community from outside the area.

Comptroller/Treasurer Ladick asked whether it was negative or positive if there was a possibility for a larger development which would cause more people living within the community, as well as having higher enrollments. He noted declining enrollments within the school system.

Commissioner Owens explained that it was not a negative or positive situation, but rather a concern of meeting the needs of the community. He stated that enrollment was not declining in any significant way.

Comptroller/Treasurer Ladick stated that if there was an opportunity for growth, they would most definitely stay in communication with the Stevens Point School District so they could prepare to meet those needs.

6. Review Annual Reports for Tax Incremental Districts No. 5-9

Comptroller/Treasurer Ladick explained that the reports provided to the commissioners were what he was required to provide by state law, noting that he had included an additional handout with the information summarized on one page. He went on to briefly expand on each TIF district in which he reviewed its 2015 surplus or deficit, the 2016 increment received in addition to other revenues, expenditures, and the 2016 surplus and deficit.

Commissioner Owens asked if there were any plans on how to handle the deficit for TIF District No. 6.

Comptroller/Treasurer Ladick explained that they were looking into development opportunities for the district, noting that Cobblestone Hotel, which was currently under construction, would help with the increment. In addition, there was an opportunity to transfer funds from TIF District No. 5 and TIF District No. 7 into TIF District No. 6.

Mayor Wiza reiterated that there were ongoing efforts to aid the district, and that there were a few parcels available for development.

Comptroller/Treasurer Ladick added that it would most likely take a combination of both business growth and transfer of funds from outside districts to get rid of the deficit.

Chairperson Ostrowski stated that most of the expenditures for TIF District No. 6 came from the mall project, and that they should start seeing growth for that district from the hotel, adding that several acres of developable land would add some good increment. He also noted that having the ability to transfer funds from other districts would be very helpful.

Commissioner Gaul arrived at 2:23 PM.

Comptroller/Treasurer Ladick reviewed the current assessment information based on what had been mailed out for the December 2016 tax bill. The information pertained to the base value of when the TIF districts were opened, their current value, their increment value, or difference of the two values to show growth since opening, and the amount of increment there would be for 2017.

Commissioner Schlice recommended adding additional information to the summary in regards to when the districts would expire, to which Comptroller/Treasurer Ladick confirmed that it would be included and noting that all TIF districts would expire between year 2028 and 2033.

Commissioner Owens asked for clarification if the base value was the total incremental value or just the increment in 2017.

Comptroller/Treasurer Ladick explained that the increment value was the tax base or value of the property and how much it had increased since the district was opened.

Commissioner Owens asked whether there was a percentage to show how much the districts had grown since their opening.

Comptroller/Treasurer Ladick gave a general estimate and noted that they could add an additional column to reflect that information.

Chairperson Ostrowski lastly noted that they were going to start getting into the middle part of district terms at which they could expect to see some deficits. As they reached their closure, the deficits would be expected to shrink and increase in surplus.

Motion by Commissioner Gaul to accept the Annual Reports for Tax Incremental Districts No. 5-9 and place them on file; seconded by Commissioner Schlice.

Motion carried 4-0.

7. Set next meeting date

Chairperson Ostrowski reiterated Ms. Gunderson's explanation of the amendment process and additional meetings required. He noted that the Joint Review Board would need to meet again shortly after the August 21, 2017 Common Council meeting.

Dawn Gunderson explained that they could meet any day after August 30, 2017 when taking the publication notification into account.

There was a general consensus for Thursday, August 31, 2017 at 1:00 PM.

8. Adjournment

Motion by Commissioner Owens to adjourn the Joint Review Board meeting of July 7, 2017; seconded by Commissioner Gaul.

Motion carried 4-0, meeting adjourned at 2:34 PM.