



MINUTES

JOINT REVIEW BOARD

Date and Time:	August 31, 2017 1:00 PM	Location:	City/County Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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Present: Chairperson Ostrowski, Commissioner Dreier, Commissioner Owens, Commissioner Gaul, and Commissioner Schlice.

Also Present: Mayor Wiza, Comptroller / Treasurer Ladick, Dawn Gunderson, Robb Fish, and Dawn Gunderson (phone).

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Discussion and possible action on the following:

1. Call to order
2. Roll Call
3. Review and consideration of minutes from organizational meeting
4. Review the public record, planning documents, Plan Commission resolution adopting amendment to the project plan, and resolution passed by the Common Council approving the amendment
5. Consideration of resolution approving Tax Incremental District No. 9's Amendment
6. Adjournment

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1. Call to order

Chairperson Ostrowski called the meeting to order at 1:00PM.

2. Roll Call

Present: Dreier, Owens, Gaul, Schlice, Ostrowski

3. Review and consideration of minutes from organizational meeting

Motion by Commissioner Owens to approve minutes from the organizational meeting on July 11, 2017; seconded by Commissioner Schlice.

Motion carried 5-0.

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

Dawn Gunderson, Senior Municipal Advisor and Vice President for Ehlers, briefly noted that the organizational meeting had been held on July 11, 2017, the Public Hearing held during Plan Commission's

July 7, 2017 meeting, and final approval of the resolutions by the Common Council on July 21, 2017. No public comments had been made during the public hearing or Common Council meeting.

Chairperson Ostrowski briefly described the areas to be amended into TIF District No. 9, adding that there were some development opportunities in those areas that would most likely need assistance in regards to utilities, infrastructure improvements, and other related costs.

Commissioner Dreier read a prepared statement regarding TIF creation and the process of amending them, noting that due to the limited times they could do so, they wanted to get it right the first time. Her statement also noted a lack of communication and collaboration with the Legislative Committee of Portage County and Portage County Business Park land owners, adding that an amendment so significant which affected a large area of land owned and managed by Portage County should have been honored with more discussion. As items currently stood, she would be voting in the negative for Agenda Item 5.

Chairperson Ostrowski stated that he would be happy to attend a future Legislative Committee or development committee in regards to relaying what a TIF was, how it acted, and address any concerns that there may be. He also noted that while it was the County's Business Park, the TIF district did not impact the County's ability to regulate through covenants and approval processes.

Dawn Gunderson clarified that the amendment to the district and identification of project costs did not put into play or commit any incentives to developments, and that the City would still need to interact with the County at the time of development if incentives were to be provided.

Commissioner Dreier reiterated that due diligence should have been made in notifying and including all parties involved, especially the land and business owners within the district. She noted the need for future clarifying discussions in order to inspire collaboration and avoid conflicts.

Commissioner Owens asked for clarification if the County, with their involvement in the Business Park, had yet to have a conversation with the City regarding the amendment, to which Commissioner Dreier stated they had not and reiterated that while she appreciated the pace of their work, there were still outstanding items that needed to be addressed.

Commissioner Owens asked for clarification if the plans for the business park were not in contrast, in conflict, or in opposition with the efforts of the County, to which Chairperson Ostrowski stated that it was not in opposition as the TIF District acted more as a financing and marketing tool to help make the proper improvements for continued development.

Commissioner Owens commented that as a developer, he would want to know what options or incentives were available, and the County would need to know them in order to promote sites.

Commissioner Schlice reiterated that the TIF was an economic tool that did not impact development. He asked why the communication issue was being brought forth at the current meeting when there had already been public hearings and accompanying advertisements.

Commissioner Dreier noted that it was not her committee to coordinate the parties involved, and that she was speaking only in support of where the Legislative Committee was coming from. She also added that she had missed the July 11 organizational meeting due to existing schedule conflicts. However, she had attended the Plan Commission's public hearing. At the time, she explained, the area had shown a small map, and that it hadn't hit home until they saw the district laid over the top of almost the whole existing Business Park. It had been shocking to see, and from there they had begun to dig further into the resolution.

Comptroller / Treasurer Ladick, to Commissioner Dreier, stated that they had inquired about her schedule in order to find a time that everyone was available. They had been given a date and time, and within 24 hours

the meeting had been scheduled. When they got back to her office, he explained, they were told that the time was no longer available.

Commissioner Dreier noted that she did not recall the scheduling details. In addition, the scheduled meeting was for the Annual Joint Review Board meeting in which they should have been only discussing all TIF Districts along with their cost mechanisms and documents, not agenda items for new plans. She reiterated the need for improved communications.

Commissioner Owens asked why other involved parties within the County Business Park did not attend the public hearings, to which Commissioner Dreier stated that she could not speak for those parties.

Dawn Gunderson briefly commented that the TIF provided a financing, marketing, and selling tool, as well as the ability to promote and enhance the development of properties which would benefit the County. She stated her appreciation for future improved communications.

Chairperson Ostrowski reiterated that the amendment would not add requirements or regulations to business owners, and that it would solely allow the ability to make properties more valuable.

Motion by Commissioner Schlice to acknowledge and place on file the public record for Agenda Item 4; seconded by Commissioner Dreier.

Motion carried 5-0.

5. Consideration of resolution approving Tax Incremental District No. 9's Amendment

Chairperson Ostrowski noted that all relevant documents regarding the boundary amendment and project plan costs were included in commissioner packets.

Motion by Commissioner Schlice to approve the resolution approving Tax Incremental District No. 9's Amendment; seconded by Commissioner Gaul.

Roll Call:

Yeas: Owens, Gaul, Schlice, Ostrowski

Nays: Dreier

Motion carried 4-1, with Commissioner Dreier voting in the negative.

6. Adjournment

Meeting adjourned at 1:23 PM.