



MINUTES

JOINT REVIEW BOARD

Date and Time:	April 29, 2019 9:45 AM	Location:	City/County Building City Conference Room 1516 Strongs Avenue Stevens Point, WI 54481
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Present: Chairperson Ostrowski, Commissioner Holman, Commissioner Owens, Commissioner Fish, and Commissioner Schlice

Also Present: Mayor Wiza, Comptroller / Treasurer Ladick, Secretary Mohr, and Dawn Schiel.

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1. Roll Call

Discussion and possible action on the following:

2. Minutes from the Joint Review Board organization meeting of April 1, 2019
3. Review the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation
4. Resolution approving Tax Incremental District No. 10 creation
5. Adjourn

1. Roll Call

Present: Ostrowski, Holman, Owens, Fish, Schlice

Discussion and possible action on the following:

2. Minutes from the Joint Review Board organization meeting of April 1, 2019

Motion by Commissioner Schlice to approve the minutes and actions of the Joint Review Board meeting of April 1, 2019; seconded by Commissioner Holman.

Motion carried 5-0.

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

Chairperson Ostrowski briefly explained that the public hearing for the Plan Commission was held April 1, 2019, at which time they had recommend approval of the TID No. 10 creation. Subsequently it was also approved at the Common Counsel meeting on April 15, 2019.

Commissioner Holman questioned whether the public could have more access to information regarding the process for establishing the district, noting the amount of confusion in the public, as well as difficulty understanding the reasoning behind tax incremental districts. He noted awareness for the lack of financial tools in Wisconsin.

Mayor Wiza inquired whether there was a way for members to be able to review a development agreement.

Dawn Schiel, Ehlers, suggested the handing out of development agreements to the Joint Review Board members once they had been posted.

Commissioner Holman noted that from the County's perspective, it would be helpful to know the terms of the agreement prior to the postings since it affected the County as well.

Comptroller / Treasurer Ladick explained that development agreements were confidential during the negotiation process, but there would be no issue distributing them to commissioners once they were part of the public record. Additionally, they could look at reviewing previously issued agreements so commissioners could have a better understanding of them. Chairperson Ostrowski added that they could review the agreements during their annual meeting.

Commissioner Owens referred to page 27 of the Ehlers Project Plan document, Proposed TIF Project Cost Estimates, and asked if there were examples of the different types of incentives that could be included.

Chairperson Ostrowski noted up front incentives, pay as you go, and cash incentives as examples. Ms. Schiel added that most of the ones included in the plan were pay as you go, so the incentive would be provided only if the project goals were met. This took the risk off the community.

Commissioner Holman stressed the need to demystify TID creation as a financing tool, noting that they all should have the ability to understand the process fully so they could move forward knowing that it was in the best interest of everyone involved.

He questioned whether there could be better ways to approach deals, and using TIDs.

Motion by Commissioner Holman to approve and accept the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation, and placing them on file; seconded by Commissioner Fish.

Roll Call:

Yeas: Ostrowski, Holman, Owens, Fish, Schlice

Nays: None

Motion carried 5-0.

4. Resolution approving Tax Incremental District No. 10 creation

Motion by Commissioner Schlice to approve the resolution to create Tax Incremental District No. 10; seconded by Commissioner Fish.

Roll Call:

Yeas: Ostrowski, Holman, Owens, Fish, Schlice

Nays: None

Motion carried 5-0.

5. Adjourn

Meeting adjourned at 9:54 AM.