

Joint Review Board
City of Portage
Tax Incremental District No. 6
Project Plan Amendment
Tax Incremental District No. 7
Project Plan/Boundary Amendment
Tax Incremental District No. 8
Creation
May 19, 2014 6:00 PM
Portage City Hall
Conference Room #2
115 West Pleasant St. Portage, WI 53901
Meeting Minutes

Present: John Alt (MATC-Madison College), Adam Field (Columbia County), Rick Dodd (City of Portage), Fred Reckling, (Portage Community School District)

Also Present: Jim Mann, Ehlers; Shawn Murphy, Administrator; Craig Sauer, PDR: Steve Sobiek, Dir. Of Bus Development; Jean Mohr, Finance Director, Jim Grothman, Dave Gunderson and Bill Walsh.

1. **Call to order:** Meeting was called to order by Shawn Murphy at 6:00 pm
2. **Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.** Motion by Dodd, 2nd by Alt to appoint Steve Sobiek as the citizen member. Motion carried unanimously on a roll call vote.
3. **Election and/or reaffirmation of Chairperson.** Motion by Reckling, 2nd by Alt to appoint Dodd as Chairperson. Motion carried unanimously on a roll call vote.
4. **Discuss Responsibilities of the Joint Review Board.** Jim Mann for Ehlers presented to the board members a summary of their responsibilities and a summary of the Tax Incremental District (TID) state law requirements.
5. **Discuss & Review Project Plans:** Jim Mann presented the preliminary project plans for TID No. 6, 7 & 8.

TID No. 6 was initially created in 2008 with a base value of \$13,785,500 and now has a decrement value of \$10,660,900 due to decline in property values and a change in the valuation method by the Dept of Revenue. State Law provides a one-time "reset" of the base value if one of 3 criteria is observed. TID No 6 qualifies for the re-set of the base value with the

expectation that all project costs will be paid within 90% of the TID's remaining life.

TID No. 7 amendments include the addition of territories to the existing boundaries and amend the project plan to undertake additional projects. Specifically City owned surplus properties along Morgan Street were added for future sale & development as well as properties east of Ontario St and Thompson St to redevelop a former utility line corridor and mostly vacant shopping mall.

TID No. 8 is a newly proposed TID at the east end of E. Slifer St. This TID include a limited number of parcels (4) in which public street, storm and pedestrian improvements along Hamilton Street are proposed as a result of the development of a CBRF at the corner of Hamilton and Slifer Sts. This is a focused TID which is expected to fulfill project cost obligations in approximately 11 years from its creation.

6. Set Next Meeting date: The next meeting will be set for 4:30 pm at City Hall on June 24, 2014.
7. Adjourn: Motion by Reckling, 2nd by Field to adjourn, meeting adjourned at 6:29 PM

Minutes prepared by Shawn Murphy