

## Standing Joint Review Board Meeting

Wednesday, June 28, 2023  
10:30 a.m.

Members Present: Gary Wolf representing the Village of Plover, Greg Bruckbauer representing Mid-State Technical College, John Pavelski, representing Portage County, Dan Mahoney – Public Member  
Members Excused: Tom Owens, Stevens Point School District Representative

Others Present: Steve Kunst, Julia Mann, Karen Swanson, Tammy Wojtalewicz, Adam DeKleyn

1. The Clerk called the meeting to order at 10:30 a.m.
2. CONSIDERATION AND APPOINTMENT AND/OR REAFFIRMATION OF THE JOINT REVIEW BOARD'S PUBLIC MEMBER
  - ✓ **Mr. Bruckbauer moved to reaffirm Dan Mahoney as the Joint Review Board's public member. Mr. Wolf seconded and the motion carried.**
3. ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON

The Clerk called for nominations of a chairman. Mr. Bruckbauer nominated Mr. Wolf as chair. Hearing no other nominations, the Clerk called for a motion on the nomination.

  - ✓ **Mr. Mahoney moved to nominate Mr. Wolf as chairman. Mr. Bruckbauer seconded and the motion carried.**
4. APPROVAL OF THE MINUTES FROM JUNE 22, 2022 ANNUAL MEETING
  - ✓ **Mr. Mahoney moved to approve the minutes of the June 22, 2022 annual meeting. Mr. Bruckbauer seconded and the motion carried.**
5. REVIEW A CASH FLOW ANALYSIS SHOWING THAT TAX INCREMENTAL DISTRICT NO. 6 CANNOT REPAY PROJECT COSTS WITHIN ITS MAXIMUM LIFE, IN ORDER TO ALLOW FOR ADDITIONAL TIME TO PAY INCURRED PROJCT COSTS AND REVIEW A CASH FLOW ANALYSIS SHOWING THAT THE TAX INCREMENTAL DISTRICT NO. 6 INCREMENT WAS NEGATIVELY IMPACTED, IN ORDER TO ALLOW FOR ADDTIIONAL TIME TO PAY INCURRED PROJECT COSTS FOR TIDS AFFECTED BY 2013 ACT 145

Greg Johnson, Ehlers, reviewed his report summarizing the Village of Plover's request, per Wisconsin State Statutes 66.1105(7)(am)1,2,3 & 66.1105(7)(am)4, to extend the Tax Incremental District No. 6 for six years due to not being able to pay off the project costs within its maximum life and being adversely affected by ACT 145. He discussed the project costs that the Village incurred with the CTH R improvements between Porter Rd. and CTH HH and future costs that may be incurred due to anticipated development. Mr. Johnson referred the tables in his report reviewing the impact that the technical college tax rate reduction had on TID revenues, future development assumptions, the tax increment projections, cash flow projections without the extensions, and cash flow projections with the extensions allowing more time to repay the Water, Wastewater and General funds.
6. RESOLUTION 6-19-23 – TAX INCREMENTAL DISTRICT (TID) STANDARD EXTENSION RESOLUTION
  - ✓ **Per WI State Statute 66.1105(7)(am)1,2,3, Mr. Mahoney moved to adopt Resolution 6-19-23 approving a Tax Incremental District (TID) Standard Extension Resolution for TID No. 6. Mr. Bruckbauer seconded and the motion carried unanimously by Roll Call vote.**

7. RESOLUTION 6-20-23- TAX INCREMENTAL DISTRICT (TID) TECHNICAL COLLEGE EXTENSION RESOLUTION  
✓ **Per WI State Statute 66.1105(7)(am)4, Mr. Bruckbauer moved to adopt Resolution 6-20-23 approving a Tax Incremental District (TID) Technical College Extension Resolution for TID No. 6. Mr. Pavelski seconded and the motion carried unanimously by Roll Call vote.**

8. REVIEW OF ANNUAL REPORTS FOR TID NOS. 3, 4, 5, 6, & 7  
Ms. Mann and Mr. Kunst reviewed the TID reports, copies attached.

TID NO. 3

Closed. Was covering costs for TID 5. Mr. Kunst further discussed the success of the TID and the significant expansion that will result in all of the value being placed on the tax roll for 2024 due to the TID closure.

TID NO. 4

The negative fund balance of \$612K was decreased from the beginning of the year by approximately \$482K. It is anticipated that this TID could be closed in five years. Mr. Kunst discussed the TIDs assistance in funding the Lake Pacawa Park improvements project and the redevelopment of the Younkers building. Ms. Mann discussed the recent bonding that was approved to refinance the short term loan that was taken out for the Lake Pacawa Park improvements project

TID NO. 5

Has grown exponentially. Received allocations from TID No. 3. Developer agreement payments still due and could be closed within 5-6 years. No longer need to utilize the extension that was granted in 2015.

TID NO. 6

Ms. Mann discussed the future costs for infrastructure. Mr. Mahoney discussed the CTH R improvement project being the driving force behind this TID. He also discussed the boundary expansion.

TID NO. 7

Ms. Mann discussed the small increment increases with the addition of property. Mr. Kunst stated that this TID was driven by the Post Road reconstruction project.

9. Mr. Bruckbauer moved to adjourn at 11:00 a.m. Mr. Mahoney seconded and the motion carried.

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Karen Swanson, Village Clerk