



## AGENDA

### JOINT REVIEW BOARD

#### Members

- City
- County
- School District
- Technical College
- Public

**Date** December 18, 2024  
**and** 3:00 PM  
**Time:**

**Location:** City / County Building  
City Conference Room  
1515 Strongs Avenue  
Stevens Point, WI 54481

Zoom Teleconferencing:

Meeting ID: 825 1531 8384

Passcode: 561345

By Computer:

<https://us02web.zoom.us/j/82515318384?pwd=OEd6skqNOU2p22sz>

By Phone: +1-312-626-6799 (US Chicago)

#### Opening Section:

1. Call to order.
2. Roll call.

#### Discussion and Possible Action on the Following:

3. Minutes from the Joint Review Board meeting of October 2, 2024.
4. Update on the creation of Tax Incremental Finance District #14.
5. Consideration of "Resolution Approving the Creation of Tax Incremental District No. 14."
6. Adjourn.

**PLEASE TAKE NOTICE** that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

**PLEASE TAKE FURTHER NOTICE** that a quorum of the Common Council may be in attendance at this meeting.



# MINUTES

## JOINT REVIEW BOARD

---

|                       |                            |                  |   |
|-----------------------|----------------------------|------------------|---|
| <b>Date and Time:</b> | October 2, 2024<br>3:00 PM | <b>Location:</b> | City Hall Conference Room<br>1515 Strongs Avenue<br>Stevens Point, WI 54481<br>-and-<br>Zoom Conference Call<br>Meeting |
|-----------------------|----------------------------|------------------|---|

---

**Present:** Member Mike Wiza (City of Stevens Point), Member Tim Reed (Portage County), Member Kurtz (Stevens Point Area School District), Member Greg Bruckbauer (Mid-State Technical College), and Member John Schlice (Public Member)

**Also Present:** Comptroller/Treasurer Ladick, Associate Planner / Zoning Administrator Kuhn

---

### Index

#### Opening Section

1. Call to order.
2. Roll call.

Discussion and possible action on the following:

3. Minutes from the Joint Review Board meeting of September 5, 2024.
  4. Review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council.
  5. Consideration of "Resolution Approving an Amended Project Plan for Tax Incremental District No. 9."
  6. Consideration of "Resolution Approving the Creation of Tax Incremental District No. 14."
  7. Adjourn.
- 

1. Call to order.

Mr. Wiza called the October 2, 2024 meeting of the Joint Review Board to order.

2. Roll Call

**Present: Wiza (City of Stevens Point), Reed (Portage County), Kurtz (Stevens Point Area School District), Bruckbauer (Mid-State Technical College), Schlice (Public Member)**

3. Minutes from the Joint Review Board meeting of September 5, 2024.

**Motion by Mr. Schlice to approve the minutes from the Joint Review Board meeting of September 5, 2024; seconded by Mr. Reed.**

**Motion carried 5-0.**

4. Review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council.

**Motion by Mr. Schlice to accept the review of the attached resolutions approved by the Plan Commission and Common Council; seconded by Mr. Reed.**

**Motion carried 5-0.**

5. Consideration of "Resolution Approving an Amended Project Plan for Tax Incremental District No. 9."

**Motion by Mr. Schlice to approve the "Resolution Approving an Amended Project Plan for Tax Incremental District No. 9;" seconded by Mr. Reed.**

**Motion carried 5-0.**

6. Consideration of "Resolution Approving the Creation of Tax Incremental District No. 14."

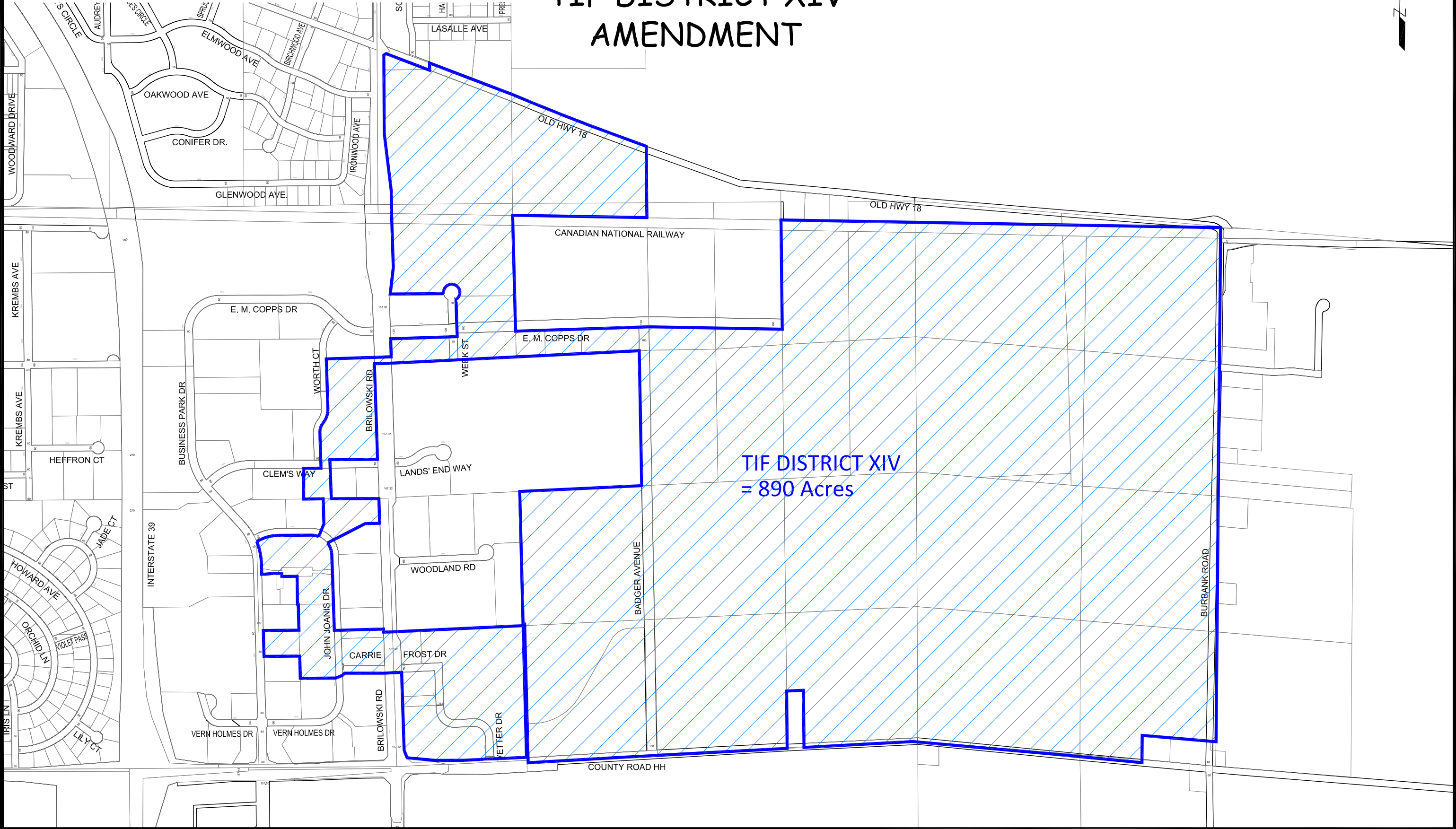
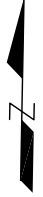
**Motion by Mr. Schlice to approve the "Resolution Approving the Creation of Tax Incremental District No. 14;" seconded by Mr. Bruckbauer.**

**Motion carried 5-0.**

7. Adjourn

**Meeting adjourned at 3:02 PM.**

# STEVENS POINT TIF DISTRICT XIV AMENDMENT





## MEMORANDUM

To: Joint Review Board

From: Adam Kuhn, AICP  
Associate Planner / Zoning Administrator

Date: December 18, 2024

**RE: Amended Resolution for Creating Tax Incremental District #14**

-----

**Background:** 2023 Act 136 was signed into law earlier this year, which allowed for the creation of Tax Incremental Financing (TIF) District #14 to exceed the 12% equalized value limit as set in State law. As a reminder, Wis Stats. 66.1105(4)(gm)4c states that the cumulative equalized value of all taxable property within a proposed TIF district, plus the value increment for all existing TIF districts, must not exceed 12% of a municipality's total equalized value.

While the City received a special exception through 2023 Act 136, the special legislation also requires that TID #14 be subject to changes in 2023 Act 12 that impact all TIF districts created after October 1, 2024. Act 12 provided several changes that are highly visible, including changes to the shared revenue program and the elimination of the personal property tax. One less visible change is that for all new TIF districts created after October 1, 2024, a community's joint review board must identify in the creation resolution what the projected year of closure for the district will be.

As the projected year of closure was not included in the resolution creating TID #14, the Wisconsin Department of Revenue is requesting that the City's Joint Review Board convene to consider the attached resolution for creating TID #14. The attached resolution is the same as was approved on October 2<sup>nd</sup>, with the inclusion of the last 'Be It Further Resolved' paragraph – noting that the anticipated year of termination for TID #14 is 2044. If approved, please note that the resolution will not need to go before the City's Plan Commission and Common Council for reapproval.

City staff and Ehlers have reviewed the attached resolution and believes it satisfies the requirements from the Department of Revenue. As such, the recommendation is to adopt the resolution as presented.

---

*Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.*

**JOINT REVIEW BOARD  
RESOLUTION APPROVING THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 14,  
CITY OF STEVENS POINT**

WHEREAS, the City of Stevens Point (the "City") seeks to create Tax Incremental District No. 14 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to

compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

BE IT FURTHER RESOLVED that the JRB, as required by Wisconsin Statutes Section 66.1105(4m)(b)2m. has determined that the expected year of termination for purposes of Wisconsin Statutes Section 66.0602(3)(dq)1.b. is 2044, with final collection of tax increment to be the 2044 levy for the 2045 budget year.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

Resolution introduced and adoption moved by JRB member: \_\_\_\_\_

Motion for adoption seconded by JRB member: \_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_ ayes to \_\_\_\_ nays

ATTEST:

\_\_\_\_\_  
JRB Chairperson Signature

\_\_\_\_\_  
Clerk Signature