REPORT OF CITY PLAN COMMISSION

July 27, 2020 – 6:00 PM
Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Cooper, Commissioner Hoppe, and Commissioner Rice.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, Alderperson Johnson, Alderperson Zarazua, Alderperson Morrow, Bob Woehr, Greg Johnson and unidentified audience members via Virtual Zoom Meeting.

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1. Roll call.

Discussion and possible action on the following:

2. Report of the July 6, 2020 meeting of the Plan Commission.
3. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 12 (See the Public Hearing Notice which was published on July 10, 2020 & July 17, 2020).
4. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin."
5. Adjourn.

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1. Roll call.

   Present: Wiza, Kneebone, Cooper, Hoppe, Rice
   Excused: Haines, Arntsen

   Mayor Wiza summarized procedural rules for the meeting.

Discussion and possible action on the following:

2. Report of the July 6, 2020 meeting of the Plan Commission.

   Motion by Commissioner Cooper to approve the report of the July 6, 2020 meeting Plan Commission; seconded by Alderperson Kneebone.

   Motion carried 5-0.

3. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 12 (See the Public Hearing Notice which was published on July 10, 2020 & July 17, 2020).

   Director Kernosky provided a summary of the Tax Incremental District items to be discussed and introduced Greg Johnson, Financial Advisor for the City of Stevens Point, whom had prepared a presentation on the TID project plans, boundaries, and creation process.

   Greg Johnson, with Ehlers, reviewed the following through a presentation on TID Feasibility for district No. 12:

   1. Proposed boundary
   2. Identified potential projects, along with their various costs and phases, timelines, and investments

3. Preliminary financing plan
4. Development assumptions
5. Projected increment schedule, tax rates, and depreciation values

Mayor Wiza requested clarification requested with the City running into a deadline issue where they would not be able to establish any new TIDs once they surpassed the 12% threshold, but could potentially create a new TID that ended up surpassing that percentage so long as it was created before a certain timeline, to which staff confirmed accurate and indicated that the City could surpass the 12% mark by August 15, 2020.

Mayor Wiza declared the public hearing open for TID No. 12.

Mayor Wiza declared the public hearing closed for TID No. 12.

Alderperson Kneebone commended the work by the Community Development Department in working towards the creation of TID No. 12.

Motion by Commissioner Hoppe to approve the Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin; seconded by Commissioner Cooper.

Motion carried 5-0.

4. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin."

   Discussion and action for TID No. 12 occurred under Agenda Item 3.

5. Adjourn.

   Meeting adjourned at 6:21 PM.

A recording of this meeting can be viewed/heard at: https://stevenspoint.com/365/AgendasMinutesVideos