

Joint Review Board Minutes

February 2, 2016

1. Call to Order and Roll Call

The Joint Review Board was called to order by Sherri Hawkins.

Present at roll call were: Sherri Hawkins-Green County; Martin Shanks-Assistant City Administrator; Phil Rath-City Administrator; and Ron Olson-Monroe School District; Renea Ranguette – Blackhawk Tech. Also present were Rex Ewald, City Attorney and Greg Johnson, Ehlers.

2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member

Martin Shanks nominated Phil Rath for the Public at-large member to the Joint Review Board, Sherri Hawkins seconded this. Motion approved by unanimous voice vote.

3. Election and/or reaffirmation of Chairperson

Sherri Hawkins nominated Phil Rath for Chairperson, seconded by Martin Shanks. Motion approved by unanimous voice vote.

4. Discuss responsibilities of Joint Review Board

Greg Johnson of Ehlers introduced himself and explained that the main responsibilities of the Board are to determine if the proposed TID district, or amendments to the TID district, meet the requirements set by the State Statutes for TIF and to determine compliance for the various aspects of the "but for" test. This meeting is the first step in the process to amend TID 7. Following this meeting, there will be a public hearing at the Plan Commission where a resolution formally recommending approval of the TID amendment will be considered. From there the amendment will come before the City Council where the Council will consider a resolution recommending approval of the amendment for TID 7. If all of these are favorable, the amendment will come back to the Joint Review Board for final consideration.

5. Review and discuss project plan amendment for TID 7

Greg Johnson continued to explain that as this TID is approximately ten years old, the City may want to take the opportunity to see if it was appropriate to consider adding additional land to the TID district to facilitate development. The City identified additional areas where expansion of existing businesses or new development opportunities could be facilitated. The main reason driving this amendment was to give the City the opportunity to award development incentives. This does not obligate the City to award development incentives. The City's existing TIF policy shows a preference for a pay-as-you-go basis which minimizes the City's risk. However, the City may choose to pay incentives up front. Finally, the amendment will increase cost allowances for parking improvements from about \$1,800,000 to \$4,000,000 to cover potential costs for

possible additional parking improvements downtown. Clarifying language concerning parking improvements was presented.

TID 7 was created in 2005 as a rehabilitation TID district. The valuation history and present cash flow were reviewed. Questions were posed by the Board and discussion took place. Martin Shanks commented that there are interested parties that would like to bring business to Monroe but need gap financing-which is what the TID was created for. In the proposal, the TID District would expand to include an areas south of Minhas Brewery and south of the Monroe Arts Center and the parking lot behind Stop and Go. Phil Rath assured the Board that there is no language that allows the City to usurp property from homeowners if this area were to be developed. There is a group interested in extending the street scape to the Art Center area to make the downtown more accessible to patrons of the Art Center. Questions were posed as to the future of the parking ramp. Martin commented that at this time it is probable that the parking ramp will be demolished.

Once the TIF is approved by the Plan Commission and the City Council, then it will come back to the Joint Review Board for final approval. When the time comes that the TIF is needed, then the City Council can decide if the incentives and/or infrastructure improvements will be exercised. Although the City Council has the authority to exercise the incentives and/or infrastructure improvements does not necessarily mean that they will do so. Rath stated that the City is measured in its response to TID development to be sure that the project is worthy and that payback is feasible, so the risk to the City is minimal.

6. Set next meeting date and time

The next meeting is scheduled for February 15, 2016 at 3:00 PM.

7. Adjournment

Motion to adjourn the meeting made by Renea Ranguette and seconded by Sherri Hawkins. Motion carried.

Martin Shanks

Transcribed by Sherry Booth