

Standing Joint Review Board

Wednesday June 24, 2020

11:00 a.m.

Members Present: Tom Davies representing the Village of Plover, Michael Kurtz representing the Stevens Point School District, Ben Nunz representing Mid-State Technical College, Dan Mahoney – Public Member

Members Excused: Chris Holman, Portage County

Others Present: Emily Ley, Karen Swanson, Steve Kuntz

1. The Clerk called the meeting to order at 11:00 a.m.
2. The Clerk called for nominations for a Chairperson. Mr. Mahoney nominated Mr. Davies as Chairperson. Hearing no other nominations, Mr. Mahoney moved to approve Mr. Davies as Chair. Mr. Nunz seconded and the motion carried.

Mr. Davies had all those present introduce themselves.

3. REVIEW OF ANNUAL REPORTS FOR TID NOS. 3, 4, 5, 6, & 7

Mr. Mahoney reviewed the TID reports, copies attached, as follows:

TID No. 3

Located in Pines Corporate Center.

Reviewed Revenues vs. Expenses.

Donor TID to TID No. 5, which is designated as severely distressed.

2 projects remain: Foremost Dr. signalization and Grant Ave. realignment to a right-in, right- out configuration. It is highly unlikely these 2 projects will happen due to next year being the last year to complete the projects and the long design process for Grant Ave.

TID No. 4

Located in Village Park at Plover.

Reviewed Revenues vs. Expenses.

Donor TID to TID No. 5

Past the infrastructure stage. Discussed Lokre's apartment development

TID No. 5

Located in the southeast portion of the Village.

Reviewed Revenues vs. Expenses.

Discussed the history and foreclosure of the property and the designation of a severely distressed TID.

Primary development is single family residential with a multi-family development under construction on the west side of CTH R.

The TID was extended to 2045 but there is the potential to close it out by 2028.

TID No. 6

Located in the northeast portion of the Village, known as Premier Heritage Farms development.

Reviewed Revenues vs. Expenses.

Discussed the minor development incentives in addition to the Federal and State government help with the CTH R widening project. Sewer and water were extended to serve 1600 acres of development.

TID No. 7

Located along the Business 51 corridor from Springville Dr. to Roosevelt Dr.

Reviewed Revenues vs. Expenses.

Assisted with moving forward with the Business 51 reconstruction project and relocating utilities underground and sidewalk amenities.

Discussed the jurisdictional transfer when the Business 51 project is complete and the hope for development.

Mr. Mahoney explained the philosophy of the “pay as you go” developer incentive payments, i.e. taxable value must be created before incentives are paid out. Developer Agreements outline the process.

4. Mr. Nunz moved to adjourn at 11:32 am. Mr. Kurtz seconded and the motion carried.

Karen Swanson, Village Clerk