

Village of Plover  
Joint Review Board

Tax Increment District #6 Amendment

Monday, February 14, 2022  
4:00 p.m.

Members Present: Tom Davies representing the Village of Plover, Brenda Swan (via video) representing Mid-State Technical College, Chris Holman representing Portage County, Dan Mahoney - JRB public member

Others Present: Dan Ault, Steve Kuntz, Karen Swanson, Dominique Swangstu, Greg Johnson (via video) – Ehler’s representative, Ross Ballard

1. The Clerk called the meeting to order at 4:04 p.m.
2. CONSIDERATION AND APPOINTMENT AND/OR REAFFIRMATION OF THE JOINT REVIEW BOARD’S PUBLIC MEMBER
  - ✓ **Mr. Davies moved to reaffirm Dan Mahoney as the Joint Review Board’s public member. Ms. Swan seconded and the motion carried.**
3. ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON
  - ✓ **Mr. Mahoney moved to reaffirm Tom Davies as the Chairperson of the Joint Review Board. Ms. Swan seconded and the motion carried.**
4. DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD

Mr. Kunst stated that this is a standard agenda item in the event there are new members to the board. The current members have been on previous Joint Review Board’s for the Village of Plover.
5. REVIEW AND DISCUSS PROJECT PLAN/BOUNDARY AMENDMENT

Mr. Kunst stated that a boundary amendment is only being considered for TID #6 at this time. The additional land consists of approximately 18 acres east of the existing multi-family development on CTH R south of CTH HH and an additional 81 acres adjacent to and south of the Crossroads Commons area. He discussed the extension of sewer along CTH R as part of the existing project plan.

Mr. Johnson referred to the Territory Amendment Plan, copy attached and discussed the future land uses of the property being added to the TID. He stated that the project costs of approximately \$19M are not amended and that utility costs outside of the boundary are TID eligible. He discussed the additional TID value of \$26M from multi-family development. Commercial value is not factored in at this time. Mr. Johnson discussed the Tax Increment projection and the cash flow over the life of the TID. He stated that the public hearing is on the Plan Commission agenda later today.
6. SET NEXT MEETING DATE

Mr. Johnson stated that, taking into consideration the meeting publication date, the next Joint Review Board meeting could be set for the week of March 7<sup>th</sup>.
7. Mr. Mahoney moved to adjourn at 4:21 p.m. Mr. Holman seconded and the motion carried.

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Karen Swanson, Village Clerk