

JOINT REVIEW BOARD, CITY OF WAUSAU

Time and Date: The Joint Review Board met at 7:45 a.m. on April 1, 2013, in the 2nd Floor Board Room of Wausau City Hall.

Members Present: Gary Gisselman (C), Kristi Kordus, Ann Lucas, Cherna Gorder, Jane Kittel (arrived at 7:55 a.m.)

Others Present: Ann Werth, Maryanne Groat, Mayor Tipple, Brad Lenz, Brad Karger, Mandy Wright, Melissa Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Call to Order

Noting the presence of a quorum, at approximately 7:45 a.m. Chairman Gisselman called the meeting to order.

Approve minutes of the September 26, 2012 meeting

Lucas moved to approve the minutes of the previous meeting. Kordus seconded, and the motion carried unanimously 4-0.

Initiative to Extend Life of Tax Incremental District #3

Mayor Tipple, Groat, Werth, and Lenz together showed a PowerPoint presentation informing the committee members on the extension of Tax Incremental District #3 and the status of the existing Tax Incremental Districts. During the presentations, the successes of the Tax Incremental Districts, job growth, past and future planning initiatives, and East Riverfront District planning were discussed.

Kittel arrive at 7:55 a.m.

Groat presented a map of Tax Incremental District #3 and explained that the expenditure period ends in 2016 and the proposal is to extend the district 10 years. Kordus asked if that would be done instead of creating a new district. Groat agreed. Werth added that a housing initiative is underway using Tax Incremental District #2 funding of \$500,000 to remove blight in conjunction with a NTC program for new houses that would match the existing neighborhood houses. Groat said that legislation was passed in 2009 so districts could be extended one year and the money could be used for improving the housing stock. On March 12, 2013, Common Council approved this for Tax Incremental District #2.

Staff continued with the presentation overviewing the past and future of the existing Tax Incremental Districts.

Wright said that she is hearing voices of all the different groups that are affected by the district extension and believes that once the legislation is proposed there shouldn't be a problem getting it passed, depending on what other groups have to say. There appears to be strong support from the community and it is a compelling story.

Mayor Tipple said that city staff has reached out to the businesses and community foundations and they have received various letters of support and recommendation. The city has seen a lot of success in the downtown Tax Incremental District, where other communities have struggled. Wright said she will speak

to the other legislators to make sure the agreement is there. Karger said that the County may be in opposition as a committee is currently divided. Groat asked Karger why the county members may be opposed to the extension. Karger said he is unable to answer that at this time. Werth asked Karger if he liked what he saw today. Karger said it is encouraging.

Status of Existing Tax Incremental Districts

This item was discussed in the previous item.

Updates/Set next meeting date and time

There weren't any updates or future meetings scheduled.

Adjourn.

Kordus moved to adjourn. Lucas seconded. Motion to adjourn carried unanimously and the meeting adjourned at approximately 8:40 a.m.