

Finance Committee Meeting Minutes
August 19, 2008

Chairman Larsen called the meeting to order at 7:13 p.m.

Members Present: Mayor Sullivan and Aldermen Larsen, Antonneau and Cochrane

Staff Present: Gard, Frye, Gallo, Kitsembel, Bednarski, Beguhn, Lamp, Duffy, Leidel and Coenen

Others present: Aldermen Hollatz, Miller, Schmitter and Morgan and Atty. Chapman

2. Consider/recommend TIF Reimbursement Request

Kitsembel reported that the developer of Valley Road Commons (former Summit School site) requested assistance from the City for the demolition of the school buildings. The estimated cost to demolish the buildings is \$364K. The developer has agreed to provide value of approximately \$21 million in improvements. TID #3 includes demolition costs as an eligible project cost and there is no risk to the City with “pay-as-you-go” reimbursements. In effect the developer is reimbursed after the City has received the tax increment revenue. If no value is generated by the project, no payments are made. Essentially the developer will make improvements to the site and the following year they will be assessed for the improvements. That assessed value as well as the assessment ratio and equalized tax rate will be used to calculate the amount due to the developer. The funds would be distributed the following year, after the tax roll has been set. We have it structured that with the developer’s estimated build out we anticipate the \$364K in demolition costs will be paid to the developer by 2013. Payments will not be made after 12/31/2013.

Motion by Antonneau to recommend reimbursement to Valley Road Development, LLC in the amount of \$364,000 for the demolition of buildings on the Valley Road Commons project site from TIF #3 with payments to be structured as “pay-as-you-go” TIF reimbursements with no reimbursement payment made after 12/31/2013; second by Cochrane. Motion carried 3-0.

3. Consider/act on Vouchers

Motion by Cochrane to approve the vouchers in the amount of \$3,954,639.88; second by Antonneau. Motion carried 3-0.

Motion by Larsen to adjourn; second by Antonneau. Motion carried 3-0. The meeting adjourned at 7:21 p.m.

Minutes taken by
Diane Coenen, City Clerk
Ald. Antonneau, Secretary