

MINUTES  
TAX INCREMENT FINANCE COMMITTEE  
October 5, 2007

MEMBERS PRESENT: Tom Johnson, Bill Okrepkie, Gary Brown, Peter Anderson, David Janak, Bob DeMersseman, Marcia Elkins

OTHERS PRESENT: Merlin Brendon (Skyline Pines East), Curt Huus, Ken Anderson, Alan Hanks, Dirk Jablonski, Robert Ellis, Karen Bulman, Sharlene Mitchell

Call to Order

Elkins called the meeting to order at 11:31 a.m.

Tower Road TID #47 – Project Plan Revision (07TIF019)

Bulman reviewed the request to reallocate the Tower Road project funding noting that the Contingency and Necessary/Convenient Costs would be fully reallocated to the Reconstruction/Improvements and Professional Services line items. Bulman indicated that the District boundary remains unchanged.

Huus outlined the water, sanitary sewer and road reconstruction improvements that will be realized from the project. Huus indicated that the increase in construction costs has prompted the need to revise the project costs.

In response to a question from Johnson, Huus addressed the overlot grading to be completed and the relocation of Tower Road into the hillside onto undisturbed ground. Elkins indicated that the overlot grading is not an allowable cost under the currently approved property costs. Discussion followed regarding the overlot grading and avenues to address the project cost within the Project Plan.

In response to a question from Jablonski, Huus indicated that the change in Professional Service Costs is a result of the change in ownership. Huss indicated that the previous owner had reflected items such as design fees and survey costs in the Reconstruction/Improvements line item.

Discussion followed regarding the requested funding reallocation and the project costs that could be paid from the Contingency Line Item.

**Johnson moved to recommend reallocate the overlot grading project costs from the Reconstruction/Improvement line item to the Necessary/Convenient Costs line item. DeMersseman seconded the motion.**

Discussion continued regarding the overlot grading project costs. In response to a question from Okrepkie, Elkins indicated that the overlot grading is not currently an allowable Tax Increment Project cost.

**Okrepkie moved a substitute motion to recommend elimination of the overlot grading project cost from the Tower Road Project Funding Plan Reallocation. Brown seconded the motion.**

Huus addressed the grading required from Fairmont Boulevard to Tower Road. Brendon indicated that the Purchase Agreement with Wyss specifically indicated that the overlot grading

was an approved element of the Tax Increment District. Brendon indicated that the materials from the overlot grading would be utilized for grading Fairmont Boulevard.

Elkins clarified that the initial Project Plan for the Tower Road project did not address either the overlot grading or Fairmont Boulevard grading.

Huus indicated that the overlot grading is required to increase property values noting that without the grading there is no incentive to rebuild Tower Road. Huus indicated that the overlot grading was reflected in the original project costs proposed by Wyss.

Johnson suggested that the Tower Road request be continued to allow the applicant to resolve the overlot grading issue. Huus indicated that the applicant is not seeking an increase in project funding noting the need to make the project viable for both parties. Elkins indicated that the overlot grading is not a public improvement. Discussion followed regarding the need to rebuild Tower Road on undisturbed ground.

Johnson voiced support for funding the overlot grading noting that the project improvements will benefit the City and improve area property values. Brendon indicated that starting the dirt work this fall is critical to the development project.

In response to a question from Okrepkie, Elkins indicated that project costs in excess of the approved Project Plan would be the developer's responsibility. Discussion followed regarding the overlot grading project costs. Elkins recommended that the Developer review the public infrastructure items to determine if there are costs that can be exchanged for the overlot grading project costs. Discussion continued regarding the distinguishing project elements of the Tower Road Project Plan.

Brown addressed his personal experience as a building ownership in this area noting that the ground shifts substantially each year and cautioned against building Tower Road on compacted fill.

**Brown moved, Okrepkie seconded and carried unanimously to table the Tower Road Tax Increment District #47-Project Plan Revision.**

Approval of Minutes

**DeMersseman moved, Johnson seconded and carried unanimously to approve the minutes of the August 21, 2007 meeting.**

Adjourn

**There being no further business, Okrepkie moved, Brown seconded and carried unanimously to adjourn the meeting at 12:12 p.m.**