

## **MINUTES OF COMMITTEE MEETING**

February 27, 2012

7:00 p.m.

### **DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)**

- RE:    1)     TIF Qualification Reports by Kane, McKenna and Associates
- 2)     Review of Transcription Services
- 3)     Other Business
- 4)     Public Comments

Committee Members Present:   Morley, Polomsky

Committee Members Absent:    Leader

City Staff Present:            Kopp, Werner

Elected Officials Present:    None

Others Present:                Rychlicki

Chairman Morley called the meeting to order at 7:00 p.m.

Chairman Morley, with the concurrence of the Committee, moved Agenda Item #4 Public Comments, to the beginning of the meeting rather than the end of the meeting as shown on the agenda. Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. There was one person in the audience who commented on the three proposed TIF districts stating that the proposed North York TIF made sense to her, but the other proposed TIF districts at York and Vallette and Riverside Drive did not. There being no other comments from the public in attendance, Chairman Morley closed the Public Comments portion of the meeting.

**Agenda Item #1 - Discussion: TIF Qualification Reports by Kane, McKenna and Associates**

The Committee continued their discussion of the three proposed Tax Increment Financing (TIF) Districts: North York Street, York and Vallette, and Riverside Drive. Mr. Robert Rychlicki from Kane, McKenna briefed the Committee on the TIF Qualification Report for the proposed North York Street District. He discussed Chapter 5 of the report and noted that in order for a proposed TIF district to qualify as a Conservation Area more than 50% of the buildings in the proposed area must be over 35 years of age. Once it is established that more than 50% of the buildings within the proposed area are over 35 years of age, the proposed district must meet at least three (3) of thirteen (13) other qualifying factors. The Proposed North York Street District has six (6) qualifying factors: Obsolescence, Deterioration, Excessive Vacancies, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in Equalized Assessed Value (EAV).

The Committee then began review of the proposed York and Vallette TIF. Mr. Rychlicki began describing the physical aspect of the York and Vallette area; however, due to the Committee of the Whole Meeting beginning at 8 PM, Chairman Morley continued this discussion to March 12, 2012.

**Agenda Item #2 – Review of transcription Services**

Mr. Werner stated that staff is compiling historical billing information regarding transcription service costs, and additional information from other communities. This item was continued to the next meeting of the DPZ scheduled for March 12, 2012.

Other Business – None

The meeting was adjourned at 8:00 p.m.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator