

**City of Lancaster  
Joint Review Board Meeting**

**Date:** Monday, April 13, 2020

**Time:** 4:00 P.M.

**Place:** This meeting will take place virtually. The public may join the meeting online or by telephone. The information needed to join the meeting online or by telephone is listed at the bottom of this agenda. If you wish to join the meeting and do not have telephone or internet access, please contact David Kurihara (608-723-7445) to see whether an accommodation can be made.

**Agenda:**

1. Call to Order
2. Roll Call
3. Approve Joint Review Board Meeting Minutes of 8-01-19 and 3-09-20
4. Review TID #6 Plan, including:
  - a. Specific projects and costs, including the amounts expected to be paid by tax increments and the estimated tax increments over the life of the TID.
  - b. Value increment after project costs are paid and the TID terminates.
  - c. Reasons why the property owners benefitting from the improvements within the TID should not pay the project costs.
  - d. Share of the projected tax increments estimated to be paid by the property owners in each of the overlying taxing districts.
  - e. Benefits the tax payers will receive to compensate for their share of the projected tax increments
  - f. Developers Agreement with Lancaster Hotel Development, LLC
5. Consideration and possible action on Resolution Approving Project Plan, Creation of TID No. 6 determining whether the:
  - a. Development expected in the tax incremental district would occur without the use of TIF ("but for" test).
  - b. Economic benefits of the TID, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
  - c. Benefits of the proposal outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing districts.
6. Adjournment

**Link and instruction for "The Public" or anyone else wishing to join virtually:**

Join Zoom Meeting

<https://us04web.zoom.us/j/676908959?pwd=OVQrVENUTXc1bUFteVAydmRVSIVkdz09>

Meeting ID: 676 908 959

Password: 028947

Dial by your location

+1 312 626 6799 US (Chicago)

888 788 0099 US Toll-free

877 853 5247 US Toll-free