

MEETING MINUTES – Mayor’s Impact Fee Policy Task Force Committee

DATE: June 3, 2008

PRESENT: Rick Peo, Jim Christo, Fred Hoke, Steve Stueck, Steve Masters, Greg Maclean, Nick Cusick, Denise Pearce, Margaret Remmenga, Michaela Hansen

ABSENT: None

Special guests/Presentations: Don Herz and Dr. Eric Thompson

PUBLIC ATTENDING: Russell Miller, Jennifer Buxton

Topic:	Discussions/Conclusions/Recommendations /Actions	Action Assignment:
Call to Order, Opening Statements, and Introductions	Nick Cusick called the meeting to order at 3:00 PM.	
Scheduled 4 PM Arrival/ Introductions	Dr. Eric Thompson, UNL Department of Economics	
Proposed Presenters for future meetings.	June 17 – Allan Abbott (invitation accepted-attendance confirmed) July 8 – Roger Figard and Thomas Shafer (invitation accepted-attendance confirmed)	
Minutes	Fred Hoke Moved to approve May 13 Meeting Minutes; Seconded by Jim Christo	
Discussion	The group decided to move directly into the presentations.	
LB562 -Don Herz	<p>Don Herz briefly discussed the LB562 structure. LB562 passed in 2007. It has not been used in the State as of today. This bill was sponsored by Dial Realty. A district is created and there is a self imposed occupation tax on that district. Last minute amendment (LB562) disallowed large box development of 175,000 or more unless they provided employee health insurance. This was targeted at Walmart. Proceeds from the occupation tax must be used for infrastructure construction that benefits the district. It would be up to City to enforce the tax. There is no Property tax pledge to back the bonds, but ratios of reserve may be higher and not have a AAA rating. Don believed the valid time period for a district was no more than 25 years. Kansas uses Star Bonds successfully. To bring a Star Bond forward, a majority vote from the district must be in favor to create it. Don felt the cost to administer this type of Bond would not be significant. To protect the City from loss, a Redevelopment Agreement would need to be drafted, requiring the developer to make up any shortfalls.</p> <p>Star Bonds is a separate concept used in Kansas that turns back the State and local portion of the sales tax in a certain area.</p>	
Denise Pearce and Don Herz	The City of Lincoln introduced LB 813 in 2008. Senator McGill sponsored the bill. It was named a speaker priority bill but was not debated last session. This bill allows the City to create a district or	

<p>Urban Growth Bill & other information- Denise Pearce</p> <p>Dr. Eric Thompson</p> <p>Meeting adjourned</p>	<p>districts around the edges of the city limits and divert the local sales tax to infrastructure costs. Denise distributed a copy of LB813 and a summary of the bill, with the proposed amendment.</p> <p>Other discussions – Highway Allocation Bonds (HAB) have been in place through statutory authority for a number of years. Discussion about using HAB and wheel tax increases to the fullest extent took place.</p> <p>Dr. Thompson provided an overview of his study “The Impact of Growth on Quality of Life and Fiscal Conditions in Lincoln, Nebraska” <i>Link to studies: http://www.lcoc.com/growth.htm</i></p> <p>Next Meeting June 17 at 3 PM in the Mayor’s Conference Room.</p> <p>Meeting adjourned at 5 PM.</p>	