

GOVERNMENT SERVICES COMMITTEE MEETING MINUTES
September 4, 2018

CONFERENCE ROOM BEHIND
COUNTY BOARD CHAMMBERS
14200 WASHINGTON AVENUE
STURTEVANT, WISCONSIN 53177

Chairman Bernberg called the meeting of the Government Services Committee to order at 6:00 p.m.

The meeting was attended by Supervisors: Wisch, Maier, Kramer, Hillery, Roanhouse and Youth Reps Reschke & Cafferty.

Excused: Supervisor Kaprelian-Becker

Absent: None

#1 – Public Comments

Dan McHugh, Assessor of the Village of Mt. Pleasant and Waterford spoke to the committee about businesses requesting reductions on their assessed value. Lawsuits have been filed for that purpose take years to resolve.

#2 – Chairman Bernberg Comments

Youth Rep Cafferty read the Youth in Governance Statement.

#3 – Approval of Minutes from previous meeting(s)

Action: To approve the minutes from the August 7, 2018 meeting as printed.

Motion passed. Moved: Supervisor Maier. Seconded: Supervisor Hillery. Vote: All Ayes, No Nays. Youth Vote: Ayes.

#4 Old Business

None.

#5A New Business

Jerry Deschane from the League of Wisconsin Municipalities will speak to the committee discussing dark stores.

The concern of the League is a tax shift from large properties to residential properties and small businesses at an average of about 8%. Dark Stores are big box stores which have no comparable properties, if they were to leave the property it could only be valued as an empty building. There are two bi-partisan bills in the legislature supported by about 80 legislators; one would allow only open stores to be compared to open stores for assessment purposes and the second would allow above market lease income to be used for assessment purposes. Attorneys work on a percentage of recovery payment meaning there is no cost to those who file for assessment appeals.

#5B. New Business

Cory Fish, Directory of Tax, Transportation and Legal Affairs of the Wisconsin Manufacturers & Commerce (WMC) will speak to the committee discussing dark stores.

The WMC believes that business income should not be taxed as property and the rule of taxation should be uniform. The above market leases are used to expand businesses and are a really a loan being paid back with interest. It was pointed out the levy limit may be repealed in the future meaning it will be harder to appeal tax assessments. The use of vacant rundown properties was thrown out as comparable but WMC believes if a vacant property is truly comparable it should be allowed as an assessment tool.

Both representatives received and answered questions from the committee members.

Michigan has rejected the Dark Store theory and 6 other states are looking at litigation.

Both organizations share the goal of growing the state in population and jobs, where they disagree is tax law.

#6 Referrals from County Board

Action: To receive and file Resolutions A-G and I-J and to lay over Resolution H to the next meeting.

Motion passed. Moved: Supervisor Wisch. Seconded: Supervisor Hillery. Vote: All Ayes, No Nays. Youth Vote: Ayes.

#6K. Report No. 2018-26 By the County Executive Making an Appointment to the Racine County Traffic Safety Commission.

Action: To approve the appointment.

Motion passed. Moved: Supervisor Wisch. Seconded: Supervisor Hillery. Vote: All Ayes, No Nays. Youth Vote: Ayes.

#7. The next meeting of the Government Service Committee is October 2, 2018.

#8 Adjournment

Action: To adjourn the meeting at 7:26 p.m. **Motion passed.** Moved: Supervisor Wisch. Seconded: Supervisor Hillery. Vote: All Ayes, No Nays. Youth Vote: Ayes