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JIM RILEE
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MARGARET NORDSTROM
Executive Director

MEMORANDUM

To: RMP Update Committee
From: Margaret Nordstrom, Executive Director
Subject: Record of RMP Update Committee Meeting of June 21, 2016
Date: August 26, 2016

The RMP Update Committee met on Tuesday, June 21, 2016 at the Highlands Council office in Chester. Committee Members present: Committee Chair Alstede, Members Sebetich, Vohden, and Holtaway.

Highlands Council Staff Members present: Margaret Nordstrom, John Maher, Chris Danis, Judy Thornton, Corey Piasecki, Jim Hutzelmann, Drew Siglin, Carole Ann Diction, and Annette Tagliareni.

Also present: Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit, and Steve Gunnells, PlaceWorks (via phone).

Committee Chair Alstede called the meeting to order at 2:04pm.

Fiscal Impact Assessment (FIA)

Steve Gunnells presented to the committee the phase 3 report ("Fiscal and Financial Analysis") of the FIA. After the presentation, there was a discussion regarding equalized property value and real property assessed value in the Highlands region. Committee members discussed the validity of using assessed property values based on inconsistent municipal valuation methods and periods of valuation. Additionally, the Committee discussed the validity of using equalized property values as an indicator, given that these values are driven by two components (value of existing real property plus value of new construction), and the possible benefit of exploring the issue further. Highlands staff noted that a municipal fact book will be provided to the committee, which will add a more detailed analysis of each municipality in the Highlands region regarding property values. Committee members also suggested that staff provide an updated evaluation of property value that was lost as a

result of the Highlands Act. There was then extensive discussion on the total real property assessment value and municipal tax revenue as to whether they were valid indicators.

Finally, staff proposed providing the committee with background information explaining the difference between generic use of the term “significant,” and the technical meaning of the words “statistically significant” as used by statisticians. Ms. Nordstrom will provide the committee members with a link to an article that provides such clarification. Staff anticipates that Mr. Gunnells will present the phase 3 report of the FIA to Council at its next meeting.

Mr. Gunnells left the meeting at 3:35pm.

Rutgers’s Peer Review Status

Highlands staff reported that the peer review continues to make progress. Rutgers is currently working to review phase 3 of the FIA.

Next Steps

Highlands staff reported that once the phase 3 report is finalized, Mr. Gunnells will compile all three phases of the FIA with the addition of the municipal fact books and present a final report to the Council.

Progress Report

Highlands staff reported that progress on the Monitoring Program Recommendation Report (MPRR) was delayed due to a budgeting issue, which has since been resolved by shifting much of the remaining workload to Highlands staff. Work continues on the development of final indicators and methodologies for analysis and the ongoing measurement of each. Final methodologies for each indicator should be completed shortly. Highlands staff is also working to analyze each indicator according to the methodology provided. Once the analysis is complete it will be forwarded to the project consultant for assistance. Highlands staff provided a flow chart of progress to date on the indicators as well as the methodology sheets for each (tabular and spatial).

Process for Considering Revisions or Amendment to MPRR

Chief Counsel Maher gave an overview of a proposed process for considering revisions or amendments to the Highlands RMP, which may be determined necessary based on findings presented in the MPRR. Ms. Nordstrom then provided a flow chart of the proposed amendment process.

Report out to Council

Staff provided the committee the PowerPoint presentation that will be presented to Council at its next meeting. Committee Chair Alstede welcomed Member Holtaway to the committee.

The meeting adjourned at 4:06pm.