



**DEPARTMENT OF DEVELOPMENT**

**John F. Stibal**  
*Director*

414/302-8460  
414/302-8401 (Fax)

City Hall  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214

[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)  
[jstibal@ci.west-allis.wi.us](mailto:jstibal@ci.west-allis.wi.us)

August 7, 2008

The Honorable Dan Devine and  
Members of the Common Council  
West Allis City Hall  
West Allis, Wisconsin

RE: Transmittal of Decision of the Joint Review Board with respect to  
Tax Incremental District Number Ten

Dear Mayor Devine and Common Council Members:

On behalf of the Joint Review Board, it is my pleasure to herewith submit the Board's favorable decision with respect to authorizing Tax Incremental District Number Ten. At the Board's meeting on August 6, 2008, Resolution R-2008-0178, which authorizes approving Tax Incremental District Number Ten was reviewed and it was unanimously recommend by the Board that Tax Incremental District Number Ten be approved. The approval of the Project Plan by the Joint Review Board is based on Section 66.1105(4m)(b)2 with the understanding that without the established tax incremental district, the development would not occur.

If you have any questions relative to this matter, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink that reads "John F. Stibal".

John F. Stibal  
Director, Department of Development

JFS:dln

cc: Scott Post, City Attorney  
City Real Estate Agent

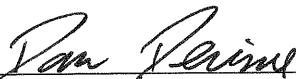
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Joint Review Board  
Approval of Tax Incremental District Number Ten  
City of West Allis, Wisconsin

The Joint Review Board convened to review the proposal of the City of West Allis, Wisconsin, to approve the Project Plan of Tax Incremental District Number Ten, City of West Allis, at a meeting duly noticed and held in the Common Council Chambers, West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin 53214, on August 6, 2008, at 12:00 a.m. By roll call vote, on a motion duly made, seconded and carried unanimously, the Joint Review Board for Tax Incremental District Number Ten adopted the following resolutions:

RESOLVED that City of West Allis Resolution No. R-2008-0178, a Resolution to approve the Project Plan of Tax Incremental District Number Ten, City of West Allis, Wisconsin, pursuant to Section 66.1105(4)(gm) of the Wisconsin Statutes, adopted August 5, 2008, be and is hereby approved.

Approved:

  
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Dan Devine,  
Mayor, City of West Allis

JOINT REVIEW BOARD  
RESOLUTION NO. 1

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A RESOLUTION OF THE JOINT REVIEW BOARD APPROVING A PROJECT PLAN  
AMENDMENT FOR TAX INCREMENT DISTRICT NO. 10 OF THE  
CITY OF WEST ALLIS, WISCONSIN

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WHEREAS, on August 5, 2008, the Common Council of the City of West Allis, Wisconsin (the "City") adopted a resolution (the "Resolution") approving the Project Plan (the "Project Plan") for Tax Incremental District No. 10 (the "District") of the City, pursuant to Sections 66.1105(4)(gm) of the Wisconsin Statutes, and,

WHEREAS this Joint Review Board, which was established pursuant to Section 66.1105(3)(g) of the Wisconsin Statutes, has reviewed the Resolution, the Project Plan, the project plan for the District, the information and projections provided by the City pursuant to Section 66.1105(4)(i) of the Wisconsin Statutes and the public record and planning documents relating to the District, TID No. 10; and

WHEREAS this Joint Review Board has considered the criteria set forth in Section 66.1105(4m)(c)1. of the Wisconsin Statutes and has determined that:

- (a) The development expected in the TIDs would not occur without the use of tax incremental financing;
- (b) The economic benefits of the TIDs as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements in the TIDs, as amended;
- (c) The benefits of the Project Plan outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts; and
- (d) In its judgment, the development described in the documents with respect to the TIDs described above would not occur without the Project Plan.

NOW, THEREFORE, BE IT RESOLVED that this Joint Review Board approves the Resolution and the Project Plan for Tax Increment District No. 10 of the City of West Allis, Wisconsin.

Adopted this 6<sup>th</sup> day of August 2008.

  
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Chairperson of the Joint Review Board