

September 9, 2024

WI Department of Revenue - Tax Incremental Financing - State & Local Finance Division

RE: City of West Allis Wisconsin Tax Incremental District No. 20 Creation

On behalf of the City of West Allis, enclosed are the following documents necessary to complete the base value determination:

* DOR Legal Requirements Form (See Separate Attachment)	* Affidavit of publication for JRB meeting
* DOR Base Value Workbook (See Separate Attachment)	* Joint Review Board Resolution
* Letter(s) to overlapping taxing entities notifying of the organizational JRB meeting & public hearing	* Joint Review Board Approval Meeting Minutes
* Affidavit of publication for public hearing & JRB meeting	* Legal Metes & Bounds boundary description
* Minutes from JRB Organizational Meeting	* Map identifying District boundary, as well as parcel boundaries and parcel numbers within boundary (See Separate Attachment)
* Community Development Authority Resolution	* Final Project Plan document (See Separate Attachment)
* Common Council Resolution	* Copy of 60 day notice to DOR & DOR filing E-mail(s) (See Separate Attachment)
* Letter(s) to JRB Members confirming the meeting to consider approval	* Letter(s) to blighted - rehab property owner(s)

Should you have any questions regarding the district, please contact our office directly.

Sincerely,

EHLERS



Todd Taves, CIPMA
Senior Municipal Advisor

cc: Patrick Schloss, Economic Development Executive Director
Jason Kaczmarek, Finance Director/Comptroller
Shaun Mueller, Development Project Manager
Gale Jender, Economic Development Specialist
Carson Coffield, Economic Development Specialist
Rebecca Grill, City Clerk & Administrator
Harry Allen, Associate Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers



May 21, 2024

David Crowley, County Executive
Celia Benton, Economic Development
Project Manager
Milwaukee County

Mayor Dan Devine, JRB City Member

Wayne Clark, JRB Public Member

Vicki Martin, President
Philip King, Vice President
Milwaukee Area Technical College District

Tarrynce Robinson, Superintendent
Aaron Norris, Assistant Superintendent
c/o School Board President
West Allis-West Milwaukee School
District

RE: City of West Allis Joint Review Board Meeting

A meeting to organize a Joint Review Board ("JRB") for the City's proposed creation of Tax Incremental District No. 20 ("District") will be held at 2:00 p.m. on June 4, 2024. The meeting will be held at the West Allis City Hall, Art Gallery, located at 7525 W Greenfield Avenue. At this meeting, the JRB will be asked to appoint a chair and public member, and to set an additional meeting date or dates. City staff will also review the draft Project Plan. The City will also be asking the JRB to consider a resolution allowing Tax Incremental District No. 7 to pay a development incentive outside of, but within ½ mile, of its boundary.

As a quorum must be achieved for the City to proceed, we would ask that you ensure the availability of your appointee to attend.

We've attached the following documents that will be mailed & e-mailed to you:

- The draft meeting agenda.
- A copy of the legal notice published for the JRB meeting and public hearing.
- A draft Project Plan for Tax Incremental District No. 20.

At a subsequent meeting the JRB will be asked to approve the resolution to be adopted by the City creating the District. In considering approval, the JRB will review the public record, planning documents and the resolutions adopted by the City's CDA and City Council. Its decision, by majority vote, must be made within 45 days of receipt of the adopted City Council resolution and is to be based on the following criteria specified in Wis. Stat. § 66.1105(4m)(c)1.:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

If the JRB does not approve the creation of the District it must issue a written explanation describing why it fails to meet one or more of these criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS

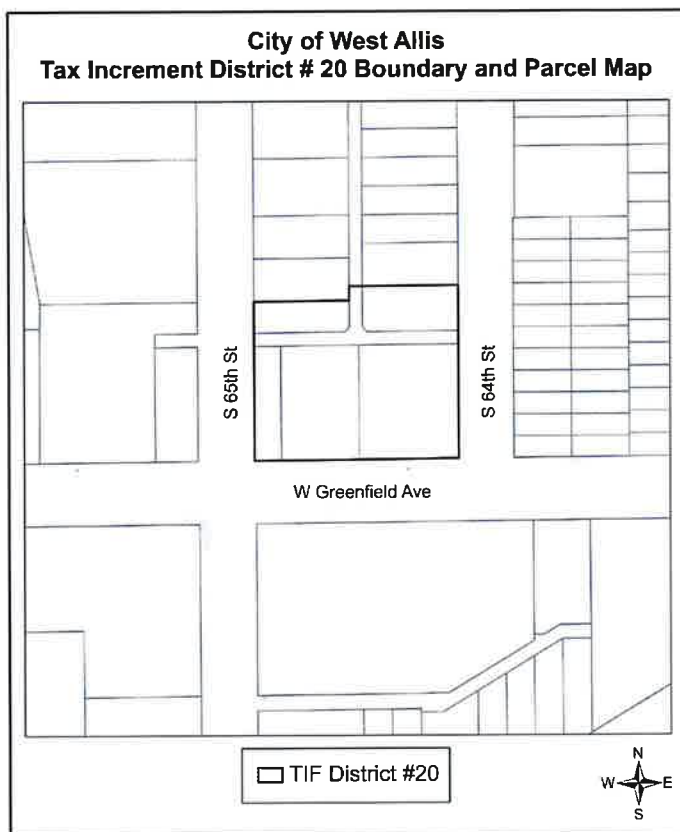


Todd Taves, CIPMA
Senior Municipal Advisor

cc: Patrick Schloss, Economic Development Executive Director
Jason Kaczmarek, Finance Director/Comptroller
Shaun Mueller, Development Project Manager
Gale Jender, Economic Development Specialist
Carson Coffield, Economic Development Specialist
Rebecca Grill, City Clerk & Administrator
Kail Decker, City Attorney
Suzette Zimmerman, West Allis-West Milwaukee School District Assistant
Sandra Webster, Milwaukee Area Technical College Assistant
Caryn Dreher, Milwaukee Area Technical College Assistant
Kevin Shafer, Executive Director, Milwaukee Metropolitan Sewerage District
Harry Allen, Associate Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF WEST ALLIS, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of West Allis will hold a Joint Review Board meeting on June 4, 2024, at 2:00 p.m. The meeting will be held at the West Allis City Hall, Art Gallery, located at 7525 W Greenfield Avenue. The purpose of the meeting is to organize the Joint Review Board for consideration of the City's proposal to create Tax Incremental District No. 20. At this meeting, the Joint Review Board will also consider approval of a resolution that would permit certain expenditures to be made within a one-half mile radius of Tax Incremental District No. 7.



NOTICE IS HEREBY GIVEN that the Community Development Authority of the City of West Allis will hold a public hearing on June 18, 2024, at 6:00 p.m. The meeting will be held at the West Allis City Hall, Room 128, located at 7525 W Greenfield Avenue. The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 20, its proposed boundaries, and its proposed Project Plan. The District's proposed boundary is identified on the inset map.

Based on the existing condition of properties within the proposed District boundary the City expects to designate the District as a blighted area. Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of

eliminating or reducing blight and will include payment of cash grants as development incentives to owners, lessees, or developers of land located within the District.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W Greenfield Avenue. The Project Plan can also be viewed on the

City's website at <https://www.westalliswi.gov/310/Redevelopment-Tax-Incremental-Financing>

By Order of the City of West Allis, Wisconsin

Published May 29, 2024 & June 5, 2024

AFFIDAVIT OF PUBLICATION

West Allis City Of-Legals
Clerk's Office/ J Lemanske
West Allis City Of-Legals
7525 W Greenfield AVE
West Allis WI 53214-4648

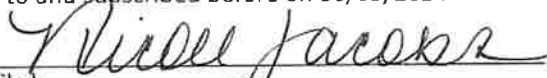
STATE OF WISCONSIN, COUNTY OF BROWN

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Sentinel Inc, publisher of Community Newspapers, public newspapers of general circulation, printed and published in the city and county of Milwaukee; and that an advertisement of which the annexed is a true copy, was printed and published in the MJS-South NOW in the issues dated:

05/29/2024, 06/05/2024

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 06/05/2024



Legal Clerk



Notary, State of WI, County of Brown

4-6-27

My commission expires

Publication Cost: \$442.72

Tax Amount: \$0.00

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DENISE ROBERTS
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF WEST ALLIS, WISCONSIN**

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Based on the existing condition of properties within the proposed District boundary the City expects to designate the District as a blighted area. Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of eliminating or reducing blight and will include payment of cash grants as development incentives to owners, lessees, or developers of land located within the District.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W Greenfield Avenue. The Project Plan can also be viewed on the City's website at <https://www.westalliswi.gov/310/Redevelopment-Tax-Incremental-Financing>.

By Order of the City of West Allis, Wisconsin
Published May 29, 2024 & June 5, 2024



City of West Allis

Meeting Minutes

Joint Review Board

Tuesday, June 4, 2024

2:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

TAX INCREMENTAL DISTRICT NO. 20 (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Rep. of Milwaukee County, Rep. of the WA-WM School District, Rep. of Milwaukee Area Technical College, Wayne Clark, Mayor Dan Devine

Others Attending

Patrick Schloss, Economic Development Executive Director
Shaun Mueller, Development Project Manager
Jason Kaczmarek, Finance Director/Comptroller
Todd Taves, Ehlers, Inc.
Jeff Hook, JJH3 Group

C. APPROVAL OF MINUTES

1. [24-0258](#) December 15, 2023

Attachments: [December 15, 2023 \(draft minutes\)](#)

Wayne Clark moved to approve this matter, Celia Benton Rep. of Milwaukee County seconded, motion carried.

Aye: 5 - Rep. of Milwaukee County, Rep. of the WA-WM School District, Rep. of Milwaukee Area Technical College, Clark, Mayor Devine

No: 0

D. NEW AND PREVIOUS MATTERS

2. [24-0290](#) Appointments:

- a. Public member.
- b. Chairperson.

Mayor Devine made a motion to appoint Wayne Clark as Public member, seconded by Celia Benton Rep. of Milwaukee County seconded, motion carried.

Wayne Clark, Public Member, made a motion to appoint Mayor Devine as Chairperson, seconded by Celia Benton Rep. of Milwaukee County seconded, motion carried.

3. [24-0291](#) Review responsibilities of the Joint Review Board.

This matter was Discussed.

4. [24-0292](#) Review and discuss draft Project Plan for Tax Incremental District No. 20.

Attachments: [West Allis TID No. 20 Project Plan 2nd DRAFT 2024-5-16](#)

[Legal Notice](#)

Celia Benton, Rep. of Milwaukee County, inquired on what would happen with the current parking. Mr. Schloss stated the parking will remain both accessible to the public and tenants.

Wayne Clark, Public member, questioned if there were any concerns from the Jason Kaczmarek the Finance Director/Comptroller. Mr. Kaczmarek stated he has no concerns.

Aaron Norris, Rep. of WA-WM School District stated this is a great project.

This matter was Discussed.

5. [24-0293](#)

Set next meeting date to consider approval of Tax Incremental District No. 20.

The next meeting is scheduled for July 23, 2024 at 2:00 p.m., with a virtual option being offered to the committee members.

This matter was Discussed.

6. [24-0294](#)

Resolution Permitting Certain Expenditures to be made within a One-Half Mile Radius of Tax Incremental District No. 7.

Attachments: [JRB Half Mile Approval Resolution TID #7](#)

[JRB Half Mile Approval Resolution TID #7 - signed](#)

Wayne Clark, Public Member, moved to approve this matter, Sherry Terrell-Webb Rep. of Milwaukee Area Technical College seconded, motion carried by the following vote:

Aye: 5 - Rep. of Milwaukee County, Rep. of the WA-WM School District, Rep. of Milwaukee Area Technical College, Clark, Mayor Devine

No: 0

E. ADJOURNMENT

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO: 1475
DATE ADOPTED: June 18, 2024

Resolution establishing the boundaries of and approving the Project Plan for Tax Incremental District NO. 20.

WHEREAS, the City of West Allis (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 20 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and


WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the West Allis-West Milwaukee School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority (the "CDA") on June 18, 2024, held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of West Allis that:

1. It recommends to the City Council that Tax Incremental District No. 20 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the City Council.
3. Creation of the District promotes orderly development in the City.

Approved: 

Patrick M. Schloss, Executive Director
Community Development Authority

**CITY OF WEST ALLIS
RESOLUTION R-2024-0364**

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 20, APPROVING
ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES CITY OF WEST
ALLIS, WISCONSIN.**

WHEREAS, the City of West Allis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 20 (the “District”) is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the West Allis-West Milwaukee School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority (the “CDA”) on June 18, 2024, held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the CDA designated the boundaries of the District, adopted the Project Plan, and recommended to the City Council that it create such District and approve the Project Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of West Allis that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 20, City of West Allis", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2024.

3. The City Council finds and declares that:

(a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1.

(b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.

(c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

(d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

(e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

(f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

(g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 20, City of West Allis" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2024.

Mayor

City Clerk

EXHIBIT A -

MAP OF TAX INCREMENTAL DISTRICT NO. 20
CITY OF WEST ALLIS

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

SECTION 1: **ADOPTION** “R-2024-0364” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2024-0364(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL JULY 10, 2024.


	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kimberlee Grob	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Chad Halvorsen	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marissa Nowling	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Danna Kuehn	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
Ald. Patty Novak	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer



Rebecca Grill, City Clerk, City Of
West Allis



Dan Devine, Mayor, City Of West
Allis



July 15, 2024

David Crowley, County Executive
Celia Benton, Economic Development
Project Manager
Milwaukee County

Dan Devine, JRB City Member
Wayne Clark, JRB Public Member

Vicki Martin, President
Sherry Terrell-Webb, J.D., VP and General
Counsel
Milwaukee Area Technical College District

Tarrynce Robinson, Superintendent
Aaron Norris, Assistant
Superintendent
c/o School Board President
West Allis-West Milwaukee School
District

RE: City of West Allis Tax Incremental District No. 20

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on July 23, 2024, at 2:00 PM in the Development/Engineering Conference Room (Rm. 210) at the West Allis City Hall, located at 7525 W Greenfield Ave. You may also elect to participate in the meeting virtually. The City will send a meeting appointment with the virtual link to each member of the JRB prior to the meeting date.

At the meeting the JRB will consider approval of the resolution adopted by the West Allis City Council creating Tax Incremental District No. 20 (the “District”).

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving the Creation of Tax Incremental District No. 20.”
- Minutes from the organizational JRB meeting.
- A signed copy of the CDA resolution.
- A signed copy of the City Council resolution.
- The final approved Project Plan document.

Pursuant to Wis. Stat. § 66.1105(4m)(b)1. and (c)1., the JRB is to review the public record, planning documents and the resolutions passed by the CDA and City Council to assist it in determining:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

The Summary of Findings found in the Executive Summary of the Project Plan details how the creation of the District meets these criteria. If the JRB rejects the proposal it must provide a written explanation describing why it fails to meet one or more of the criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS



Todd Taves, CIPMA
Senior Municipal Advisor

cc: Patrick Schloss, Economic Development Executive Director
Jason Kaczmarek, Finance Director/Comptroller
Shaun Mueller, Development Project Manager
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Kevin Shafer, Executive Director, Milwaukee Metropolitan Sewerage District
Harry Allen, Associate Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

**NOTICE OF JOINT REVIEW BOARD MEETING
CITY OF WEST ALLIS, WISCONSIN**

Notice is Hereby Given that the City of West Allis will hold a Joint Review Board meeting on July 23, 2024, at 2:00 PM in the Development/Engineering Conference Room (Rm. 210) at the West Allis City Hall, located at 7525 W Greenfield Ave. The meeting is being held to consider approval of the resolution adopted by the West Allis City Council creating Tax Incremental District No. 20. The meeting is open to the public.

By Order of the City of West Allis, Wisconsin

Published July 17, 2024



Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Paula Czaplowski
Clerk's Office/ J Lemanske
West Allis City Of-Legals
7525 W Greenfield AVE
West Allis WI 53214-4648

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Sentinel Inc, publisher of Community Newspapers, public newspapers of general circulation, printed and published in the city and county of Milwaukee; and that an advertisement of which the annexed is a true copy, was printed and published in the MJS-South NOW in the issues dated:

07/17/2024

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 07/17/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$24.94
Tax Amount: \$0.00
Payment Cost: \$24.94
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Customer No: 959958
PO #: 7/23 - JRB Meeting

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Notary Public
State of Wisconsin

**NOTICE OF JOINT REVIEW BOARD
MEETING
CITY OF WEST ALLIS, WISCONSIN**

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By Order of the City of West Allis,
Wisconsin

RUN: July 17, 2024
Published July 17, 2024
WNAXLP

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 20,
CITY OF WEST ALLIS**

WHEREAS, the City of West Allis (the "City") seeks to create Tax Incremental District No. 20 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the CDA, and the resolution passed by the City Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the City Council creating the District, approving its Project Plan, and establishing its boundaries.


BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that the economic benefits of the District, as

measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this 23 day of July, 2024.

Resolution introduced and adoption moved by JRB member: _____


Sherry Terrell-Webb

Motion for adoption seconded by JRB member: _____

Celia Benton

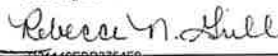
On roll call motion passed by a vote of 3 ayes to 0 nays

ATTEST:



JRB Vice-Chairperson Signature

DocuSigned by:



021146E003754F9...

Clerk Signature

measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this 23 day of July, 2024.

Resolution introduced and adoption moved by JRB member: _____
Sherry Terrell-Webb

Motion for adoption seconded by JRB member: Celia Benton
Celia Benton

On roll call motion passed by a vote of 3 ayes to 0 nays

ATTEST:

Wayne B. Clark
JRB Vice-Chairperson Signature Clerk Signature



City of West Allis

Meeting Minutes

Joint Review Board

Tuesday, July 23, 2024

2:00 PM

City Hall, Room 210
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 3 - Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Wayne Clark
Excused 2 - Rep. of the WA-WM School District, Mayor Dan Devine

Others Attending

Patrick Schloss, Economic Development Executive Director
Shaun Mueller, Development Project Manager
Jason Kaczmarek, Finance Director/Comptroller
Steve Schaer, Manager of Planning & Zoning
Todd Taves, Ehlers, Inc.
Jeff Hook, JJH3 Group

C. APPROVAL OF MINUTES

1. [24-0337](#) June 4, 2024

Attachments: [June 4, 2024 \(draft minutes\)](#)

Celia Benton, Rep. of Milwaukee County moved to approve this matter, Sherry Terrell-Webb, Rep. of Milwaukee Area Technical College seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [24-0401](#) Review the public record, planning documents and the resolutions passed by the CDA and City Council.

Attachments: [JRB Letter - Ehlers - 7-15-24](#)
[JRB Legal Notice](#)
[Affidavid of Publication - SIGNED](#)
[CDA Approved Minutes of 6-18-24](#)
[CDA Res. No 1475 - SIGNED](#)
[CC Res R-2024-0364 SIGNED](#)
[West Allis TID 20 Project Plan \(6-18-24\)](#)

Celia Benton, Rep. for Milwaukee County, inquired on the one no-vote from Common Council. Patrick Schloss stated the no-vote was made by Ald. Roadt who has consistently votes no for TIF's. Ms. Benton additionally inquired on the parkland, and was advised by Mr. Schloss that the land will be preserved as a park and the developer will maintain it.

This matter was Discussed.

3. 24-0417

Resolution Approving the Creation of Tax Incremental District No. 20.

Attachments: [JRB Resolution](#)

Sherry Terrell-Webb, Rep. of Milwaukee Area Technical College moved to approve this matter, Celia Benton, Rep. of Milwaukee County seconded, motion carried.

E. ADJOURNMENT

A motion was made by Celia Benton, seconded by Sherry Terrell-Webb, to adjourn the meeting at 2:09 p.m.

The motion carried unanimously



All meetings of the Joint Review Board are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

District # 20 Boundary

A tract of land, located in the Southeast $\frac{1}{4}$ of Section 34, Township 7 North, Range 21 East in the City of West Allis, Milwaukee County, more particularly described as follows:

Beginning at the Southeast corner of the Lot 1 in Block 1 of the First Continuation of Soldier's Home Heights Subdivision; thence Westerly, 207.74 feet along the North right-of-way line of West Greenfield Avenue, to the Southwest corner of Lot 7 in said Block 1; thence Northerly, 167.00 feet along the East right-of-way line of South 65th Street to the Northwest corner of Lot 8 in said Block 1; thence Easterly, 100.26 feet, along the North lot line of said Lot 8, to the West right-of-way line of public alley; thence Northerly, 15.00 feet along the said West line of the alley; thence Easterly, 114.26 feet, to the West right-of-way line of South 64th Street; thence Southerly, 182.00 feet along the said West right-of-way line, to the Point of Beginning.

Said land contains 0.8621 Acres, more or less.



Patrick Schloss
Executive Director
Community Development Authority
pschloss@westalliswi.gov
414.302.8460

May 21, 2024

Tax Key Numbers: 439-0144-001 (6414-22 W. Greenfield Ave.)

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: Notice of Public Hearing - Tax Incremental District No. 20

Dear Property Owner:

You have been identified as an owner of real property located within the proposed boundaries of Tax Incremental District No. 20. As required by Wisconsin State Statutes Section 66.1105(4)(a) and (c) we are notifying you that a public hearing on this matter is scheduled for June 18, 2024, at 6:00 PM. The meeting will be held at the West Allis City Hall, located at 7525 W Greenfield Ave. (Add virtual meeting attendance information, if applicable). A copy of the public hearing notice is attached.

Tax incremental financing, or "TIF", is a mechanism the City can use to fund costs it incurs to promote development. The objective of TIF is to grow the tax base. The incremental taxes resulting from that growth are then used to repay the costs incurred. The geographical area in which incremental taxes are collected is referred to as a Tax Incremental District, or "TID". Inclusion of your property in a TID does not change how your property is valued or the property taxes you pay – all classes of property in Wisconsin must be assessed and taxed uniformly. If the value of a property in a TID increases, the taxes collected on that additional value are used by the City to pay for TID related costs. Taxes collected on the property value that existed when the TID was created, referred to as the "base value", continue to be paid to the various taxing jurisdictions.

The City's CDA has prepared a "Project Plan" detailing the types of projects the City may undertake in the District; maps identifying the territory to be included in the District; and financial projections reflecting anticipated increases in property value and demonstrating how costs incurred will be repaid. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W Greenfield Ave.

Sincerely,

CITY OF WEST ALLIS

Patrick Schloss
Economic Development, Executive Director

Cc: Ehlers
Kail Decker, City Attorney



Patrick Schloss
Executive Director
Community Development Authority
pschloss@westalliswi.gov
414.302.8460

May 21, 2024

Tax Key Numbers: 439-0145-002 (6424-26 W. Greenfield Ave.)
City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

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Sincerely,

CITY OF WEST ALLIS

Patrick Schloss
Economic Development, Executive Director

Cc: Ehlers
Kail Decker, City Attorney



Patrick Schloss
Executive Director
Community Development Authority
pschloss@westalliswi.gov
414.302.8460

May 21, 2024

Tax Key Numbers: 439-0146-000 (13 S. 65 St.)**

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: Notice of Public Hearing - Tax Incremental District No. 20

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CITY OF WEST ALLIS

Patrick Schloss
Economic Development, Executive Director

Cc: Ehlers
Kail Decker, City Attorney



Patrick Schloss
Executive Director
Community Development Authority
pschloss@westalliswi.gov
414.302.8460

May 21, 2024

Tax Key Numbers: 439-0147-001 (1351 S. 64 St.)

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

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CITY OF WEST ALLIS

Patrick Schloss
Economic Development, Executive Director

Cc: Ehlers
Kail Decker, City Attorney



Patrick Schloss
Executive Director
Community Development Authority
pschloss@westalliswi.gov
414.302.8460

May 21, 2024

Tax Key Numbers: 439-0141-001 (6400 W. Greenfield Ave.)

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

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