

October 24, 2025

David Crowley, County Executive Celia Benton, Economic Development Project Manager Milwaukee County	Dan Devine, JRB City Member Wayne Clark, JRB Public Member
Anthony Cruz, President Sherry Terrell-Webb, J.D., VP and General Counsel Milwaukee Area Technical College District	Tarrynce Robinson, Superintendent Jeff Borland, Finance Manager c/o School Board President School District of West Allis-West Milwaukee, et al.

RE: City of West Allis

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on November 10, 2025 at 9:00 AM.

The meeting will be held at the West Allis City Hall-Art Gallery, located at 7525 W Greenfield Ave.

At the meeting the JRB will consider approval of the resolutions adopted by the West Allis City Council amending Tax Incremental District No. 7 and creating Tax Incremental District No. 21 (the “Districts”).

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving an Amended Project Plan for Tax Incremental District No. 7.”
- A “Resolution Approving the Creation of Tax Incremental District No. 21.”
- Minutes from the organizational JRB meeting.
- A signed copy of the CDA resolutions.
- A signed copy of the City Council resolution.
- The final approved Project Plan documents.

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:

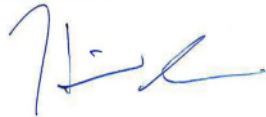
1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate 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 amendment of the Tax Incremental District No. 7 and/or the creation of Tax Incremental District No. 21 meets these criteria. If the JRB rejects either of the proposals 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



Harry Allen
Senior Municipal Advisor

cc: Patrick Schloss, Economic Development Executive Director, City of West Allis
Tracey Uttke, City Clerk, City of West Allis
Kail Decker, City Attorney, City of West Allis
Shaun Mueller, Development Project Manager, City of West Allis
Jason Kaczmarek, Finance Director/Comptroller, City of West Allis
Carson Coffield, Economic Development Specialist, City of West Allis
Gale Jender, Administrative Support Specialist, City of West Allis
Aaron Norris, Assistant Superintendent, West Allis-West Milwaukee, et al.
Kevin Shafer, Executive Director, Milwaukee Metropolitan Sewerage District
Tondalia Watnem, MBA, Executive Assistant, Milwaukee Area Technical College District
Todd Taves, Senior Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers