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RESOLUTION TO APPROVE THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT  
NUMBER FOURTEEN (68<sup>TH</sup> & MITCHELL).

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WHEREAS, Tax Increment District No. Fourteen (68<sup>th</sup> & Mitchell), (the "District"), of the City of West Allis, Wisconsin (the "City") was created by the City pursuant to a Project Plan dated November 3, 2014, (the "Project Plan"), as a "blight district" based on a finding that not less than 50% by area of the real property in the District is determined to be blighted; and,

WHEREAS, under the provisions of Sections 66.1105(4) and 66.1335(1) of the Wisconsin Statutes, the City has caused the Project Plan for the creation of the District (the "Project Plan"), hereto attached as APPENDIX A, to be prepared by the Community Development Authority of the City (the "Authority"); and,

WHEREAS, the proposed off-site improvements are eligible Tax Incremental Financing project costs pursuant to the provisions of State Statutes 66.1105(2)(f)1.n., which provides that "project costs incurred for territory that is located within a one-half mile radius of the district's boundaries and within the city that created the district" can be a project cost of a Tax Incremental Finance District; and,

WHEREAS, the Project Plan includes (a) a statement listing the kind, number and location of all proposed public works or improvements within 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 costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing proposed boundaries, improvements and uses in the District; (g) proposed changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of any persons being displaced; (j) a statement indicating how amendment of the District promotes orderly development of the City and (k) a legal opinion advising that the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes; and,

WHEREAS, the Plan Commission of the City of West Allis has reviewed and determined that the proposed Project Plan is in conformity with the Master Plan of the City of West Allis and submitted its report to the Common Council for review on September 16, 2014 (2014-0585); and,

WHEREAS, owners of the property identified to be included under Section 66.1105(4)(gm)4 of the Wisconsin Statutes as blighted or in need of rehabilitation or conservation work received notice of the proposed finding and the date of the Public Hearing held pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes at least fifteen (15) days prior to the date of such hearing.

WHEREAS, the Chief Executive Officers or Administrators of all local governmental entities having the power to levy taxes on property within the District and to the School Board of the School District of West Allis – West Milwaukee, et al., which includes property located within the District, received a copy of the Notice of Public Hearing, pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes; and,

WHEREAS, on October 14, 2014, the Community Development Authority held a public hearing at which all interested parties were afforded a reasonable opportunity to express their views on the District and the proposed Project Plan Amendment; and,

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") prepared, adopted and submitted to the Common Council a proposed Project Plan for the District (CDA Resolution No. 1082), dated October 14, 2014; and,

WHEREAS, on November 3, 2014, the Common Council of the City of West Allis adopted the proposed Project Plan by Resolution R-2014-0360.

NOW, THEREFORE, BE IT RESOLVED by this Joint Review Board, pursuant to its authority under sec. 66.1105(4)(h) of the Wisconsin Statutes, that the Project Plan for the District, a copy of which is attached hereto as "APPENDIX A" and by reference made a part hereof, be and is hereby approved and adopted.

BE IT FURTHER RESOLVED that this Joint Review Board hereby finds that the District meets the conditions, as set forth in sec. 66.1105(4m)(c)1. of the Wisconsin Statutes, for such a Plan:

- a. The development in the TID would not occur "but for" the use of tax increment financing;
- b. The economic benefits of the TID, as measured by potential increases of employment, income, development and value are sufficient to compensate for the cost of improvements in the TID, and,
- c. The benefits of the Project Plan outweigh the anticipated tax increments paid by owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED by this Joint Review Board that based on the information set forth in the Project Plan, including the economic feasibility report, which is a part of such Project Plan, this Joint Review Board finds and determines that the Project Plan Amendment is feasible.

BE IT FURTHER RESOLVED by this Joint Review Board that based on the information set forth in the Project Plan, this Joint Review Board hereby finds and determines that the Project Plan is in conformity with the master plan of the City.

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

Adopted this 18<sup>th</sup> day of November, 2014

  
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Mayor, Dan Devine, Chair  
Joint Review Board

PROJECT PLAN TID NO. 14

[TO BE PROVIDED SEPARATELY]