

March 31, 2026

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 Jeffrey Jensen, Associate General Counsel Milwaukee Area Technical College District	Tarrynce Robinson, Superintendent Mike Lukomski, Assistant 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 April 15, 2026 at 1:30 PM.**

The meeting will be held at the City Hall Development Conference Room 220 at the West Allis City Hall, located at 7525 W Greenfield Ave.

At the meeting the JRB will consider approval of the resolution adopted by the West Allis City Council creating Tax Incremental District No. 22 (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. 22.”
- 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**



Harry Allen  
Senior Municipal Advisor

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