
RESOLUTION APPROVING A PROJECT PLAN AMENDMENT TO TAX INCREMENTAL
DISTRICT NUMBER SEVEN (SUMMIT PLACE)

WHEREAS, Tax Increment District No. Seven (Summit Place), (the "District"), of the City of West Allis, Wisconsin (the "City") was created by the City pursuant to a project plan dated February 18, 2004, and amended in 2005, 2007, 2009 and 2013 (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)(h) and 66.1335(1) of the Wisconsin Statutes, the City has caused Amendment No. Five to the District (the "Project Plan Amendment"), 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, as amended by the Project Plan Amendment, includes (a) a statement listing the kind, number and location of all proposed public works or improvements within the District, as amended; (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 Amendment 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 (2014-0586); 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 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, 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. 1084), dated October 14, 2014; and,

WHEREAS, on November 3, 2014, the Common Council of the City of West Allis adopted the proposed amendment to the Project Plan by Resolution R-2014-0363.

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 amended 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 an amendment:

- 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, as amended; and,
- c. The benefits of the Project Plan Amendment 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 Amendment, including the economic feasibility report, which is a part of such Project Plan Amendment, 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 Amendment, this Joint Review Board hereby finds and determines that the Project Plan Amendment 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 Amendment Number Five for Tax Increment District No. Seven of the City of West Allis.

Adopted this 18th day of November, 2014



Mayor Dan Devine, Chair
Joint Review Board

APPENDIX A

PROJECT PLAN AMENDMENT NO. 5

[TO BE PROVIDED SEPARATELY]