



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
Gale Jender, Economic Development Specialist
Carson Coffield, Economic Development Specialist
Rebecca Grill, City Clerk & Administrator
Kail Decker, City Attorney
Sarah Shepherd, Assistant, West Allis - West Milwaukee School District
Tondalia Watnem, Assistant, Milwaukee Area Technical College
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