



AGENDA  
City of Milton  
Joint Review Board Meeting  
Tuesday, June 7, 2016  
4:00 PM  
MILTON CITY HALL  
Council Chambers, 710 S. Janesville Street

1. Call Meeting to Order
2. Review and Consideration of Minutes from Organizational Meeting.  
  
Documents: [5-10-2016 - JRB MEETING MINUTES.PDF](#)
3. Review the Public Record, Planning Documents, CDA Resolution Adopting Amendment to Project Plan, and Resolution Pass by the Common Council Approving the Amendment.
4. Consideration of Resolution 2016-15 Approving Tax Incremental District No. 6's Amendment.  
  
Documents: [RESOLUTION 2016-15 - JOINT REVIEW BOARD RESOLUTION APPROVING THE PROJECT PLAN AMENDMENT OF TAX INCREMENTAL DISTRICT NO. 6.PDF](#)
5. Adjournment

\*\*Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

Posted at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall

## **Meeting Minutes**

### **JOINT REVIEW BOARD TAX INCREMENTAL DISTRICT NO. 6 PROJECT PLAN AMENDMENT IN ORDER TO ALLOW THE SHARING OF INCREMENT WITH TAX INCREMENTAL DISTRICT NO. 7 & 8 WITHIN THE CITY OF MILTON, WISCONSIN**

***May 10, 2016 at 4:00 p.m.***

**Milton City Hall  
710 S. Janesville Street**

Members Present: Jeremy Zajac (Rock County), Renea Ranquette (Blackhawk Tech), Mary Ellen Van Valin (Milton School District), Anissa Welch (City of Milton).

Others Present: Al Hulick, Dan Nelson, Nathan Bruce, Maureen Schiel

1. Call to order – Hulick called the meeting to order at 4:10pm.
2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member – There was a motion by Zajac and seconded by Van Valin to appoint Nathan Bruce as the public member to the JBR. The motion carried unanimously.
3. Election and/or reaffirmation of Chairperson – There was a motion by Bruce seconded by Zajac to appoint Welch as the chairperson of the JRB. The motion carried unanimously. Welch then took over as the chair of the remainder of the meeting.
4. Discuss responsibilities of the Joint Review Board – Hulick gave a brief overview of the role and responsibilities of the JRB. Hulick discussed the mechanism of TIF, the JRB's Authority and the 12% threshold requirement.
5. Review & discuss project plan amendment – Hulick and Schiel provided an overview of the proposed Project Plan Amendments to TIF No. 6 including the addition of the ½ mile expenditure language and the donor language. Schiel walked through all projected cash flows related to the amendments.
6. Set next meeting date – The next meeting was scheduled for June 7, 2016 at 4:00pm.
7. Adjourn – The meeting was adjourned at 5:15

RESOLUTION 2016-15

**JOINT REVIEW BOARD  
RESOLUTION APPROVING THE PROJECT PLAN AMENDMENT OF  
TAX INCREMENTAL DISTRICT NO. 6,  
CITY OF MILTON**

WHEREAS, the City of Milton (the “City”) seeks to amend the project plan for Tax Incremental District No. 6 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the CDA approving the District amendment and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the project plan; and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of Tax Increment Financing and the amendment of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the Project Plan Amendment of Tax Incremental District No. 6.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the amendment of the District.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

**Joint Review Board**

**Representing**

\_\_\_\_\_

Rock County

\_\_\_\_\_

Milton School District

\_\_\_\_\_

Blackhawk Technical College District

\_\_\_\_\_

City of Milton

\_\_\_\_\_

Public Member