



AGENDA
City of Milton
Joint Review Board Meeting
Wednesday August 22, 2018
11:00 a.m.
MILTON CITY HALL
Conference Room

1. Call Meeting to Order
2. Approval of Agenda
3. Review and consideration of minutes from organizational meeting

Documents:

[JOINT REVIEW BOARD MINUTES 07-16-18.PDF](#)

4. Review the public record, planning documents, CDA resolutions adopting the project plans, and the resolutions passed by the Common Council approving the creation and amendments
5. Consideration of resolution 2018-25 approving Tax Incremental District No. 10 creation

Documents:

[RESOLUTION 2018-25 JRB APPROVAL OF TID 10 CREATION.PDF](#)

6. Consideration of resolution 2018-23 approving Tax Incremental District No.6 's Amendment

Documents:

[RESOLUTION 2018-23 JRB APPROVAL OF TID 6 AMENDMENT.PDF](#)

7. Consideration of resolution 2018-24 approving Tax Incremental District No. 9's Amendment

Documents:

[RESOLUTION 2018-24 JRB APPROVAL OF TID 9 AMENDMENT.PDF](#)

8. Motion to Adjourn

**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.

**Notice is hereby given that a majority of the Common Council may be present at this meeting at the above mentioned date and time to gather information about a subject over which they have

decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

Posted by Leanne Schroeder, August 17, 2018 at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall.

**City of Milton
Joint Review Board
July 16, 2018**

Call Meeting to Order

City Administrator Al Hulick called the July 16, 2018 meeting of the Joint Review Board to order at 2:02 p.m.

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

Also Present: Nathan Bruce, Maureen Holsen from Ehlers & Associates, City Administrator Al Hulick, Finance Director / Treasurer Dan Nelson, and Administrative Services Director Inga Cushman.

Consideration and appointment and/or reaffirmation of the Joint Review Board's public member

J. Zajac motioned to appoint Nathan Bruce as the public member to the Joint Review Board. R. Ranquette seconded, and the motion carried.

Election and/or reaffirmation of Chairperson

N. Bruce motioned to appoint A. Welch as the chairperson of the Joint Review Board. J. Zajac seconded, and the motion carried.

Discuss responsibilities of the Joint Review Board

Administrator Hulick provided an overview of the responsibilities of the Joint Review Board.

Review Annual PE-300 Reports and the performance and status of TID 6, TID 7, TID 8, and TID 9.

Administrator Hulick provided an overview of this agenda item.

Discuss & review the project plan for the Tax Incremental District No. 10 creation

Administrator Hulick provided a review of the project plan for proposed Tax Incremental District No. 10.

Discuss & review the project plan for the Tax Incremental District No. 6 amendment

Administrator Hulick provided a review of the project plan for the Tax Incremental District No. 6 amendment.

Discuss & review the project plan for the Tax Incremental District No. 9 amendment.

Administrator Hulick provided a review of the project plan for the Tax Incremental District No. 9 amendment.

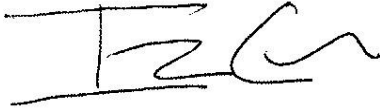
Set next meeting date for the purpose of considering the TID proposals

The next meeting of the Joint Review Board will take place on August 22, 2018 at 11 a.m.

Motion to Adjourn

N. Bruce motioned to adjourn the Joint Review Board meeting on July 16, 2018 at 3:08 p.m. J. Zajac seconded, and the motion carried.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'I. Cushman', written over a horizontal line.

Inga Cushman
Administrative Services Director

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 10,
CITY OF MILTON**

WHEREAS, the City of Milton (the “City”) seeks to create Tax Incremental District No. 10 (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 boundaries of the District and adopting the Project Plan, and the resolution passed by the Common Council approving the creation 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 meets the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the creation 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 creation of this District.

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 creation of the District.

Passed and adopted this _____ day of _____, 2018.

Joint Review Board

Representing

Rock County

Milton School District

Blackhawk Technical College District

City of Milton

Public Member

**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, 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 _____, 2018

Joint Review Board

Representing

Rock County

Milton School District

Blackhawk Technical College District

City of Milton

Public Member

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE PROJECT PLAN AMENDMENT OF
TAX INCREMENTAL DISTRICT NO. 9,
CITY OF MILTON**

WHEREAS, the City of Milton (the “City”) seeks to amend the project plan for Tax Incremental District No. 9 (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, 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. 9.

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 _____, 2018

Joint Review Board

Representing

Rock County

Milton School District

Blackhawk Technical College District

City of Milton

Public Member