

AGENDA
JOINT REVIEW BOARD
CITY OF MILTON
TAX INCREMENTAL DISTRICT NO. 11 CREATION
AND
TAX INCREMENTAL DISTRICT NO. 6 AMENDMENT

December 3, 2020 at 1:00 p.m.

The meeting is open to the public and will be held as a live virtual meeting due to the Covid-19 pandemic. The public can participate in one of two ways:

- Participate in the on-line Zoom webinar by using this link to join: <https://us02web.zoom.us/j/85239278538?pwd=bjg5eUV5eCtWU1hwZnJaWWZ6RiBxdz09>. A computer, tablet, or smart phone will allow participation.
- Call 312-626-6799 and enter Webinar ID: 852 3927 8538. Use Passcode 911574.

The on-line meeting agenda and all support materials, to include a copy of the proposed Tax Incremental District No. 11 Project Plan and Tax Incremental District No. 6 Project Plan amendment, will be posted to the City's website at <https://www.milton-wi.gov/>. In addition to the public, all Joint Review Board members and staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 868-6900 or AHulick@milton-wi.gov.

1. Call to order
2. Roll call
3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
4. Election and/or reaffirmation of Chairperson
5. Discuss responsibilities of the Joint Review Board
6. Review and Discuss of TIF 11 Project Plan Creation
7. Review and Discuss of TIF 6 Project Plan Amendment
8. Set next meeting date
9. Adjourn



November 16, 2020

J. Russell Podzilni, County Board Chair
Joshua Smith, County Administrator
Richard Bostwick
Rock County
51 S. Main Street
Janesville, WI 53545

Mayor Anissa Welch

Jon Cruzan, JRB Public Member

Tracy Pierner, President
Renea Ranguette, Finance V.P.
Gerri Downing, Controller
Blackhawk Technical College District
6004 Prairie Road County Trunk G
Janesville, WI 53547

Richard Dahman, Superintendent
c/o School Board President
Carey Bradley, Dir. of Business Services
Milton School District
448 E. High Street
Milton, WI 53563

RE: City of Milton

The City of Milton will hold a Joint Review Board meeting on December 3, 2021 at 1:00 p.m. The purpose of this meeting is to:

1. Organize a Joint Review Board for purposes of considering the creation of Tax Incremental District No. 11.
2. Organize a Joint Review Board for purposes of considering an amendment to the Project Plan of Tax Incremental District No. 6 to remove territory from the district.

The meeting is open to the public and will be held as a live virtual meeting due to the Covid-19 pandemic. The public can participate in one of two ways:

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The on-line meeting agenda and all support materials, to include a copy of the proposed Tax Incremental District No. 11 creation Project Plan and Tax Incremental District No. 6 Project Plan amendment, will be posted to the City's website at <https://www.milton-wi.gov/>. In addition to the public, all Joint Review Board members and staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 868-6900 or AHulick@milton-wi.gov.

At this meeting, the JRB will be asked to re-appoint a chair and public member, and to set an additional meeting date or dates. City staff will also review the draft Project Plans for the proposed District creation and amendment.

A quorum must be achieved for the City to proceed, we would ask that you ensure the availability of your appointee to attend.

We've attached the following additional information:

- The meeting agenda.
- A copy of the legal notice published for this meeting.

A copy of the draft Project Plan documents will be e-mailed to you in advance of the meeting.

At a subsequent meeting, the JRB will be asked to approve the resolutions to be adopted by the City creating/amending the Districts. In considering approval, the JRB will review the public record, planning documents and the resolutions adopted by the City's Plan Commission and Common Council. Its decision, by majority vote, must be made within 45 days of receipt of the adopted Common Council resolutions and is to be based on the following criteria specified in Wis. Stat. § 66.1105(4m)(c)1.:

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; and
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.

If the JRB does not approve the creation and/or amendment of the Districts it must issue a written explanation describing why it fails to meet one or more of these criteria.

If you have any questions regarding the meeting or attached materials, please contact me or Paula Czaplewski at 800-552-1171.

Sincerely,

EHLERS



Joe Murray, CIPMA
Senior Municipal Advisor

cc: Leanne Schroeder, City Clerk
Al Hulick, Administrator
Dan Nelson, Finance Director
Inga Cushman, Administrative Services Director
Mark Schroeder, Consigny Law Firm, City Attorney
Marilyn Bondehagen, Administrative Assistant, Rock County
Todd Taves, Senior Municipal Advisor - Principal
Paula Czaplewski, TIF Coordinator, Ehlers

Anissa Welch
City Mayor
City of Milton
710 S. Janesville Street
Milton,WI 53563

Leanne Schroeder
City Clerk
City of Milton
710 S. Janesville Street
Milton,WI 53563

Jon Cruzan
533 E. High Street
Milton, WI 53563

Attorney Mark Schroeder, Consigny Law
Firm
c/o City of Milton
303 East Court Street
Janesville, WI 53545

Al Hulick, Administrator
City of Milton
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Milton,WI 53563

Dan Nelson, Finance Director
City of Milton
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Milton,WI 53563

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Janesville, WI 53545

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CITY OF MILTON
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1. Call to order
2. Roll call
3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
4. Election and/or reaffirmation of Chairperson
5. Discuss responsibilities of the Joint Review Board
6. Discuss & review creation project plan
7. Review & discuss project plan amendment
8. Set next meeting date
9. Adjourn

NOTICE OF JOINT REVIEW BOARD MEETING CITY OF MILTON, WISCONSIN

Notice is Hereby Given that the City of Milton will hold a Joint Review Board meeting on December 3, 2020 at 1:00 p.m. The purpose of this meeting is to:

1. Organize a Joint Review Board for purposes of considering the creation of Tax Incremental District No. 11.
2. Organize a Joint Review Board for purposes of considering an amendment to the Project Plan of Tax Incremental District No. 6 to remove territory from the district.

The meeting is open to the public and will be held as a live virtual meeting due to the Covid-19 pandemic. The public can participate in one of two ways:

- Participate in the on-line Zoom webinar by using this link to join: <https://us02web.zoom.us/j/85239278538?pwd=bjg5eUV5eCtWU1hwZnJaWWZ6RlBxdz09>. A computer, tablet, or smart phone will allow participation.
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NOTICE OF PUBLIC HEARING CITY OF MILTON, WISCONSIN

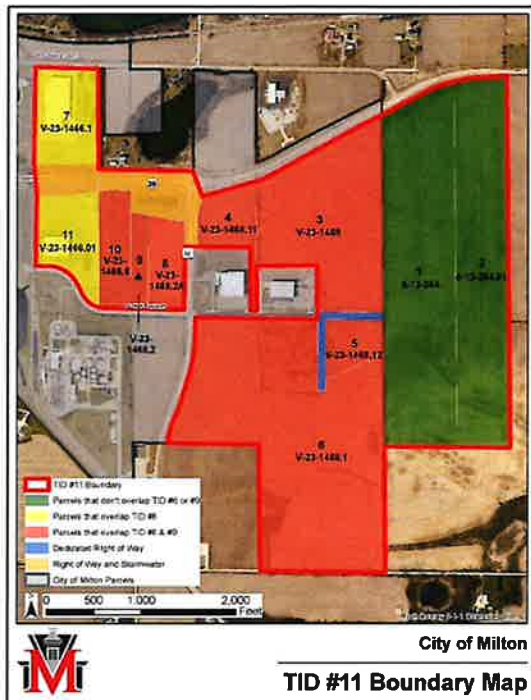
Notice is Hereby Given that the Plan Commission of the City of Milton will hold a public hearing on December 3, 2020 at 4:00 p.m. for the purpose of providing the community a reasonable opportunity to comment upon:

1. The boundaries, Project Plan and proposed creation of Tax Incremental District No. 11.
2. A proposed amendment to the Project Plan of Tax Incremental District No. 6 to remove territory from the district.

The meeting is open to the public and will be held as a live virtual meeting due to the Covid-19 pandemic. The public can participate in one of two ways:

- Participate in the on-line Zoom webinar by using this link to join: <https://us02web.zoom.us/j/83609895528?pwd=Wkh1UmJHUFRUcUdVSDNSWkl5NGo1Zz09>. A computer, tablet, or smart phone will allow participation.
- Call 312-626-6799 and enter Webinar ID: 836 0989 5528. Use Passcode 078775.

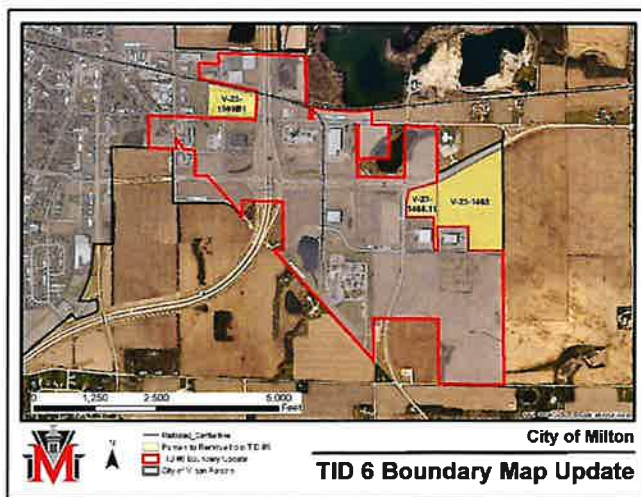
In addition to the public, all Plan Commission members and staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 868-6900 or AHulick@milton-wi.gov.



The proposed boundaries of Tax Incremental District No. 11 are depicted on the first inset map. Proposed projects costs include cash grants to owners, lessees or developers of land located within the district (development incentives). Proposed project costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

The proposed amendment to Tax Incremental District No. 6 would remove parcels from the district as shown on the second inset map. The purpose of removing the parcels is to permit the City to create Tax Incremental District No. 11 utilizing the provisions outlined in Wisconsin Statute Section 66.1105(17), and to provide for the continued contiguity of

the District following anticipated future land divisions.



All interested parties will be given a reasonable opportunity to express their views on the proposed boundaries, Project Plan and creation of Tax Incremental District No. 11, and the proposed amendment to the Project Plan of Tax Incremental District No. 6. A copy of the Project Plans, including a description of the proposed boundaries of Tax Incremental District No. 9, will be available for viewing in the offices of the City Clerk at the Milton City Hall, located at 710 S. Janesville Street during

normal business hours and will be provided upon request. The on-line meeting agenda and all support materials, to include copies of the Project Plans will also be posted to the City's website at <https://www.milton-wi.gov/>.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Milton, Wisconsin

Published November 19, 2020 & November 25, 2020