

**MINUTES OF JOINT REVIEW BOARD  
VILLAGE OF SLINGER TID NO. 5**

**April 13, 2016**

The meeting of the Joint Review Board for the creation of Tax Incremental District (TID) #5 was called to order by Village President Russell Brandt at the Village of Slinger Municipal Building at 300 Slinger Road, Slinger, WI, at 6:00pm on Wednesday, April 13, 2016 in accordance with the Notice of Meeting delivered to the members on Friday, April 8, 2016.

<b>I. Roll Call &amp; Notice of Meeting:</b>	<u>Present</u>	<u>Absent</u>
Russell Brandt, Village of Slinger President & Representative	x	
Donald Kriefall, Washington County Representative	x	
Carrie Kasubaski, MPTC Representative	x	
Jim Curler, Slinger School District Representative	x	
Debra Selle, Public Member	x	
	<hr/>	
	5	

**Also Present:** Jessi Balcom, Village Administrator  
Margaret Wilber, Village Treasurer  
Jim Haggerty, Village Engineer  
Jim Mann, Ehlers & Associates

President Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

**II. Consideration and appointment and/or reaffirmation of the Joint Review Board's Public Member**

President Brandt informed the Board that the Village nominated Debra Selle for consideration as the citizen member of this Joint Review Board.

Motion Kriefall/Curler to appoint Debra Selle as the citizen member of the Joint Review Board for TID #5; carried unanimously.

**III. Election of Chairperson**

President Brandt stated that the next item on the agenda was the election of a chairperson.

Motion Curler/Kasubaski to elect Russell Brandt as chairman; carried unanimously.

#### **IV. Discuss Responsibilities of the Joint Review Board**

Jim Mann from Ehlers & Associates gave an overview of the Joint Review Board's role in the creation of a Tax Incremental District (TID). He explained the different considerations that must be made by the Board and stated these are the "but for" test, the review of the proposed cash flow, and the determination by each taxing jurisdiction of whether the benefits of the proposed development outweigh the anticipated tax increments to be generated by the district.

Mr. Mann discussed the "but for" test and explained that the Board will need to consider whether the projected development would occur at all if not for the TID financial support, or if the development would not occur in the manner, at the values or within the timeframe desired by the Village.

Mr. Mann explained the TID financial tool and stated that once the TID is created, the current equalized value of the parcels included in the district is set as the base value for the district. Tax revenue from this base value is all that the tax jurisdictions will receive for the life of the TID; all revenue generated from increment growth will be retained by the district to finance components of the project plan. He explained that this is why it is important for each taxing jurisdiction to review the plan to decide if the future development will benefit them in the long run and justify the investment of their portion of the tax revenues.

#### **V. Discuss and Review Project Plan**

Mr. Mann presented the first draft of the Project Plan for proposed TID #5. He reviewed the general boundaries of the proposed district and stated it would involve the area near the intersection of Kettle Moraine Drive S and Hartford Road. Mr. Mann stated the district is proposed as a rehabilitation district with a maximum term of 27 years. He stated that some of the projects proposed for this district would be the demolition of the old Slinger Foundry, environmental remediation, construction of warehouse and office buildings, and the relocation of some utilities in the area. He added there would also be grading and stabilization of the large hill located at the back of the property and a rail spur serving the area may also be constructed.

Mr. Mann stated that new construction in the district was projected to increase net value by approximately \$4 million, while the cost of proposed projects is estimated to be \$1.9 million. He further stated that approximately half of the project costs are for improvements that will benefit areas outside of the district, so those costs would not be eligible for TID funding. Mr. Mann informed the Board that a review of this proposal has shown that the projected increment will be sufficient to pay for those costs directly associated with the district. He stated it is also anticipated that the project will create 15 jobs with annual wages ranging from \$30,000 to \$110,000.

Craig Wolf and Steve Kreuser from E.H. Wolf & Sons appeared before the Board to provide more information on the proposed project. Board members asked if an environmental audit has been completed to determine the amount of remediation that will be needed. Mr. Wolf stated that an audit has been started and it has been estimated that approximately 4 feet of soil will have to be dug up. He stated that the audit cannot be completed until the building is demolished. Mr. Kreuser informed the Board that the company presently employs 66 full-time and 22 part-time employees at various locations, with 50 full-time positions located in Slinger. Board members asked about the time frame proposed for this project. Mr. Kreuser stated they hope to be able to start construction as soon as the district is approved.

**VI. Set Next Meeting Date**

Chairman Brandt asked the Board for recommendations on the next meeting date. Mr. Mann discussed the proposed timeline for TID creation and informed the Board that after the public hearing is held at this evening's Planning Commission meeting, the Village Board is scheduled to review the plan at their May 2<sup>nd</sup> meeting. He explained that the Joint Review Board must make a decision within 30 days after the Village Board approved the creation resolution. Board members set the next meeting date for 10am on Tuesday, May 10, 2016.

**VII. Adjournment**

Motion Kriefall/Selle to adjourn at 6:23pm; carried unanimously.

Approved By: \_\_\_\_\_  
Russell E. Brandt, Chairperson

Drafted By: Margaret Wilber, Treasurer