

MINUTES OF THE JOINT REVIEW BOARD
CITY OF GREENFIELD

August 20, 2024 at 4:00 p.m.

Greenfield City Hall

7325 W. Forest Home Ave., Common Council Chambers, Room 100

1 & 2. The meeting was called to order at 4:11 p.m. by Ald. Karl Kastner, Chairperson

ROLL CALL: Ald. Karl Kastner (Chair) – City of Greenfield Present
 Celia Benton – Milwaukee County Present
 Sherry M. Terrell-Webb – MATC Present
 Lisa Elliott – Greenfield School District Present

ALSO PRESENT: Denise Collins – public member
 Gina Vlach – City Planner
 Paula Schafer – Finance Director
 Tim Sowinski – Assistant Finance Director
 Joe Murray – Ehlers
 Paul Boening – Ehlers
 Atty. Deborah Tomczyk – Reinhart Boerner Van Deuren

3. Appointments (as needed):

a. Public member.

Motion by Ald. Kastner to reaffirm Denise Collins as the Public Member, seconded by Lisa Elliott. Motion carried unanimously.

b. Chairperson.

Motion by Ald. Kastner to reaffirm Ald. Kastner as the Chairperson, seconded by Denise Collins. Motion carried unanimously.

4. Review responsibilities of the Joint Review Board.

Mr. Murray from Ehlers explained the statutory responsibilities of the Joint Review Board (JRB). Any political subdivision that seeks to use a tax incremental financing shall convene a standing joint review board to review the proposal. The board shall consist of one representative chosen by the school district, the technical college, the county, the city that have power to levy taxes on the properties within the district, and one public member. At the first meeting for consideration of the creation of this new Tax Incremental Finance District (TIF District) No. 9, the JRB reviews the proposal. At the second meeting, after the Common Council has approved the TIF District, the JRB votes on a resolution considering the creation of the TIF District. The JRB votes on such proposal because they are considering not receiving the property tax increment that the proposed development would create, for a period of time during the life of the TIF District. That increment would go back to the District to pay its debt. At the termination of the District, the increment will be disbursed accordingly to the taxing jurisdictions. The CDA, Common Council and JRB must approve a Project Plan that describes that the proposal passes the State Statute “but for” test.

5. Review and discuss draft Project Plan.

Mr. Murray from Ehlers reviewed the Project Plan, the financial analysis of the project, the proposed TIF District boundaries, and the proposed TIF budget. He discussed how Ehlers completed a pro forma review of the developer's proposed project and the results of that review.

Discussion ensued and various board members asked questions. Mr. Murray and Atty. Deborah Tomczyk addressed these questions.

6. Set next meeting date and time.

The next meeting of the JRB will be held October 8, 2024 at 4:00 p.m.

7. Adjournment.

**Motion by Lisa Elliott, seconded by Ald. Kastner, to adjourn the meeting at 4:38 p.m.
Motion carried unanimously.**

Respectfully submitted,
Gina Vlach
City Planner