

AGENDA
JOINT REVIEW BOARD MEETING
Thursday, June 30, 2022 at 6:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

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. Review Minutes from September 14, 2021 Meeting
6. Discuss Responsibilities of the Joint Review Board
7. Review and Discuss Project Plan
8. Set Next Meeting Date
9. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
JOINT REVIEW BOARD MEETING
Tuesday, September 14, 2021 at 5:30 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037**

1. Call to order

Village President, Mike Schwab called the meeting to order at 5:30 p.m.
Members Present: Laurie Barz, Moraine Park Technical College and Jennifer Wimmer, representing West Bend School District
Members Absent: Sarah Malchow, Public Member, Josh Schoemann, representing Washington County
Village Board: Tr. Heckendorf
Staff Present: Administrator Jen Keller
Also Present: Phil Cosson, Ehlers

2. Appointments

- a. Public Member
All Joint Review Board members agreed Sarah Malchow will serve as the Public Member.
- b. Chairperson
All Joint Review Board members agreed Village President Mike Schwab will serve as the Chairperson.

3. Review Minutes from 2020 Annual Meeting

Motion by Jennifer Wimmer, second by Laurie Barz to approve minutes from the 2020 annual meeting.
Vote: 3 ayes, 0 nays. Motion carried.

4. Review Annual PE-300 Reports and the performance and status of:

- a. Tax Incremental District No. 4
- b. Tax Incremental District No. 5
- c. Tax Incremental District No. 6
- d. Tax Incremental District No. 7

Phil Cosson reviewed each TID Report.

5. Approve Resolution 21-18 Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement.

Motion by Pres. Schwab, second by Laurie Barz to approve Resolution 21-18 Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement.
Vote: 3 ayes, 0 nays. Motion carried.

6. Adjourn.

Motion by Laurie Barz, second by Jennifer Wimmer to adjourn the meeting at 5:50 p.m.

Vote: 3 ayes, 0 nays. Motion carried.

Respectfully submitted,

Jen Keller
Village Administrator

DRAFT

RESOLUTION #22-11

RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 7, VILLAGE OF JACKSON, WISCONSIN

WHEREAS, the Village of Jackson (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the Village on June 11, 2019 as a mixed-use district; and

WHEREAS, the Village now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the West Bend School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 30, 2022 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Jackson that:

1. It recommends to the Village Board that the boundaries of Tax Incremental District No. 7 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the Village.

Introduced by: _____

Seconded by: _____

Vote: _____ Aye _____ Nay

Passed and Adopted: _____

ATTEST:

Michael E. Schwab - Plan Commission Chair

Jilline S. Dobratz - Secretary of the Plan Commission

Proof of Posting:

I the undersigned, certify that I posted this Resolution on bulletin boards at the Jackson Municipal Complex, Post Office, and one other location in the Village.

Village Official

Date

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 7
VILLAGE OF JACKSON**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY