

CITY OF SPARTA
JOINT REVIEW BOARD AGENDA
October 17, 2017

CITY HALL, 201 W. OAK STREET

5:00 P.M.

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes from September 5, 2017 Meeting.
4. Approval of a Resolution to create TID #9.
5. Adjourn

Publish: October 9, 2017

A possible quorum of the Common Council may be in attendance at this meeting, but no action will be taken by the Council.

**JOINT BOARD OF REVIEW MINUTES
SEPTEMBER 5, 2017**

The City Clerk called the meeting to order at 5:04 p.m.
The Clerk did roll call:

PRESENT: Ed Lukasek, Representing WWTC; Ron Button, Mayor of Sparta; Kevin Riley, Alderman, Citizen Member; Mark Halverson, Monroe County Board Member; Leah Hauser, Sparta Area School District Member

ALSO PRESENT: Andrew from MSA, Todd Fahning, Jim Rasmussen

The Mayor had previously appointed Kevin Riley as the Citizen Member of this committee at the June, 2017 Council meeting. The floor was open for any other nominations for the Citizen member. Ed Lukasek moved that Kevin Riley be nominated as the citizen member and that the nominations be closed, seconded by Mark Halverson. Motion carried 5-0.

A motion was made by Ed Lukasek and seconded by Kevin Riley to nominate the Mayor, Ron Button, as the Chairperson of this committee and that the nominations be closed. Motion carried 5-0.

Matt explained that per State Law, the Joint Board of Review needs to meet one time a year to go over the annual reports of each of the TIF Districts. Municipalities are to have a more active role in their TIF Districts. The Supplemental Reports to the PE 300 forms had a deadline of July 3, 2017 to be filed and Matt reported that they were filed.

Matt went over the Annual Reports for TID #3, TID #5, TID #6 and TID #8: The highlights are as follows:

The district type for TID #3 is Industrial, was created on 9/22/92 and has a termination date of 9/22/19. The district was created for the primary purpose of facilitating the development of Hormel Foods on Wis. 16/71. The base Value at the time of creation was \$23,300, the 2016 current value was \$5,350,100 and the 2016 year end fund balance was (\$217,031).

The district type for TID #5 is Industrial, was created on 6/18/96 and has a termination date of 6/18/23. The district was created for the primary purpose of establishing the City's Eastside Business Park. The base value was \$358,000, the 2016 current value was \$34,752,100 and the 2016 year end fund balance was \$524,206).

The district type for TID #6 is Mixed Use, was created on 4/19/05 and has a termination date of 4/19/25. The district was created for the primary purpose of facilitating the mixed use development along Wis. 27, South of I-90. The base value was \$245,500, the 2016 current value was \$10,293,900 and the 2016 year end fund balance was (\$427,898). This TID is currently struggling and part of the creation of TID #9 will overlay TID #6.

The district type for TID #8 is Industrial, was created on 8/17/10 and has a termination date of 8/17/30. The district was created for the primary purposes of continued business park expansion on the Eastside as an extension of TID #3 and TID #5. The base value was \$1,031,700, the 2016 current value was \$2,746,600 and the 2016 year end fund balance was (\$138,620). This district is located South of Milwaukee Street and North of Wis. 16/71.

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The district type for TID #9 is Mixed Use, will be created on 9/20/17 and will terminate on 9/20/37. This district has approximately 155 acres of land located South of I-90, East of Wis. 27 and West of Ideal Road. TID #9 will overlap a portion of the City's existing TID #6 which was created in 2005. The City intends to develop a new business park, South Pointe.

There was no date set yet for the next meeting. All members will be notified.

A motion was made by Kevin Riley and seconded by Mark Halverson to adjourn at 6:30 p.m. Motion carried 5-0.

Respectfully submitted,

Julie Hanson
City Clerk

**SPARTA JOINT REVIEW BOARD
RESOLUTION
APPROVING CREATION OF
TAX INCREMENTAL FINANCE DISTRICT NO. 9
CITY OF SPARTA, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Joint Review Board (herein "Board") called by the Common Council of the City of Sparta, Monroe County, Wisconsin, has met and reviewed the public record, planning documents, and resolution creating the Project Plan for Tax Incremental Finance District No. 9 (herein "Project Plan") heretofore adopted by the Common Council of the City of Sparta, Monroe County, Wisconsin; and

WHEREAS, the Board has been appointed and has met according to the regulations provided in Section 66.1105, Wisconsin Statutes; and

WHEREAS, the Board has reviewed the Project Plan and all related documents; and

WHEREAS, the Board has reviewed the applicable statutory criteria upon which it must base its decision to approve or deny the creation of Tax Incremental Finance District No. 9 (herein "District"), as specified in sec. 66.1105, Wisconsin Statutes, to wit:

- A. Whether the development/improvements expected within the District would occur without the use of tax increment financing.
- B. Whether the economic benefits of the District as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of the improvements.
- C. Whether the benefits of the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

WHEREAS the Joint Review Board finds that the development described in the Project Plan would not occur without the creation of Tax Incremental Finance District No. 9, that the economic benefits of the District will compensate for the cost of the improvements, and the benefits outweigh the tax increments that owners of property in the overlying districts are expected to pay.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board hereby approves the Project Plan and the Resolution of the Common Council of the City of Sparta, Monroe County, Wisconsin approving and adopting the same.

Dated this 17th day of October, 2017.

OFFERED BY:

Joint Review Board Member

SECONDED BY:

Joint Review Board Member

Voted Yes _____

Vote No _____

APPROVED:

Ronald Button, Chair

ATTESTED:

Julie Hanson, City Clerk