

**CITY OF SPARTA  
TIF DISTRICT NO. 9 AMENDMENT  
SECOND JOINT REVIEW BOARD MEETING  
AUGUST 5, 2020 @ 5:00 P.M.**

City Hall

**Agenda:**

1. Call to Order
2. Approval of minutes of the July 13<sup>th</sup>, 2020 minutes
3. Review Adopted TID No. 9 Project Plan Amendment
4. Review TIF Statutory Requirements
5. Questions and Answers
6. Discuss and Take Action on Resolution for TID No. 9 Amendment
7. Adjournment

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

Posted: 7-30-2020

**JOINT REVIEW BOARD**  
**July 13, 2020**

**PRESENT: Kevin Riley, Alderman, Citizen Member; Mark Halverson, Monroe County Board Member; Leah Hauser, Sparta Area School District Member; Kristen Gust, Mayor**  
**ALSO PRESENT: Mark Sund, Matthew Hoffland, Jeff Thelen**  
**ABSENT: Ed Lukasek, WWTC Member**

Kristen Gust called the meeting to order at 5:00 p.m.

Jeff Thelen from MSA went through the annual reports for TIDs No. 3 through 9.  
TID #3 has been closed and had a closing balance of \$38,439.

TID #5 has been closed and had a closing balance of \$1,871,563.

TID #6 was created in 2005 and is scheduled to close in April of 2025. TID #6 is located in the South Pointe Business Park near the I-90 and Hwy 27. The year end fund balance (2019) was (\$323,426). It is being recommended that the City consider a territory amendment to TID #9 to add the remaining City-owned parcels East of Hwy 27 to TID #9 so that any new development that occurs on these lots can be funneled to TID #9 to offset costs for development of the business park and allow a longer timeframe to collect tax increment. The timing of the amendment should occur between October 2019 and September 30, 2020. The amendment to TID #9 would occur as an overlay to TID #6 and is not a subtract of territory from #6. Upon this closure, the City should use its last year to collect increment to benefit affordable housing as they did when it closed #3 and #5.

TID #8 was created in 2010 and is scheduled to close in August of 2030. TID #8 is located South of Milwaukee Street and North of Hwy 16/71. The year end fund balance (2019) was (\$60,981). Based on the projections, this TID could be closed in 2024 as there would be a positive fund balance with sufficient funds to pay for final auditing expenses. The City could consider amending the district to include a ½ mile boundary for project expenditures. The City has until 2025 to expend additional funds in this TID. The City could also adopt a new TID to overlap portions of the existing TID #8 to complete any public works projects, including development incentives to grow the business park and attract new businesses to vacant lots. The City should monitor the need to create a new TID for these undeveloped parcels. Upon this closure the City should use its last year to collect increment to benefit affordable housing as they did when it closed #3 and #5.

TID #9 was created in January of 2018 and the termination date is January, 2038. The year end fund balance (2019) was (\$819,043). It is being recommended that TID #9 be amended to include the remaining City-owned lots in TID #6 to allow for a greater amount of time to generate tax increment. The amendment should be completed prior to September 30, 2020.

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Jeff presented the Board a Proposed Project Plan Amendment for TID #9. This amendment would overlay the remaining City-owned lots in TID #6 to TID #9.

**A motion was made by Mark Halverson and seconded by Kevin Riley to move forward to amend TID #9 and recommend this go to the Planning Commission for their approval. Motion carried 4-0.**

The next meeting of the Joint Review Board will be on August 5, 2020 at 5:30 p.m.

**A motion was made by Kevin Riley and seconded by Mark Halverson to adjourn at 5:30 p.m. Motion carried 4-0.**

Respectfully submitted,

Julie Hanson  
City Clerk

**SPARTA JOINT REVIEW BOARD  
RESOLUTION  
APPROVING AMENDMENT TO  
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 amending 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 amendment to 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 amendment to 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 Amendment and the Resolution of the Common Council of the City of Sparta, Monroe County, Wisconsin approving and adopting the same.

Dated this 5<sup>th</sup> day of August 2020.

OFFERED BY:

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Joint Review Board Member

SECONDED BY:

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Joint Review Board Member

Voted Yes\_\_\_\_\_

Vote No\_\_\_\_\_

APPROVED:

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Kristen Gust, Chair

ATTESTED:

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Julie Hanson, City Clerk