

**CITY OF SPARTA**  
**TAX INCREMENT FINANCING DISTRICT NO. 9 (TID NO.9)**  
**JOINT REVIEW BOARD (JRB) AGENDA**  
**January 17, 2023**

**CITY HALL – COUNCIL CHAMBERS  
201 W OAK STREET  
SPARTA, WI 54656**

**5:30 P.M.**

- 1. Call to Order**
- 2. Roll Call of Board Members**
- 3. Review and Approval of Minutes from the December 13, 2022 JRB Meeting**
- 4. Review the Public Record, Planning Documents, Planning Commission and City Council Resolutions Adopting the Second Amendment to the Project Plan and Territorial Amendment to the Boundary of the City of Sparta’s TID No. 9**
- 5. Consideration and Possible Action on Resolution to Approve the City of Sparta’s Second Amendment to the Project Plan and Boundary of TID No. 9**
- 6. Adjournment**

*It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice.*

*NOTE: Upon reasonable notice, the City of Sparta will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact the City Clerk at (608) 269-4340.*

Posted: 01/05/2023

**CITY OF SPARTA**  
**TAX INCREMENT FINANCING DISTRICT (TID) NO. 9**  
**JOINT REVIEW BOARD**  
**December 13, 2022**

**PRESENT:** Kevin Riley, Mayor; Josh Lydon, Citizen Member; Wally Habegger, Monroe County Representative (arrived at 5:10 p.m.); Ed Lukasek, WWTC Member, Leah Hauser, Sparta Area School District Member

**ABSENT:** None

**ALSO PRESENT:** Mark Sund, Todd Fahning, Kevin Biondo, Brea Grace

Mayor Kevin Riley called the meeting to order at 5:03 p.m.

**A motion was made by Josh Lydon and seconded by Ed Lukasek to approve the minutes of the August 5, 2020 meeting. Motion carried 4-0.**

**A motion was made by Josh Lydon and seconded by Ed Lukasek to elect Kevin Riley as Chairperson for the Joint Review Board. Motion carried 4-0.**

**A motion was made by Kevin Riley and seconded by Ed Lukasek to appoint Josh Lydon as Citizen Member for the Joint Review Board. Motion carried 4-0.**

Brea Grace, Land Use Planner with SEH, Inc. spoke regarding the proposed amendment to Tax Increment Financing District (TID) No. 9. She stated this is just the initial meeting and no decisions are needed to be made. A Public Hearing has been set for the January 4<sup>th</sup> Planning Commission meeting and if approved, it will be taken to the City Council on January 11, 2023.

Brea stated the city has three active TIDs – TID No. 3, TID No. 8, and TID No.9. TID No. 9 was established in 2018 and amended in 2020 to support South Pointe Business Park. The city is able to make district boundary changes to TID No. 9 up to four times; this would be change number two. There are no maximum change limits to project plan amendments and the city is allowed to make expenditures until 2033 and it would close in 2038.. This would be an extension of the South Pointe Business Park, north of Interstate 90 to 8<sup>th</sup> Court. Extending this TID would establish the financial tool to move toward an agreement between the city and a developer. The land is in need of significant improvements in grade, water and sewer, and possibly a lift station. The area to potentially be developed is 15.65 acres to include approximately 125 apartments, consisting of six or eight-units and would be slab on grade. This development would potentially add an additional \$12 million in assessed value to the city.

The committee is scheduled to meet again after the January Planning Commission and City Council meetings. It is scheduled for January 17, 2023 at 5:30 p.m.

**A motion was made by Ed Lukasek and seconded by Josh Lydon to adjourn at 5:44 p.m. Motion carried 5-0.**

Respectfully submitted,  
Jennifer Lydon, City Clerk

**NOTICE OF MEETING**

City of Sparta, Wisconsin  
Tax Increment Financing District No. 9 (TID No. 9)  
Joint Review Board

January 17, 2023 - 5:30 P.M.  
City Hall, 201 W Oak Street, Sparta, WI 54656

Meeting Agenda:

1. Call to Order
2. Roll Call of Board Members
3. Review and Approval of Minutes from the December 13, 2022 JRB Meeting
4. Review the Public Record, Planning Documents, Planning Commission and City Council Resolutions Adopting the Second Amendment to the Project Plan and Territorial Amendment to the Boundary of the City of Sparta's TID No. 9
5. Consideration and Possible Action on Resolution to Approve the City of Sparta's Second Amendment to the Project Plan and Boundary of TID No. 9
6. Adjournment

A copy of the TID No. 9 Project Plan and Boundary Amendment are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan Amendment may be made by contacting the City Clerk, 201 W Oak Street, Sparta, WI or by phone (608) 269-4340, Ext 5150.

Posted: January 4, 2023 by Jennifer Lydon, City Clerk, City of Sparta

**RESOLUTION APPROVING THE SECOND AMENDMENT TO THE  
PROJECT PLAN AND TERRITORIAL AMENDMENT TO THE  
BOUNDARY OF TAX INCREMENTAL DISTRICT NO. 9 (TID NO. 9)**

JOINT REVIEW BOARD  
TAX INCREMENT FINANCING DISTRICT NO. 9  
CITY OF SPARTA, MONROE COUNTY, WISCONSIN

**WHEREAS**, the City of Sparta (the "City") desires to Amend the Project Plan and Territorial Boundary of Tax Incremental Financing District No. 9 (the "District"); and

**WHEREAS**, Wisconsin Statutes Section 66.1105 (4m) requires that a Joint Review Board (the "JRB") shall convene to review the proposal; and

**WHEREAS**, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by Monroe County, all of which have the power to levy taxes on property within the Tax Increment District; and one representative chosen by the City and one public member; and

**WHEREAS**, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held by the City of Sparta's Planning Commission, under Wisconsin Statutes Sections 66.1105 (4)(h); and

**WHEREAS**, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(h); and

**WHEREAS**, the JRB has reviewed the public record, planning documents, the resolution passed by the City of Sparta's Planning Commission approving the Second Amendment to Tax Increment District No. 9, adopting the Amended Project Plan and District Boundary, and the resolution adopted by the City Council approving the Second Amendment to the District under Wisconsin Statutes Section 66.1105 (4)(g); and

**WHEREAS**, the JRB has considered whether, and concluded that, the District meets the following criteria:

1. The development expected in the District would not occur without the use of Tax Increment Financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

**NOW, THEREFORE, BE IT RESOLVED** that the JRB approves the Second Amendment to the Project Plan and the Territorial Amendment to the Boundary of Tax Increment District No. 9, City of Sparta, in Monroe County.

**BE IT FURTHER RESOLVED** that in the judgment of the JRB, the development described in the Project Plan, based on the information provided by the City, the public record and planning documents relating to the District, would not occur without the amendment of Tax Increment District No. 9.

Passed and adopted this 17<sup>th</sup> day of January, 2023.

**Joint Review Board Representing:**

Monroe County

\_\_\_\_\_  
Wally Habhegger

Sparta Area School District

\_\_\_\_\_  
Leah Hauser

Western Technical College

\_\_\_\_\_  
Edward Lukasek

City of Sparta

\_\_\_\_\_  
Kevin Riley

Citizen Member

\_\_\_\_\_  
Josh Lydon

ATTEST:

\_\_\_\_\_  
Jennifer Lydon  
City Clerk