CITY OF ELKHORN
TAX INCREMENTAL DISTRICT #4 CREATION
AGENDA

July 12, 2017
11:00 a.m.

Elkhorn City Hall
First Floor Conference Room
9 S. Broad Street

CC: Mayor, Aldermen, City Administrator, City Attorney, Finance Director, Public Works Manager, Police Chief, Electric Utility Manager, Electric Utility Operations Manager, Fire Chief, City Engineer, Municipal Court Clerk, Library Director, Recreation Director, Chamber, Press, Master File

1. Call to order
2. Review and consideration of minutes from organizational meeting
3. Review the public record, planning documents, Planning Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation
4. Consideration of resolution approving Tax Incremental District No. 4 creation
5. Adjournment

DATED at Elkhorn, Wisconsin, this 6th day of July 2017

Cairie L. Virrueta, City Clerk

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information over which they may have decision-making responsibility; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Should you have any questions or comments regarding any item on this agenda, please contact the City Clerk’s office at 723-2219. Upon reasonable notice to the City Clerk, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services.
WHEREAS, the City of Elkhorn (the “City”) seeks to create Tax Incremental District No. 4 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 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 the County, all of whom have the power to levy taxes on property within the 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, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), 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)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Planning Commission approving the boundaries of the District and adopting the Project Plan, and the resolution passed by the Common Council approving the creation of the District under Wisconsin Statutes Section 66.1105 (4)(gm), and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f1.n, as identified in the project plan; 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 and the creation of a tax incremental district.

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 creation of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the creation of the District.

Passed and adopted this _______ day of __________________, 2017.

Joint Review Board

______________________________  Representing
______________________________  Walworth County
______________________________  Elkhorn Area School District
______________________________  GatewayTechnical College District
______________________________  City of Elkhorn
______________________________  Public Member