

AGENDA

JOINT REVIEW BOARD VILLAGE OF RIVER HILLS, WISCONSIN

TAX INCREMENTAL DISTRICT NO. 1 CREATION

October 28, 2020 at 11:30 a.m.

This meeting will be held via video conference via “GoToMeeting” at <https://global.gotomeeting.com/join/461403069>, you can also dial in using a telephone at 1 (408) 650-3123 access code 461-403-069. If you are new to GoToMeeting – you can get the app in advance and be ready when the meeting starts: <https://global.gotomeeting.com/install/461403069>.

1. Call to order
2. Roll call
3. Review and consideration of minutes from organizational meeting
4. Review the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Village Board approving the creation
5. Consideration and possible action on resolution approving Tax Incremental District No. 1 creation
6. Adjournment

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 1,
VILLAGE OF RIVER HILLS**

WHEREAS, the Village of River Hills (the "Village") seeks to create Tax Incremental District No. 1 (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 Village 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 Plan Commission approving the boundaries of the District and adopting the Project Plan, and the resolution passed by the Village Board 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)(f)1.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 Village, 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 _____, 2020.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature