

AGENDA
JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 6
PROJECT PLAN AMENDMENT
WITHIN THE
CITY OF NEW RICHMOND, WISCONSIN

May 23, 2016 at 4:00 p.m.

New Richmond City Hall
156 East First Street

1. Call to order
2. Review and consideration of minutes from organizational meeting
3. Review the public record, planning documents, Plan Commission resolution adopting amendment to project plan, and resolution passed by the Common Council approving the amendment
4. Consideration of resolution approving Tax Incremental District No. 6's Amendment
5. Adjournment

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE PROJECT PLAN AMENDMENT OF
TAX INCREMENTAL DISTRICT NO. 6,
CITY OF NEW RICHMOND**

WHEREAS, the City of New Richmond (the “City”) seeks to amend the project plan for Tax Incremental District No. 6 (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 Plan Commission approving the District amendment and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment 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 continues to meet the following criteria:

1. The development expected in the District would not occur without the use of Tax Increment Financing and the amendment 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 Project Plan Amendment of Tax Incremental District No. 6.

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 amendment of the District.

Passed and adopted this ____ day of _____, 2016

Joint Review Board

Representing

St. Croix County

New Richmond School District

Wisconsin Indianhead Technical College District

City of New Richmond

Public Member