

**VILLAGE OF THIENSVILLE  
JOINT REVIEW BOARD  
TAX INCREMENTAL DISTRICT NO. 2 CREATION  
MINUTES**

**DATE:** Monday, October 12, 2020

**LOCATION:** 250 Elm Street  
Thiensville, WI  
and via Zoom

**TIME:** 1:00 PM

The meeting will be held at the Thiensville Village Hall located at 250 Elm Street, Thiensville, as well as by Zoom, an online meeting tool. Contact the Village Administrator, Colleen Landisch-Hansen, at least 2 hours in advance of the meeting if you wish to attend via Zoom by emailing her at [clandisch@village.thiensville.wi.us](mailto:clandisch@village.thiensville.wi.us).

Provide your name, address, email and phone number with your request to join the meeting.

**I. CALL TO ORDER**

Chairman Holyoke called the meeting to order at 1:00 PM.

**II. ROLL CALL**

Ozaukee County:	Rob Holyoke
Village & Secretary:	Colleen Landisch-Hansen
Mequon-Thiensville School District:	Sarah Viera
MATC:	Wilma Bonaparte
Citizen Member:	John Treffert

**III. BUSINESS**

- A. Review and consideration of minutes from organizational meeting, September 1, 2020

**MOTION** by Citizen Member Treffert, **SECONDED** by Mequon-Thiensville School District Member Viera to approve the September 1, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B. Review the public record, planning documents, Planning Commission Resolution adopting the Project Plan, and the Resolution passed by the Village Board approving the creation

Mr. Roemer, Ehlers, shared that all the State Statutes have been followed in regards to holding the required meetings.

- C. Consideration and possible action on Resolution approving Tax Incremental District No. 2 creation

**MOTION** by Citizen Member Treffert, **SECONDED** by Mequon-Thiensville School District Member Viera to approve Resolution Approving Tax Incremental District No. 2. **MOTION CARRIED UNANIMOUSLY.**

**IV. ADJOURNMENT**

**MOTION** by Mequon-Thiensville School District Member Viera, **SECONDED** by MATC Member Bonaparte to adjourn the meeting at 1:05 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois  
Village Clerk

Approved by,



Colleen Landisch-Hansen  
Administrator

**JOINT REVIEW BOARD  
RESOLUTION APPROVING THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 2,  
VILLAGE OF THIENSVILLE**

WHEREAS, the Village of Thiensville (the "Village") seeks to create Tax Incremental District No. 2 (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 Planning 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 12<sup>th</sup> day of October, 2020.

Resolution introduced and adoption moved by JRB member: Treffert

Motion for adoption seconded by JRB member: Viera

On roll call motion passed by a vote of 5 ayes to 0 nays

ATTEST:

  
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JRB Chairperson Signature

  
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Clerk Signature