

**City of Edgerton
Proposed TID #12
Joint Review Board**

**April 16, 2024
2:00 pm**

Meeting Agenda

1. Roll Call
2. Nominations and appointment of chairperson
3. Nominations and appointment of public JRB member
4. Approve Minutes of Joint Review Board
 - A. November 15, 2023
 - B. December 20, 2023
5. Overview of proposed TID #12
6. Establishment of date and time for final JRB Meeting
7. Adjournment

Note: the Plan Commission Public Hearing on TID #12 will occur on April 16 at 6:30 p.m.

**NOVEMBER 15, 2023
CITY OF EDGERTON
PROPOSED TID #10 AND TID # 11
JOINT REVIEW BOARD**

The meeting was called to order at 2:00 pm.

Board members present were Casey Langan with the City of Edgerton, Dennis Pauli with the Edgerton School District, Debi Town with Rock County, and Jon Paulson. (Jim Nemeth from Blackhawk Technical College arrived via zoom at 2:20 pm)

Also present was City Administrator Ramona Flanigan

ELECT CHAIR: A Paulson/Pauli motion to nominate Casey Langan as chair passed, all voted in favor.

ELECT MEMBER AT LARGE: A Langan/Townes motion to nominate Jon Paulson as the Member-at-Large, all voted in favor.

Jackie Mich, Consultant from Vandewalle & Associates presented the information for the proposed TID #10 & #11. The consultants analyzed the data and determined the eligibility for creating new TIDs. Both Districts were determined to be “blighted” districts. This type of district has the longest maximum life and expenditure period. Jackie explained what a blighted district was and what the qualifications were.

OVERVIEW OF PROPOSED TID #10: This is a new downtown tax district. The city currently has a downtown district which is TID #6, however, that TID has reached the end of the expenditure period and will be closing soon. Therefore the city cannot make new TID investments in the downtown.

OVERVIEW OF PROPOSED TID #11: This TID is also a blighted district. This district is mostly being driven by the “Show Factory” property at 407 N Main St. This property has the opportunity of redevelopment however there are significant sight preparation costs. This TID will offer incentives for potential developers to aid in these costs.

Both of these districts would be set up to be donor TIDs. They could potentially donate to each other and also to TID #9.

The next steps in the process are for the Plan Commission to meet and potentially recommend to the Council the approval of the creation of the TIDS. If the Council approves them, the Joint Review Board would meet again to approve the TIDS.

Having no other business before the Board, a Langan/Paulson motion to adjourn passed. All voted in favor.

Ramona Flanigan/wjl
City Administrator

**DECEMBER 20, 2023
CITY OF EDGERTON
PROPOSED TID #10 AND TID # 11
JOINT REVIEW BOARD**

The meeting was called to order at 2:00 pm.

Board members present were Casey Langan with the City of Edgerton, Dennis Pauli with the Edgerton School District, Debi Town with Rock County, Jim Nemeth from Blackhawk Technical College and Jon Paulson.

Also present was City Administrator Ramona Flanigan, Mayor Christopher Lund, Jackie Mich and Scott Heacock from Vandewalle & Associates.

Mich, Vandewalle & Associates reported the City Council approved a Resolution recommending adoption of TID #10 and TID #11. Mich stated according to state law, the city needs to share 5 items with the Joint Review Board. All of the items were covered in the project plans for both TIDs. The 5 items were as follows: The outline of the project costs; potential tax increment revenues; the value increment created; reasons why the TIDs are needed; and share of tax increments that are projected to be collected by the taxing jurisdictions.

RESOLUTION 32-23: A Langan/Paulson motion to approve Joint Review Board Resolution 32-23: Resolution Approving Common Council Resolution Creating Tax Incremental District No. 10 passed on a 5/0 roll call vote.

RESOLUTION 33-23: A Langan/Towns motion to approve Joint Review Board Resolution 33-23: Resolution Approving Common Council Resolution Creating Tax Incremental District No. 11 passed on a 5/0 roll call vote.

Having no other business before the Board, a Pauli/Towns motion to adjourn passed all voted in favor.

Ramona Flanigan/wjl
City Administrator