

City of Monroe
Joint Review Board Minutes
October 17, 2017

1. CALL TO ORDER

Phil Rath called the meeting to order. Present at roll call were Phil Rath, Ron Olson, Carol Stamm, and Renea Ranguette by speaker phone. Also present were Maureen Holsen from Ehlers & Associates, Asst. City Administrator Sam Liebert, and Bridget Cooke from the Monroe Times.

2. REVIEW AND CONSIDERATION OF MINUTES FROM SEPTEMBER 26 MEETING

Phil Rath requested a change to clarify a sentence under agenda item 6 as follows: *It was generally agreed that TID 7 met the but for criteria when created and we are just recognizing that it did and this amendment allows for the transfer of funds from TID 10 to TID 7 at some future date.*

Renea Ranguette requested the following changes under agenda item 6 as follows: *Ranguette asked if this amendment could be brought up at a later time given the reimbursement to utility fund is not until 2033. Schiel stated the transfers would occur over the remaining years rather than at the end as depicted in the cash flow schedule. Rath stated the general fund needs to be reimbursed as well. Ranguette would like to see the plan amended to show reimbursement to the general fund and instead of the reimbursement to the utilities reflective of expected timing rather than in 2033.*

The changes were approved by general consent.

3. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISISON RESOLUTION ADOPTING THE PROJECT PLAN, AND THE RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE TID 10 AMENDMENT

Maureen Holsen reviewed changes to the project plan that were made after the last meeting as follows:

new dates on the cover and footer and new TID No. 7 cashflows on page 16 and 17 with the following changes & comments:

- *Pre-Sharing page 16:*
 - *We have included the non- utility and utility portions of the G.O. Bond debt payments- all of which are TID eligible expenses.*
 - *Prior to any sharing the district is anticipated to close out with an approximate \$280k deficit in its final year 2033.*
 - *The height of this deficit is anticipated to occur in the bond issue's final year 2029, at \$1,087,842 which is the outstanding balance owed to both the General Fund and Utilities.*
- *Post- Sharing page 17:*

- *With the proposed sharing from TID No. 10, the deficit would be able to be fully recovered in the District's final year 2033.*
- *It's estimated that for about 12 years the sharing would provide about \$25k annually that would accelerate the recovery of the outstanding balances on the General Fund and Utilities.*

Questions and discussion took place. The final projected balance for TID 7 is \$67,846 after the sharing. Holsen said this allows TID 10 to share if needed.

Ron Olson noted for the record that he will support this, but he has reservations about authorization at the front end for sharing and does not want to make this a common practice. He also asked that it be strongly considered to close TID 10 when the Clinic portion is done and paid off. It should be closed instead of left open to keep contributing to TID 7.

(at some point the phone connection with Renea Ranguette was lost)

4. CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 10'S 2017 AMENDMENT

Phil Rath presented the resolution. Motion made by Phil Rath and seconded by Carol Stamm to approve. Sherri Hawkins expressed that she supports the same sentiments as Ron Olson. Motion carried unanimously on voice vote. *(Ranguette was not connected to the meeting for the vote)*

Renea Ranguette rejoined the meeting by speaker phone at this time.

5. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION RESOLUTION ADOPTING TID NO. 9 PROJECT PLAN, AND THE RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE CREATION

Renea Ranguette asked if there are plans or interest beyond housing for this TID. Phil Rath said that there are 3 or 4 parties that are interested in the property (2 for residential and 2 for business), but nothing has proceeded yet. Questions and discussion ensued.

6. CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 9 2018 CREATION

Phil Rath presented the resolution. Motion made by Phil Rath and seconded by Sherri Hawkins to approve. Motion carried unanimously on voice vote.

7. ADJOURNMENT

Motion to adjourn made by Carol Stamm and seconded by Ron Olson. Motion carried.

Carol J. Stamm
City Clerk/Director of General Government

City of Monroe
Joint Review Board Minutes
September 26, 2017

REVISED

1. CALL TO ORDER
Phil Rath called the meeting to order. Present at roll call were Phil Rath, Ron Olson, Renea Ranguette, Carol Stamm, Maureen Schiel from Ehlers & Associates, and Bridget Cooke from the Monroe Times. Sherri Hawkins was absent.
2. REVIEW AND CONSIDERATION OF MINUTES FROM ORGANIZATIONAL MEETING
Motion made by Ron Olson and seconded by Renea Ranguette to approve the minutes. Motion carried on voice vote.
3. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSON RESOLUTION ADOPTING THE PROJECT PLAN, AND THE RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE CREATION
Maureen Schiel explained and went over both project plans. Ron Olson expressed concerns about the amendment. Questions and discussion ensued.
4. CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 10 CREATION
Motion made by Renea Ranguette and seconded by Ron Olson to approve. Motion carried unanimously on voice vote.
5. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION RESOLUTION ADOPTING AMENDMENT TO PROJECT PLAN, AND RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE AMENDMENT
This was reviewed under agenda item #3.
6. CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 10'S AMENDMENT
Motion to approve made by Carol Stamm and seconded by Phil Rath. Discussion ensued. Renea Ranguette questioned if the criteria has been met. It was generally agreed that TID 7 met the but for criteria when created and we are just recognizing that it did and this amendment allows for the transfer of funds from TID 10 to TID 7 at some future date. Admin Rath commented that the original thought was that ideally TID 10 could support TID 7 so it could close on time or early, whether or not any money is given to the utilities, but the debt service could be closed out. Questions and discussion continued. Ranguette asked if this amendment could be brought up at a later time given the reimbursement to utility fund is not until 2033. Schiel stated the transfers would occur over the remaining years rather than at the end as depicted in the cash flow schedule. Rath stated the general fund needs to be reimbursed as well. Ranguette would

like to see the plan amended to show reimbursement to the general fund and reimbursement to the utilities reflective of expected timing rather than in 2033. Schiel said the city has advanced \$270,000 to TID 7 from the general fund. She said they can break it out so that the sharing from TID 7 would be first used to cover the cumulative balance to the general fund. Ron Olson added comments that other entities don't get to see the end game until all TIDs come off the books. He has concerns about floating the whole boat with all TIDs balancing. Admin. Rath mentioned carving out the utility reimbursement portion, but have it help pay off the debt service first. He would like to get a projection on this. Motion made by Carol Stamm and seconded by Phil Rath to postpone until we receive the new information and a new meeting date is set. On voice vote, the motion carried. Schiel asked for clarification regarding what modifications should be made to the plan. Questions and discussion continued. Schiel said that a written statement from the Joint Review Board will need to go back to Council regarding why it was not approved as originally presented. At a minimum, the cash flow analysis should be more distinct. The Board agreed they don't need to see different options. There should be a more accurate reflection of what will happen annually. It was generally agreed to meet again at 4:00 pm on October 17.

7. ADJOURNMENT

Motion to adjourn made by Renea Ranguette and seconded by Carol Stamm. Motion carried.

Carol J. Stamm
City Clerk/Director of General Government

City of Monroe
Joint Review Board Minutes
September 26, 2017

1. CALL TO ORDER
Phil Rath called the meeting to order. Present at roll call were Phil Rath, Ron Olson, Renea Ranguette, Carol Stamm, Maureen Schiel from Ehlers & Associates, and Bridget Cooke from the Monroe Times. Sherri Hawkins was absent.
2. REVIEW AND CONSIDERATION OF MINUTES FROM ORGANIZATIONAL MEETING
Motion made by Ron Olson and seconded by Renea Ranguette to approve the minutes. Motion carried on voice vote.
3. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSON RESOLUTION ADOPTING THE PROJECT PLAN, AND THE RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE CREATION
Maureen Schiel explained and went over both project plans. Ron Olson expressed concerns about the amendment. Questions and discussion ensued.
4. CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 10 CREATION
Motion made by Renea Ranguette and seconded by Ron Olson to approve. Motion carried unanimously on voice vote.
5. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION RESOLUTION ADOPTING AMENDMENT TO PROJECT PLAN, AND RESOLUTION PASSED BY THE COMMON COUNCIL APPROVING THE AMENDMENT
This was reviewed under agenda item #3.
6. CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 10'S AMENDMENT
Motion to approve made by Carol Stamm and seconded by Phil Rath. Discussion ensued. Renea Ranguette questioned if the criteria has been met. It was generally agreed that TID 7 met the criteria when created and we are just recognizing that it did and this amendment allows for the transfer of funds from TID 10 to TID 7 at some future date. Admin Rath commented that the original thought was that ideally TID 10 could support TID 7 so it could close on time or early, whether or not any money is given to the utilities, but the debt service could be closed out. Questions and discussion continued. Ranguette asked if this amendment could be brought up later. Ranguette would like to see the plan amended to show reimbursement to the general fund instead of the reimbursement to the utilities in 2033. Schiel said the city has advanced \$270,000 to TID 7 from the general fund. She said they can break it out so that the sharing from TID 7 would be first used to cover the cumulative balance to the general fund. Ron Olson added comments that other entities don't get to see the end game until all TIDs come off the books.

He has concerns about floating the whole boat with all TIDs balancing. Admin. Rath mentioned carving out the utility reimbursement portion, but have it help pay off the debt service first. He would like to get a projection on this. Motion made by Carol Stamm and seconded by Phil Rath to postpone until we receive the new information and a new meeting date is set. On voice vote, the motion carried. Schiel asked for clarification regarding what modifications should be made to the plan. Questions and discussion continued. Shiel said that a written statement from the Joint Review Board will need to go back to Council regarding why it was not approved as originally presented. At a minimum, the cash flow analysis should be more distinct. The Board agreed they don't need to see different options. There should be a more accurate reflection of what will happen annually. It was generally agreed to meet again at 4:00 pm on October 17.

7. ADJOURNMENT

Motion to adjourn made by Renea Ranguette and seconded by Carol Stamm. Motion carried.

Carol J. Stamm
City Clerk/Director of General Government

City of Monroe
Joint Review Board Minutes
August 9, 2017

1. CALL TO ORDER

Phil Rath called the meeting to order. Present were Phil Rath, Sherri Hawkins, Ron Olson, City Clerk Carol Stamm, Mayor Louis Armstrong, and Maureen Schiel from Ehlers & Associates. Renea Ranguette was absent.

2. CONSIDERATION AND APPOINTMENT AND/OR REAFFIRMATION OF THE JOINT REVIEW BOARD'S PUBLIC MEMBER

Sherri Hawkins nominated Carol Stamm to be the public member. There were no other nominations. On voice vote, Carol Stamm was appointed the public member.

3. ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON

Carol Stamm nominated Phil Rath to be the Chairperson. There were no other nominations. On voice vote, Phil Rath was elected the Chairperson.

4. DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD

Maureen Schiel from Ehlers explained the responsibilities and the "but for" test.

5. DISCUSS & REVIEW PROJECT PLANS

Maureen Schiel then explained and reviewed the project plans with the board. Questions and discussion took place. The Board skipped to agenda item 6 at this time. Sherri Hawkins then left the meeting. Maureen Schiel finished explaining the project plans. The TID 10 amendment is to allow the excess increment from TID 10 to be shared with TID 7. More questions and discussion ensued.

6. SET NEXT MEETING DATE

The board generally agreed to meet again on Sept 26th at 4:00 pm.

7. REVIEW ANNUAL PE-300 REPORTS OF TAX INCREMENTAL DISTRICTS NO. 4-8

Phil Rath handed out the reports and gave an overview. He asked that questions be forwarded to him.

8. ADJOURN

Motion to adjourn made by Carol Stamm and seconded by Ron Olson. Motion carried.

Carol J. Stamm
City Clerk/Director of General Government

Joint Review Board

February 15, 2016

1. Call to Order and Roll Call:

The Joint Review Board was called to order by City Administrator Phil Rath.

Present at roll call were: Sherri Hawkins-Green County; Martin Shanks-Assistant City Administrator; Ron Olson-Monroe School District; and Renea Ranguette (by phone). Also present were Rex Ewald, City Attorney; Greg Johnson, Ehlers; and Bridget from the Times.

2. Correction of Minutes: None

3. Review the public record, planning documents, Plan Commission resolution adopting amendment to the project plan, and resolution passed by the Common Council approving the amendment: Greg Johnson made available to the Board the resolution passed by both the Plan Commission and the Common Council and stated that there have been no changes since the last Joint Review Board meeting and the project plan amendment has been approved as originally proposed. He then recapped the three reasons for the amendment. There were no questions.

4. Consideration of the resolution approving Tax Incremental District No. 7's Amendment: Phil Rath read the resolution to the Board. Motion was made by Ron Olson to adopt the resolution, seconded by Martin Shanks. Phil noted that there was additional information made available by Ehlers for consideration. Renea Ranquette (present by phone), stated that she had no questions. With no questions, the motion was put to a vote. Motion passed unanimously.

5. Determine whether to designate the Joint Review Board and/or remain as a Standing Joint Review Board or to disband following adjournment: Phil Rath commented that the audit process for TID Districts was currently underway and should be completed by April. He felt that the Board should remain as a Standing Board to meet in a couple of months to review the audit findings. The Board agreed.

6. Adjournment

Motion to adjourn the meeting made by Sherri Hawkins and seconded by Ron Olson. Motion carried.

Joint Review Board Minutes

February 2, 2016

1. Call to Order and Roll Call

The Joint Review Board was called to order by Sherri Hawkins.

Present at roll call were: Sherri Hawkins-Green County; Martin Shanks-Assistant City Administrator; Phil Rath-City Administrator; and Ron Olson-Monroe School District; Renea Ranguette – Blackhawk Tech. Also present were Rex Ewald, City Attorney and Greg Johnson, Ehlers.

2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member

Martin Shanks nominated Phil Rath for the Public at-large member to the Joint Review Board, Sherri Hawkins seconded this. Motion approved by unanimous voice vote.

3. Election and/or reaffirmation of Chairperson

Sherri Hawkins nominated Phil Rath for Chairperson, seconded by Martin Shanks. Motion approved by unanimous voice vote.

4. Discuss responsibilities of Joint Review Board

Greg Johnson of Ehlers introduced himself and explained that the main responsibilities of the Board are to determine if the proposed TID district, or amendments to the TID district, meet the requirements set by the State Statutes for TIF and to determine compliance for the various aspects of the "but for" test. This meeting is the first step in the process to amend TID 7. Following this meeting, there will be a public hearing at the Plan Commission where a resolution formally recommending approval of the TID amendment will be considered. From there the amendment will come before the City Council where the Council will consider a resolution recommending approval of the amendment for TID 7. If all of these are favorable, the amendment will come back to the Joint Review Board for final consideration.

5. Review and discuss project plan amendment for TID 7

Greg Johnson continued to explain that as this TID is approximately ten years old, the City may want to take the opportunity to see if it was appropriate to consider adding additional land to the TID district to facilitate development. The City identified additional areas where expansion of existing businesses or new development opportunities could be facilitated. The main reason driving this amendment was to give the City the opportunity to award development incentives. This does not obligate the City to award development incentives. The City's existing TIF policy shows a preference for a pay-as-you-go basis which minimizes the City's risk. However, the City may choose to pay incentives up front. Finally, the amendment will increase cost allowances for parking improvements from about \$1,800,000 to \$4,000,000 to cover potential costs for

possible additional parking improvements downtown. Clarifying language concerning parking improvements was presented.

TID 7 was created in 2005 as a rehabilitation TID district. The valuation history and present cash flow were reviewed. Questions were posed by the Board and discussion took place. Martin Shanks commented that there are interested parties that would like to bring business to Monroe but need gap financing-which is what the TID was created for. In the proposal, the TID District would expand to include an areas south of Minhas Brewery and south of the Monroe Arts Center and the parking lot behind Stop and Go. Phil Rath assured the Board that there is no language that allows the City to usurp property from homeowners if this area were to be developed. There is a group interested in extending the street scape to the Art Center area to make the downtown more accessible to patrons of the Art Center. Questions were posed as to the future of the parking ramp. Martin commented that at this time it is probable that the parking ramp will be demolished.

Once the TIF is approved by the Plan Commission and the City Council, then it will come back to the Joint Review Board for final approval. When the time comes that the TIF is needed, then the City Council can decide if the incentives and/or infrastructure improvements will be exercised. Although the City Council has the authority to exercise the incentives and/or infrastructure improvements does not necessarily mean that they will do so. Rath stated that the City is measured in its response to TID development to be sure that the project is worthy and that payback is feasible, so the risk to the City is minimal.

6. Set next meeting date and time

The next meeting is scheduled for February 15, 2016 at 3:00 PM.

7. Adjournment

Motion to adjourn the meeting made by Renea Ranguette and seconded by Sherri Hawkins.
Motion carried.

Martin Shanks

Transcribed by Sherry Booth

City of Monroe
Tax Incremental Finance District Joint Review Board
December 1, 2010

The Joint Review Board was called to order by Cathy Maurer.

Present at roll call were: Cathy Maurer-City of Monroe, Renea Ranguette-Blackhawk Tech, Carol Stamm - Public Member, and Ron Olson - Monroe School District. Also present were City Attorney Rex Ewald, Mayor Ross, representatives from Silverstone Partners, and Tere Dunlap of the Monroe Times. Sherri Hawkins from Green County was absent.

There were no corrections to the minutes.

Representatives from Silverstone Partners explained the senior housing project they are proposing for TID 7. This is a section 42 housing project for those age 62 and over who are below 60% of the County median income. There will be an elevator, underground parking, and public spaces such as a community room, fitness room, craft room, beauty salon, internet café, lobby, and a manager's office. All units will either have a balcony or patio. The application deadline for the tax credits with WHEDA is Feb. 8th. They are asking for \$190,000 in TIF money to allow a higher proportion of units to have lower rental rates. They will still have an approximately \$1.7 million mortgage. Heat is included in the rent, but electricity is separate. Ewald said that a payment back to the City may also be needed from TID 7 for selling the parking lot at little or no cost. Questions and discussion took place. Cathy Maurer said this will actually help the TID district. The committee generally agreed that they are ok with the project.

Motion to adjourn made by Renea Ranguette and seconded by Carol Stamm.
Motion carried.

Carol J. Stamm

City of Monroe
Tax Incremental Finance District Joint Review Board
July 8, 2010

The Joint Review Board was called to order by Sherri Hawkins.

Present at roll call were: Cathy Maurer-City of Monroe, Renea Ranguette-Blackhawk Tech, Carol Stamm - Public Member, Sherri Hawkins - Green County, and Ron Olson - Monroe School District, Ryan Wilson from Fehr-Graham & Assoc., and City Attorney Rex Ewald.

There were no corrections to the minutes.

The board reviewed the public record, planning documents, and resolutions passed by the Plan Commission and City Council related to "Allocation Amendment No. 2 to the Project Plan of Tax Incremental District No. 6".

After more review, motion made by Carol Stamm and seconded by Cathy Maurer to approve Resolutions Approving Adoption of Allocation Amendment No. 2 to the Project Plan of Tax Incremental District No. 6. Motion carried unanimously.

Motion to adjourn made by Cathy Maurer and seconded by Carol Stamm.
Motion carried.

Carol J. Stamm

City of Monroe
Tax Incremental Finance District Joint Review Board
June 9, 2010

The Joint Review Board was called to order by Carol Stamm.

Present at roll call were: Cathy Maurer-City of Monroe, Renea Ranguette-Blackhawk Tech, Carol Stamm - Public Member, Ryan Wilson from Fehr-Graham & Assoc., and City Attorney Rex Ewald. Sherri Hawkins - Green County, and Ron Olson - Monroe School District were absent.

City Attorney Ewald explained that this meeting was required to be held again because of state statute requirements. The public hearing for the proposed TID 6 amendment had to be redone. He then went over the change to the amendment explaining that the City had not previously charged back interest for the money that had been taken from the general fund to cover the TID expenses.

Questions and discussion took place.

Renea Ranguette questioned if 3% is the appropriate rate of interest to charge. City Attorney Ewald explained that this is general fund money that could have been applied to debt. Cathy Maurer said that interest rates were 4 - 5% when the money was actually taken from the general fund to cover the TID.

Ryan Wilson of Fehr-Graham & Associates then reviewed the revised TID 6 amendment with the Board.

Questions and discussion took place. The City will eat any shortfall in the end. Any cumulative balance at the end will get distributed amongst all taxing jurisdictions.

Motion made by Carol Stamm and seconded by Cathy Maurer to hold the next meeting on July 8, 2010 at 9:00 am at the Monroe City Hall. Motion carried.

Motion to adjourn made by Cathy Maurer and seconded by Renea Ranguette. Motion carried.

Carol J. Stamm

City of Monroe
Tax Incremental Finance District Joint Review Board
May 6, 2010

The Joint Review Board was called to order by Ryan Wilson.

Present at roll call were: Cathy Maurer-City of Monroe, Renea Rnaguette-Blackhawk Tech, Sherri Hawkins-Green County, Ron Olson-Monroe School District, Ryan Wilson from Fehr-Graham & Assoc., City Attorney Rex Ewald, and City Clerk Carol Stamm.

Sherri Hawkins nominated Carol Stamm as the Public Member to the Joint Review Board. There were no other nominations. By unanimous voice vote, Carol Stamm was appointed as the public member to the Joint Review Board.

Carol Stamm nominated Sherri Hawkins to be the Chairperson. There were no other nominations. By unanimous voice vote, Sherri Hawkins was appointed the Chairperson of the Joint Review Board.

Ryan Wilson of Fehr-Graham & Associates reviewed the TID 6 amendment with the Board.

Questions and discussion took place.

Motion made by Carol Stamm and seconded by Renea Ranguette to hold the next meeting on June 3, 2010 at 10:30 am at the Monroe City Hall. Motion carried.

Motion to adjourn made by Renea Ranguette and seconded by Cathy Maurer. Motion carried.

Carol J. Stamm

City of Monroe
Joint Review (TID) Board

October 25, 2006

The Joint Review Board was called to order by Chairman Mark Vahlsing at 10:30 AM.

Present at roll call were: Members - Chairperson (Administrator) Mark Vahlsing, Mayor Ron Marsh, Ron Olson, Shari Hawkins, and Dick Shikoski. Also present were Alderman Chuck Koch, and Gary Becker from Vierbicher Associates,

Gary Becker of Vierbecker and Associates reviewed the Resolution creating TID 8.

Motion made by Hawkins, Seconded by Shikoski to approve resolution creating TID #8. Motion carried

Motion to adjourn made by Marsh, and seconded by Shikoski to adjourn meeting. Motion carried.

Mark Vahlsing
City Administrator

City of Monroe
Joint Review (TID) Board
September 27, 2006

The Joint Review Board was called to order by Chairman Mark Vahlsing at 10:30 AM.

Present at roll call were: Members - Chairperson (Administrator) Mark Vahlsing, Mayor Ron Marsh, Ron Olson, and Dick Shikoski Also present were Alderman Chuck Koch, Gary Becker from Vierbicher Associates, Assessor Barb Berget, Linda Isley, Laverne Isley

Gary Becker of Vierbecker and Associates reviewed the Project Area Redevelopment Plan for TID 8, Redevelopment District 2. He stated that the district was proposed to be a blight elimination district with a maximum duration of 27 years.

It was agreed that the next meeting of the Joint Review Board would be held to review proposed TIF 8 on Wednesday October 25th, 2006 at 10:30 AM.

Motion to adjourn made by Marxh, and seconded by Shikoski to adjourn meeting. Motion carried.

Mark Vahlsing
City Administrator

City of Monroe
Joint Review (TID) Board

July 26, 2006

The Joint Review Board was called to order by Chairman Mark Vahlsing at 10:30 AM.

Present at roll call were: Members - Chairperson (Administrator) Mark Vahlsing, Mayor Ron Marsh, Sheri Hawkins, and Dick Shikoski Also present were Gary Becker from Vierbicher Associates, City Administrator Mark Vahlsing, Craig Jefson, Monroe School Superintendent, and Ron Olson of the Monroe Schools, and Jason Busch of the Monroe Times.

Gary Becker of Vierbicher and Associates reviewed the resolution amending TIDs No. 4 and No. 6. He stated that no public comment had been received at the hearing held on June 28, 2006.

Motion by Shikoski, Second by Jefson to approve resolution amending TIDs No. 4 and No. 6. Motion carried.

**CITY OF MONROE JOINT REVIEW BOARD
RESOLUTION CONCERNING
TAX INCREMENT DISTRICT NO. 4 AND TAX INCREMENT NO. 6**

WHEREAS, the City of Monroe Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the City of Monroe amending Tax Increment District No. 4 and Tax Increment No. 6; and

WHEREAS, the Monroe Joint Review Board has considered the following criteria:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) 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 based on this Board's review and consideration, the Board hereby approves the resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Monroe City Council on July 18, 2006; and

This Resolution is adopted this 26th day of July, 2006 by a majority vote of the Joint Review Board.

Mark Vahlsing, Chairperson

It was agreed that the next meeting of the Joint Review Board would be held to review proposed TIF 8 on September 27th, 2006 at 10:30 AM.

Motion to adjourn made by Hawkins and seconded by Shikoski to adjourn meeting. Motion carried.

Mark Vahlsing
City Administrator

City of Monroe
Joint Review (TID) Board

June 26, 2006

The Joint Review Board was called to order by Chairman Mike McCardel at 10:30 AM.

Present at roll call were: Members - Chairperson Mike McCardel, Mayor Ron Marsh, Sheri Hawkins, and Dick Shikoski Also present were Gary Becker from Vierbicher Associates, City Administrator Mark Vahlsing, Craig Jefson, Monroe School Superintendent and Jason Busch of the Monroe Times.

Mayor Marsh nominated Mark Vahlsing to serve as a large member of the Board.

Motion by Marsh, Seconded by McCardel to appoint Mark Vahlsing to serve as an at large member of the Joint Review Board

Chairman McCardel requested that he step down as chairman.

Mike McCardel nominated Mark Vahlsing as Chairman of the committee. On a voice vote the members confirmed the appointment. Approved 4-0-1 (Vahlsing abstained)

Chairman Vahlsing assumed control of the meeting.

Gary Becker of Vierbecker and Associates reviewed the plan amendments for TID Districts 4-6. He stated that after further review only the TID 4 & 6 plans need to be amended. The district amendments were needed as part of the Donor TID District process.

It was agreed that the next meeting would held on July 26th, 2006 at 10:30 AM.

Motion to adjourn made by Mayor marsh and seconded by Shikoski to adjourn meeting. Motion carried.

Mark Vahlsing
City Administrator

TAX INCREMENTAL FINANCE

JOINT REVIEW BOARD

May 20, 1996

○ Motion made by Jim Munro and seconded by Nate Klassy that Matt Urban be Vice-Chairperson and chair this meeting in the absence of Chairperson John Kundert.

The TIF Joint Review Board convened and was call to order by Vice-Chairperson, Matt Urban.

Present at roll call were: Matt Urban, James Munro, Art Carter for Robert Hoesely and Nathan Klassy. City Attorney Ewald, Green County Development Director, John Ramer and City Clerk/D.O.G.G. Myers were also present.

Pam from Vierbicher Associates was present to answer questions that TIF Joint Review Board review may have about the updated plan documents for TIF's 4 & 5 and the TIF Boundaries. Some corrections were explained.

Jim Munro asked several questions that were explained by Pam. He also reconfirmed his desire to see that the TIF Board be involved in latter decisions involving spending at the term of any loans. The Board agreed.

General discussion on TID #4 followed.

Motion made by Nate Klassy and seconded by Art Carter to adopt the Resolution Approving Resolution Adopted by the City of Monroe relative to TID #4. (See attached).

On roll call vote, the motion was unanimous.

○ There was general discussion on TID #5.

Motion made by Nate Klassy and seconded by Art Carter to adopt the Resolution Approving Resolution Adopted by the City of Munro relative to TID #5. (See attached).

On roll call vote, the motion carried with 3 ayes and 1 no. Jim Munro voted against.

Motion made by James Munro and seconded by Art Carter to adjourn.

On voice vote, the motion was unanimous.

James R. Myers
Secretary

○

TAX INCREMENTAL FINANCE
JOINT REVIEW BOARD

April 30, 1996

The TIF Joint Review Board convened and was called to order by Chairperson, John Kundert.

Present at roll call were: John Kundert, James Munro and Nathan Klassy. Mayor Ross, City Attorney Ewald, Green County Development Director, John Ramer and City Clerk/D.O.G.G. Myers were also present. Matt Urban and Robert Hosley were absent.

Gary Becker of Virbicher Associates was present to help the TIF Joint Review Board review the updated plan documents for TIF's 4 & 5 and the TIF Boundaries. Some corrections were made.

There were many questions by the TIF Joint Review Board and much discussion. There were some questions left unanswered for now. Gary Becker will get answers to Myers.

The next meeting of the TIF Joint Review Board will be May 20, 1996. This meeting is required by Statutes to approve or disapprove the TIF Districts approved by the Council at the May 7, 1996 meeting.

Motion made by James Munro and seconded by Nathan Klassy to adjourn.

On voice vote, the motion was unanimous.

James R. Myers
Secretary

TAX INCREMENTAL FINANCE DISTRICT
JOINT REVIEW BOARD

August 9, 1995

The meeting of the Tax Incremental Finance District Joint Review Board was convened.

Mayor Ross utilized his authority as Mayor and appointed himself as a committee member of the Tax Incremental Finance District Joint Review Board for tonight only in the absence of Nate Klassy.

Present at roll call were: Mayor Ross (acting in Nate Klassy's absence), Jack Kundert and James Munro. Absent were: Nate Klassy and Robert Hoesly. Also present were: City Atty Ewald, John Ramer, Alderperson Vance and Schiller, and representatives of Vierbicher and Associates.

Motion made by James Munro and seconded by Mayor Ross to nominate Jack Kundert to serve as Chairperson of the Tax Incremental Finance District Joint Review Board. Motion carried.

Motion made by James Munro and seconded by Mayor Ross to appoint Matt Urban as the citizen member of the Tax Incremental Finance District Joint Review Board. Motion carried.

Discussions were held on the responsibilities of the Committee, and the proposed T.I.D.s to be formed and time tables involved.

Motion by Committee member Kundert to adjourn.

Sandra L. Wilke
Deputy Clerk

Tax Incremental Finance
Joint Review Board

The TIF Joint Review Board convened and was called to order by James Munro.

Present at roll call were: James Munro, Nathan Klassy and Matt Urban.
Jack Kundert and Robert Hosley were absent.

Motion made by Klassy and seconded by Urban to appoint James Munro as acting chairperson, for this meeting only, in the absence of Jack Kundert. Motion carried.

The TIF Joint Review Board reviewed the plan documents for TIF's 4 & 5 and the TIF Boundaries. Some corrections were made.

Motion made by Munro to adjourn.

James R. Myers
Secretary