

**JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 5
PROJECT PLAN/BOUNDARY AMENDMENT**

July 6, 2020

Brillion City Center

5:00 PM

CALL TO ORDER:

Mayor Edinger called the meeting to order at 5:00 pm.

ROLL CALL:

Present were: Mayor Mel Edinger, Rob Jensen, Dan DeBonis-Calumet County, Dominick Madison-Brillion School District, Phil Cosson-Ehlers, Mark Olsen-Brillion Works, Allan Mitchler-Fox Valley Technical College.

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

Motion-Madison moved to appoint Rob Jensen as public member to the Joint Review Board. Seconded by DeBonis. Call vote. Motion carried unanimously.

ELECTION AND/OR REAFFIRMATION OF CHAIRPERSON:

Motion-Madison moved to appoint Mayor Mel Edinger as chairperson. Seconded by DeBonis. Call vote. Motion carried unanimously.

DISCUSS RESPONSIBILITIES OF THE JOINT REVIEW BOARD:

Phil Cosson explained the Joint Review Board responsibilities. He explained the Joint Review Board must determine if the project plan amendment passes the "but for" test. Cosson explained the time frame for adopting the Boundary Amendment.

REVIEW & DISCUSS PROJECT PLAN AMENDMENT:

Cosson explained in 2018, the TID boundary was created. It is the first ER-TID in the state. Significant studies were done to determine the environmental contamination on the site. Numerous grants have been applied for. Ariens company, partnering with the City, have made this possible.

Cosson explained the opportunities to cost share with other TIDs. This will diminish as more development occurs. Cosson explained this amendment is just a boundary amendment and not project plan cost amendment. He explained the parcels added to the boundary will help increase development increment to the district. He explained the proposed \$4.3 million dollars of increased development, will give a significant value increase to the TID. Phil explained the proposed cash flow. He projects approximately \$530,000.00 TID revenue sharing from TID #3 and 4, if more development doesn't occur.

Olson explained BW LLC received a contract with a day care facility, which will straddle the 3-parcel lot and a lot in the TID. The day care needs a clean lease agreement with the BW LLC.

Therefore, the parcels must be included in the TID, for this to occur. The day care is scheduled to open 8/1/2021, which is approximately \$3 million in taxable value. Olsen also explained a medical clinic to be located on this property. Olsen explained the relocation of 2 houses. He stated a warehouse with \$5 million of value to be constructed in 2021 in the TID.

Cosson explained under TID law there must be whole parcels, can not have partially in and partially out. He explained the decrease in initial value of all the parcels in the TID. This will be watched to make sure the level of value doesn't decrease more. These new developments will be critical for the overall cash flow of the TID.

Mayor Edinger asked who will own the buildings. Olsen explained BW will own the building and lease it to the day care. The same structure is planned for the health care clinic, with a minimum of a 10-year lease.

SET NEXT MEETING DATE:

Monday, August 3, 2020 at 5:00pm

ADJOURNMENT:

The meeting adjourned at 5:29pm.

Lori Gosz
Secretary