



August 19, 2024

Paul Farrow, County Executive  
Andrew Thelke, Director of Administration  
Waukesha County

Shawn Reilly, JRB City Member  
Dan Budde, JRB Public Member

Dr. Richard Barnhouse, President  
Dr. Jane Kittel, VP of Finance/CFO  
Waukesha County Area Technical College  
District

James Sebert, Superintendent  
Darren Clark, CFO/Asst  
Superintendent for Business Services  
c/o School Board President  
Waukesha School District

**RE: City of Waukesha**

**This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on September 4, 2024 at 11:30 AM. The meeting will be held at the Waukesha City Hall, located at 201 Delafield Street.**

At the meeting the JRB will consider approval of the resolution adopted by the Waukesha Common Council amending Tax Incremental District No. 29 (the “District”).

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving an Amended Project Plan and Boundaries for Tax Incremental District No. 29.”
- Minutes from the organizational JRB meeting.
- A signed copy of the Plan Commission resolution.
- A signed copy of the Common Council resolution.
- The final approved Project Plan document.

Pursuant to Wis. Stat. § 66.1105(4m)(b)1. and (c)1., the JRB is to review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council to assist it in determining:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.

2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

The Summary of Findings found in the Executive Summary of the Project Plan details how the amendment of the District meets these criteria. If the JRB rejects the proposal it must provide a written explanation describing why it fails to meet one or more of the criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

**EHLERS**



Jon Cameron  
Senior Municipal Advisor/Managing Director

cc: Jeff Fortin, Senior Planner, City of Waukesha  
Jennifer Andrews, Community Development Director, City of Waukesha  
Denise Vandebush-Kohlmann, Financial Projects Manager, City of Waukesha  
Rebecca Pederson, Mayor & Administrator Assistant, City of Waukesha  
Joseph P. Ciurro, Administrative Services Manager, City of Waukesha  
Susan M. Sawall, Administrative Assistant, City of Waukesha  
Brian Roemer, Senior Municipal Advisor, Ehlers  
Paul Boening, Senior Financial Specialist, Ehlers  
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers  
Annie Mallon, Senior Public Finance Analyst, Ehlers