



**MINUTES  
JOINT REVIEW BOARD  
CITY OF WEST ALLIS  
CREATION OF TAX INCREMENTAL DISTRICT NUMBER EIGHTEEN  
(CHR. HANSEN EXPANSION)  
THURSDAY, NOVEMBER 7, 2019  
11:00 AM – ROOM 210  
CITY HALL – 7525 W. GREENFIELD AVENUE**

**PRESENT:** Mayor Dan Devine, City of West Allis; Stephanie Emons, School Board President, WA-WM School District; Richard Busalacchi, Vice President, Milwaukee Area Technical College – West Allis Campus (present at 11:10 am); and Wayne Clark, Public Member

**EXCUSED:** Aaron Hertzberg, Director of Economic Development, Milwaukee County

**STAFF:** Patrick Schloss, Community Development Manager  
Shaun Mueller, Community & Economic Development Coordinator  
Peggy Steeno, Director of Finance, Comptroller/City Treasurer

1. Call to Order

The meeting was called to order by Mayor Devine at 11:05 a.m.

2. Roll Call

Present: 3 – Mayor Devine, representing the City of West Allis; Stephanie Emons, representing the WA-WM School District; and Wayne Clark, representing the Public Member.

3. Appointments:

a. Public Member

A motion was made by Stephanie Emons and seconded by Mayor Devine to appoint Wayne Clark as the public member for the Joint Review Board.

The motion carried unanimously.

b. Chairperson

A motion was made by Stephanie Emons and seconded by Wayne Clark to appoint Mayor Dan Devine as the Chairperson for the Joint Review Board.

The motion carried unanimously.

4. Review and approval of the minutes of the August 13, 2019 meeting.

A motion was made by Stephanie Emons and seconded by Mayor Devine to approve the minutes of the August 13, 2019 meeting.

The motion carried unanimously.

Richard Busalacchi, representing Milwaukee Area Technical College, present at this time.

5. Review responsibilities of the Joint Review Board.

Patrick Schloss explained the State Statues for a TIF District:

- a) The “but for” test for creation of the District.
- b) Economic benefits of the TID, measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
- c) Benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

6. Review and discussion of proposed draft Project Plan for Tax Incremental District Number Eighteen (Chr. Hansen Expansion).

Patrick Schloss gave a brief presentation on the proposed Project Plan for Tax Incremental District Number Eighteen (Chr. Hansen Expansion).

Discussion ensued and staff responded to questions and comments from the Board. Stephanie Emons questioned if traffic ingress concerns were addressed. Patrick Schloss shared that a traffic study was performed and shared with the Engineering Department. The ingress and egress were reviewed by the Plan Commission.

7. Selection of time and place of next meeting.

Discussion ensued. It was determined that an early morning or late afternoon time worked best for the members. The last week of December seemed to work well for those in attendance. Once a date is set, board members will be notified.

8. Adjournment.

There being no further business to come before the Board, a motion was made by Wayne Clark, seconded by Stephanie Emons to adjourn the meeting at 11:25 a.m. The motion carried unanimously.