



June 12, 2023

Paul Farrow, County Executive  
Andrew Thelke, Director of Administration &  
JRB Member  
Waukesha County

Jim Koleski, JRB Village Member

Susan Freedy, JRB Public Member

Richard Bramhouse, President  
Jane Kittle Vice President of Finance, CFO &  
JRB Member  
Waukesha County Technical College District

Mark Hansen, Superintendent  
Samuel Hughes, Bord Member  
c/o School Board President  
Elmbrook School District

**RE: Village of Elm Grove Tax Incremental District No. 2 (“District”)**

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on June 19, 2023, at 4:00 PM at the Elm Grove Village Hall, located at 13600 Juneau Blvd.

The purpose of this meeting is for the JRB to:

- Consider approval of the resolution adopted by the Elm Grove Village Board amending the Project Plan for the District.
- Consider approval of a resolution extending the maximum life of the District for three years.

We’ve attached the following documents:

- A copy of the legal notice published for the meeting.
- The meeting agenda.
- Minutes from the organizational JRB meeting.
- A signed copy of the Plan Commission resolution.
- A signed copy of the Village Board resolution.
- The final approved Project Plan document.
- A “Resolution Approving an Amended Project Plan for Tax Incremental District No. 2.”
- A memorandum pertaining to the requested maximum life extension.
- A “Tax Incremental District (TID) Technical College Extension Resolution”

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 Village Board 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**



Todd Taves  
*Senior Municipal Advisor*

cc: Sandee Policello, Village Clerk/Deputy Treasurer, Village of Elm Grove  
Dave DeAngelis, Village Manager Village of Elm Grove  
Monica Hughes, Finance Director, Village of Elm Grove  
Hector de la Mora, Village Attorney, Village of Elm Grove  
Scott Wheeler, School Board President, School District of Elmbrook  
Kristin Sobocinski, Assist. Supt. for Business Services, School District of Elmbrook  
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers  
Annie Mallon, Senior Public Finance Analyst, Ehlers