MINUTES OF JOINT REVIEW BOARD
VILLAGE OF SLINGER

July 16, 2025

The Annual Meeting of the Joint Review Board was called to order by Washington County Chief Administrative Officer Aaron Daul at the Village of Slinger Municipal Building at 300 Slinger Road, Slinger, WI, at 1:00 pm on Wednesday, July 16, 2025 in accordance with the Notice of Meeting delivered to the members on Tuesday, July 8, 2025.

1.	**Roll Call & Notice of Meeting:**	Present	Absent
	Dean Otte, Village of Slinger Trustee & Representative	x	
	Aaron Daul, Washington County Representative	x	
	Tara Wendt, MPTC Representative	x	
	Kristi Brooks, Slinger School District Representative	x	
	Debra Selle, Public Member	x	
		5	

Also Present: Margaret Wilber, Village Administrator
Michelle Schoof, Village Treasurer
Harry Allen, Ehlers Financial Public Finance Advisors

Mr. Daul informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations. Attendance or absence of the Board members was noted for the record.

2. Appointments

Administrator Wilber informed the Board that Debra Selle had agreed to continue her services as Public Member for this group.

Motion Selle/Otte to appoint Aaron Daul as Chairperson; carried unanimously.

3. Review Responsibilities of the Joint Review Board

Harry Allen with Ehlers provided general information about the Tax Increment Finance (TIF) process and the Joint Review Board (JRB)'s role. He stated that the JRB is responsible for the creation and amendment of Tax Increment Districts (TIDs) and there are two proposed amendments for the Board's consideration during today's meeting. Mr. Allen noted that all members have been involved with the JRB in prior years and JRB members confirmed they had no questions regarding the TIF process.

4. Review and discuss draft Project Plan Amendment for Tax Incremental District No. 4

Mr. Allen presented background information on the need for this amendment and explained this would allow TID #4 to transfer excess increment to TID #6 in support of a project that has been proposed for TID #6, the Village's Downtown district. He reminded the Board that TID #6 is a Rehabilitation TID, which authorizes it to receive increment from other districts. He discussed details of the proposed project and showed how TID #6 is not expected to generate sufficient increment on its own to support the project. Mr. Allen pointed out that even with the needed funding, it is estimated that the developer will achieve only a return at the lower end of the standard range.

Mr. Allen informed the Board that the proposed amendment would possibly require TID #4 to remain open until 2036, when it could pay its current obligations by 2030. He stated that there are two parcels remaining in the district that could be developed, but no increment has been calculated for those parcels so any improvements made there would be in addition to the current revenues.

Administrator Wilber informed the Board that the TID #6 project would redevelop the Village-owned property at 119 Kettle Moraine Drive South. She discussed the history of the Village's efforts to improve this property, including the Village's work with UW-Extension in 2015 to conduct visioning sessions with residents and business owners. She stated that the Village also worked with Vandewalle & Associates to continue this process, and throughout this work this parcel has been identified as a primary goal for redevelopment and revitalizing the downtown area.

Trustee Otte noted that the developer was present and asked if he could provide some information on the proposed project. Developer Scott Ritger appeared before the Board and presented some concept renderings of the project. He informed them this would create 9 townhouse units and 30 apartments, in addition to commercial units on the ground floor of the apartment building. He discussed some of the challenges presented by this property, such as the extreme grading differential. He stated he has arranged agreements with neighboring property owners to add their parcels to this property in order to expand the buildable area for this project.

Board members asked if a motion was needed to move this item forward. Mr. Allen explained that no motion was needed at this time, and the purpose of this meeting is only to introduce the proposed amendments. He stated that the Village's Planning Commission will hold a public hearing on these items and will consider resolutions after hearing any public comments. He stated that resolutions will also be presented at the next Village Board meeting, and if both of those bodies pass their resolutions, the Joint Review Board will then be asked to approve the amendments at a future meeting.

5. Review and discuss draft Project Plan Amendment for Tax Incremental District No. 8

Mr. Allen stated that this amendment is different from the previous proposal in that it involves a boundary change for TID #8. He explained that a project has been proposed for parcels in TID #4, but moving those parcels into TID #8 would allow the project funding to extend another eight years. He stated this would allow for a more favorable increment share and this would give the Village more funding for TID #8 infrastructure. Administrator Wilber informed the Board that this would include the extension of Hetzel Way to connect with Hillside Road to the south of TID #8, which would provide a second access point for the development.

Mr. Allen stated that this amendment could actually allow TID #8 to close a year earlier than currently projected. He explained this was partly due to the fact that projected costs have been adjusted to reflect the actual terms of the developer's agreement for the district, which was not available at the time TID #8 was created. He stated that the other reason this could shorten the length of the TID is that the additional increment gained from the new project would help support debt service and other costs.

6. Review Annual PE-300 Reports and the performance and status of the Village's active Tax Incremental Districts as required by Wis. Stat. §66.1105(2m)(f)

Administrator Wilber stated that the other purpose for this meeting was to meet the statutory requirement for the Board to hold an annual review of the Village's TIDs. She presented the Annual Reports, Auditors' Compilation Reports, Project Status Reports, and Change in TID Value Reports for each of the districts and informed the Board that each of the districts is performing satisfactorily. She stated that some of the TIDs decreased in value for 2024, and the Village Assessor had explained that these decreases were due to the fact that 2023 values had been estimates that needed to be adjusted to actual for 2024. She stated that in spite of those corrections, each district is performing as expected.

Administrator Wilber reviewed each of the districts. She informed the Board that TID #4 is considered basically built out other than the two vacant parcels mentioned earlier by Mr. Allen. She stated that one more infrastructure project was completed in early 2025 when a walking path along the Stonefield Terrace property was constructed for use as a public walkway. She stated that other than that, the only costs expected for this district are the recapture payments determined by the various developer's agreements.

Administrator Wilber stated that TID #5 and TID #7 are both stand-alone Industrial Districts and are both primarily maintaining the recapture payments set up in the developer's agreements for each TID. She stated that TID #5 was established to support the expansion of the E.H. Wolf facilities, and TID #7 assisted with the construction of MBW's research and training facility.

Administrator Wilber discussed TID #6 and informed the Board that the redevelopment of the former Niphos property at 308 Oak Street should be finished within the next month. She stated this is a major improvement for this property because it was previously had a large amount of hazardous materials on the site. She stated that the Village has worked with Washington County to remediate the environmental issues and they are very happy to see the property returned to the tax roll with four condominium units that will soon be on the market.

Administrator Wilber stated that the final TID is #8 which was discussed during the amendment presentation. She stated that Fireside Market is planning to open for business before Labor Day and the developer has sold another parcel to a manufacturing firm.

7. Set next meeting date to consider approval of the TID Amendments

Mr. Allen reviewed the schedule for the amendment process and informed the Board that their final meeting could be held between August 4th and September 4th. Board members consulted their schedules and agreed that the best date and time would be at 1pm on Thursday, August 14th. Ms. Wendt stated she would have a conflict on that date, but she would be able to find another representative from Moraine Park to attend this meeting.

8. Adjournment

There being no further discussion, Chairman Daul asked for a motion to adjourn.

Motion Otte/Selle to adjourn the meeting at 1:38pm; carried unanimously.

Approved By: ____

Aaron Daul, Chairman

Drafted By: Margaret Wilber, Village Administrator