August 22, 2023

Mayor Tim Swadley, City JRB Member

Joe Parisi, Dane County Executive
Adam Gallagher, Dane County Treasurer & JRB Member

Sarah Ebert, Public JRB Member

Dr. Jack E. Daniels, III, President
Sylvia Ramirez, Vice President of Administration & JRB Member
Madison Area Technical College District

Dan Keyser, District Administrator & JRB Member
Stoughton Area School District

RE: City of Stoughton

**A meeting to organize a Joint Review Board ("JRB") for the City's proposed amendment of Tax Incremental District No. 6 ("District") will be held at 2:00 PM on September 11, 2023.**

The meeting will be held at the Stoughton City Hall, located at 207 S. Forrest Street. You may also attend the meeting remotely, if you prefer, using the following information:

https://us06web.zoom.us/j/81367103849?pwd=SWhxSEdaSWYzRlNWd2VCczZYUk10UT09

Meeting ID: 813 6710 3849
Passcode: 833547

At this meeting, the JRB will be asked to appoint a chair and public member, and to set an additional meeting date or dates. City staff will also review the draft Project Plan Amendment.

This meeting will also serve as the JRB's required Annual Meeting at which it will review the City's annual tax increment financing reports, and the performance and status of each district governed by the JRB. **The City will provide you with the documents.**

As a quorum must be achieved for the City to proceed, we would ask that you ensure the availability of your appointee to attend.

We've attached the following documents that will be mailed & e-mailed to you:

- The draft meeting agenda.
- A copy of the legal notice published for the JRB meeting and public hearing.

A copy of the draft Project Plan will be e-mailed to you.

At a subsequent meeting the JRB will be asked to approve the resolution to be adopted by the City amending the District. In considering approval, the JRB will review the public record, planning documents and the resolutions adopted by the City's Plan Commission and City Council. Its decision, by majority vote, must be made within 45 days of receipt of the adopted City Council resolution and is to be based on the following criteria specified in Wis. Stat. § 66.1105(4m)(c)1.:

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.

If the JRB does not approve amendment of the District it must issue a written explanation describing why it fails to meet one or more of these criteria.

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

Sincerely,

EHLERS

David Ferris
*Senior Municipal Advisor*

cc: Candee Christen, Clerk, City of Stoughton
Dave Ehlinger, Director of Finance/Comptroller, City of Stoughton
Rodney Scheel, Director of Planning, City of Stoughton
Matt Dregne, City Attorney
Rick Manthe, City Attorney
Jill Spilde, Executive Assistant, Madison Area Technical College
Erica Pickett, Director of Business Services, Stoughton Area School District
Philip Cosson, Senior Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

Rodney Scheel
City Director of Planning
City of Stoughton
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Stoughton, WI 53589

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Clerk
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City Director of Finance/Comptroller
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