

**JOINT REVIEW BOARD
CITY OF PLYMOUTH
TAX INCREMENTAL DISTRICT NO. 7
BOUNDARY AMENDMENT
SEPTEMBER 5, 2024**

MINUTES

1. **Call to order:** The meeting was called to order at 5:00 PM in Room 305 at Plymouth City Hall, 128 Smith Street, Plymouth, Wisconsin, by Don Pohlman.
2. **Roll Call:** The following were present: Don Pohlman, Grace Meyer – Public Member, John Wyatt, Amy Williams, and Thomas Wegner.
3. **Election of Chairperson:** Wegner and Wyatt made a motion to nominate Don Pohlman as Chairperson. Wyatt/Wegner made a motion to close nominations. All concurred. All concurred on the nomination of Pohlman as chairman.
4. **Discuss responsibilities of the Joint Review Board:** Kayla Thorpe from Ehlers discussed the responsibilities of the Joint Review Board. The Joint Review Board is first presented with the project. It goes to Plan Commission for approval of the Resolution, then Common Council for approval of the Resolution and back to the Joint Review Board.
5. **Discuss and review project plans:** Thorpe went over the description of TID #7. It is a proposed Mixed-Use District comprising approximately 246.47 acres located in the North Eastern part of the City. The district will be created to pay the cost of public infrastructure projects, property acquisition and site preparation costs, development incentives and other project costs needed to support the development and redevelopment within the District, with needed development of housing and job creation in the District. Thorpe went over the numbers of the estimated total project cost expenditures of approximately \$27,576,148 to undertake the projects listed in the project plan. Project Costs include an estimate \$6,955,000 in public infrastructure upgrades, an estimated \$11,095,069 in development incentives, \$480,000 in ongoing planning and administrative costs, and \$9,046,079 in financing. Thorpe explained the “but for” requirements. As part of all creation resolutions, a municipality must affirm that the development would not happen “but for” the use of TIF.
6. **Set next meeting date:** The next meeting date suggested was Wednesday, October 2, 2024 at 9:00 AM at Plymouth City Hall. All concurred.
7. **Adjourn:** Wegner/Williams made a motion to adjourn. A unanimous aye vote was cast. Motion carried.

Anna Voigt