

**MINUTES  
TOWN OF SALEM  
TOWN OF SALEM JOINT REVIEW BOARD  
WEDNESDAY APRIL 22, 2015 5:00 P.M.**

The Joint Review Board of the Town of Salem was called to order at 5:00 p.m. with the following present:

David Geertsen, Tom Steiner, Bane Tomey, Diann Tesar, Michelle Brown and Jodi Meier  
Also in attendance was Todd Taves, Ehlers, Todd Baddle, KABA, Town Administrator Patrick Casey and Town Clerk Cindi Ernest. Dan Kopp was absent.

Each member of this Board gave introductions.

**1.)** Jodi Meier, resident of the Town of Salem, was presented for appointment as the Joint Review Board's public member.

MOTION BY JRB member Geertsen, second by JRB member Tesar to nominate and appoint Jodi Meier as the Town of Salem Joint Review Board's public member.

Further nominations were called for and there were none. Nominations closed.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**2.)** The election of Chairperson for the Town of Salem Joint Review Board was presented.

MOTION BY JRB member Geertsen, second by JRB member Thomey to nominate and appoint Diann Tesar as Chairman of the Town of Salem Joint Review Board.

Further nominations were called for and there were none. Nominations closed.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**3.)** Todd Taves of Ehlers noted that Dan Kopp will be Wilmot High School's representative, but he was unable to attend this meeting.

Mr. Taves then reviewed the standards of the TIF and the responsibilities of the Joint Review Board and the makeup of the Board.

**4.)** Todd Taves of Ehlers, reviewed the prepared Draft Project Plan for the Creations of the Tax Incremental District No. 1, provided to each JRB member, which included a general description of the proposed district, the boundary, and project costs. Approximately sixty-six (66) acres will be developable.

Administrator Casey added that this will be a business park with an estimated 12 -15 tenants and from approximately 50,000 square feet and up. It's off of CTH "C", is a nice business corridor, easy for trucks to access the Interstate, easy for employers coming from the north or south should they relocate and next to the Highway/Fire Complex which has readily available water and sewer.

Mr Taves explained KABA's participation in the project in the amount of \$3,000,000 for the land. He further explained the components of the costs, financing, implementation of the plan, the increment revenue projections and the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions.

JRB member Bane Thomey questioned if the Town would be the developer for the project to which Town Administrator responded that KABA will be the developer with their specialty being the recruitment of those businesses that would come and locate in the park. They have already been aggressively mentioning the new business park. We are trying to fill a niche in the town for smaller mid-sized companies.

JRB member Tom Steiner questioned whether the Salem parcel is taxable now to which Administrator Casey responded that it is not. The town acquired it last year. It's being purchased by KABA. Mr. Taves added that based on the timeline the TID will be effective for valuation purposes as of January 1<sup>st</sup> of this year. Since the Town owned the parcel as of January 1<sup>st</sup>, it will basically have zero for the base value. When KABA acquires the parcel, it will have a value assigned to it and become taxable so that it will be captured as tax increment. Further discussion followed.

JRB MEMBER Tom Steiner questioned if there was a chance it could be extended past the twenty (20) years. Mr. Taves responded that under current law there is the ability to extend districts, but would be determined at that point and time and the laws change so it's hard to say what would be possible at that point in time. He explained the current law regarding extensions.

JRB member Bane Thomey asked if Mr. Taves could speak to the ability of the Town vs a Village in creating this district.

Mr. Taves explained the current law regarding the Town's ability to create the TID.

At the request of JRB member Tom Steiner, Mr. Taves explained Exhibit A on the last page of the Project Plan.

5.) There was discussion of the next meeting date with it being noted that the Town of Salem will be considering this TID on Monday, May 18, 2015, with the first week of June being an ideal time.

It was decided that the next meeting of the Joint Board of Review will be on Thursday, June 4, 2015 at 5:00 pm.

#### **ADJOURNMENT**

MOTION BY Joint Review Board member Steiner, second by Joint Review Board member Bane to adjourn this first meeting of the Town of Salem Joint Review Board.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**This meeting of the Town of Salem Joint Review Board was adjourned at 5:35 p.m.**

Respectfully submitted,

---

Cindi Ernest, Clerk