

MINUTES
JOINT REVIEW BOARD, CITY OF FRANKLIN
CREATION OF TAX INCREMENTAL DISTRICT NO. 10
February 16, 2026

1. The Joint Review Board (JRB) organizational meeting for the Proposed Tax Incremental District No. 10 creation in the City of Franklin was called to order at 6:00 p.m., on February 16, 2026, by the Chair of the JRB, John Regetz. The meeting was held in the Hearing Room at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. On roll call, the following members were present: Chair John Regetz (City of Franklin), Celia Benton (Milwaukee County), Andy Chromy (Franklin School District) and Sally Smits (Public Member). Also attending were Todd Taves and Arianna Schmidt with Ehlers Public Finance Advisors, Joe Krivichi and Lance Dorn with SB Friedman Development Advisors, City Administration Director Kelly Hersh, Mayor Nelson, Alderwoman Michelle Eichmann, Finance Director Danielle Brown and City Attorney Jesse A. Wesolowski.
2. Motion by Benton, seconded by Chromy, to reappoint Sally Smits as the public member. Motion Carried.
3. Motion by Chromy, seconded by Benton, to reappoint Regetz as the Chairperson. Motion Carried. Some public attendees interrupted the meeting to ask for public comment. The Chair deemed no such addition to the agenda was appropriate as it was not included in the publicly advertised and posted agenda. The Chair called on the City Attorney who deemed the agenda had been properly advertised and posted. No motion was presented to amend the agenda and the meeting proceeded according to the agenda.
4. Chairman Regetz called upon Mr. Taves, who reviewed the responsibilities of the Joint Review Board.
5. Ms. Schmidt reviewed the project plan for the proposed creation of TID No. 10. Mr. Krivichi reviewed the Poth's General Development Underwriting Analysis, contained in the Project Plan, which concluded that this Project would not be done without the financial assistance requested by the Developer. JRB members were provided an opportunity to ask questions. Board Member Benton asked if the Project conforms to City zoning and land use plans, which will be answered at the Plan Commission Hearing meeting.
6. Next Meeting Dates were reviewed by the Board. Motion by Chromy, second by Smits, to tentatively schedule the next meeting date for the Franklin Joint Review Board on March 25 at 4:00 p.m., at Franklin City Hall. Chairman Regetz will confirm JRB Members' availability and finalize the meeting date.
7. Motion by Chromy, second by Benton, to adjourn the meeting. Motion carried, meeting adjourned at 6:50 p.m.