

MINUTES  
JOINT REVIEW BOARD, CITY OF FRANKLIN  
TAX INCREMENTAL DISTRICT NO. 10 CREATION  
May 6, 2026, at 4:00 p.m.

1. The City of Franklin Joint Review Board (JRB) meeting was called to order at 4:00 p.m. on May 6, 2026, at 4:00 p.m. by John Regetz, Chair and City Member. The meeting was held in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. The meeting was held to consider the Creation of Tax Incremental District No. 10 (TID 10).
2. On roll call, the following members were present: Chad Noel (Milwaukee Area Technical College), Andy Chromy (Franklin School District), Celia Benton (Milwaukee County) and John Regetz (City of Franklin). Also present: Franklin City Director of Administration Kelly Hersh, Ehlers Managing Director, Todd Taves, Shirley Roberts, City Clerk and City Attorney Jesse A. Wesolowski.
3. Appointment of Public Member – As there were several candidates the appointment was conducted as an election. Nomination by Chromy, second by Regetz, to nominate Mike Barber. Barber added to the ballot. Motion by Noel to nominate Darrel Malek. Nomination died for lack of second. There being no further nominations, motion by Chromy, second by Regetz to close nominations and cast a unanimous ballot thereof to appoint Mike Barber as the Public Member of the Joint Review Board. Motion carried.
4. Approval of Minutes - The Minutes of February 16, 2026 Organizational JRB Meeting for the Creation of Tax Incremental District No. 10 were submitted for approval. Motion by Barber, second by Chromy to approve. Motion carried.
5. Ehlers Managing Director, Todd Taves reviewed the TID-10 Project Plan, public record and resolutions passed by the Plan Commission and Common Council regarding proposed TID 10 and offered to answer questions regarding the public record and planning documents reviewed at these meetings. From the April 8 Common Council meeting Staff Report, Regetz cited TID-10 project expenses and values created, as well as the potential to maximize values which could close TID-10 in 20 years. Chromy asked what the blight considerations were for that designation. Regetz explained that while the Council is not required to cite specific technical or physical data to designate the property as blighted the deteriorating conditions of the site and buildings (Orchard View Mall's aging infrastructure, parking area and physical structure) make its operations unfeasible. The geotechnical report of vacant parcels reveals improper fill that is unstable for construction, requiring pilings and deeper engineered foundations. Extra environmental studies were required to determine the extent of drycleaning chemicals and a transformer leak found in preliminary tests. The subsequent testing revealed levels within acceptable regulated limits. The expenses for these studies and other site

mitigations accumulate and impact development feasibility. Access to the vacant parcels is owned only on South 76<sup>th</sup> Street, but will also be required on West Rawson Avenue to satisfy fire codes.

6. The Board considered approval of a “Resolution Approving the Creation of Tax Incremental District No. 10”. Motion by Barber, second by Chromy, to approve the resolution. Motion carried.
7. Motion by Barber, second Chromy, to adjourn. Meeting adjourned at 4:31 pm.