

COMMUNITY DEVELOPMENT AUTHORITY  
2200 W. Bender Road  
Richard E. Maslowski Community Park  
David Hobbs Honda for the People Community Room  
Glendale, Wisconsin 53209

MEETING AGENDA

Wednesday, November 7, 2018  
6:00 p.m.

1. Call to Order / Roll Call.
2. Adoption of Minutes of Meetings Held on July 9, 2018.
3. Review and Approval of Attorney Services from H. Stanley Riffle.
4. Convene to Closed Session per Section 19.85(1)(e) of the Wisconsin Statutes, deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons required a closed session. (Discussion with legal counsel re: status of the renegotiation of Bayshore Development Agreement.).
5. Re-Convene to Open Session and Regular Order of Business.
6. Adjournment.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

## COMMUNITY DEVELOPMENT AUTHORITY

Monday, July 9, 2018

The Community Development Authority met in the Common Council Chambers of the Glendale City Hall, 5909 North Milwaukee River Parkway.

The meeting was called to order by Mayor Bryan Kennedy at 5:45 p.m.

Roll Call: Present: Mayor Bryan Kennedy Mr. Jim Daugherty, Mrs. Tomika Vukovic, Mr. Casey Shorts, and Mr. Peter Brennan. Absent Mr. Joshua Wadzinski and Mr. Donald Voith

Other Officials Present: Rachel Reiss, Executive Director; John Fuchs, City Attorney

### OPEN MEETING NOTICE

The Executive Director advised that in accordance with the Open Meeting Law the City's official newspaper was advised on Thursday, July 5, 2018, of the date of this meeting, that the agenda was posted on the official bulletin board of City Hall, the general public in the Municipal Building and the Police Department, and those persons who those persons who requested were sent copies of the agenda.

### Approval of the minutes of meeting held on December 5, 2017

This item is delayed as the incorrect minutes were included in the materials.

### Review and Approval of Easement Request from WeEnergies for parcel 234-8010-003 owned by the CDA.

WeEnergies is looking for an easement to allow utilities to be accessed by 100 W. Riverwoods Parkway.

Motion was made by Mrs. Vukovic, seconded by Mr. Brennan, to approve the easement request from WeEnergies for Glendale Parcel 234-8010-003 as presented and to authorize the Mayor and the Executive Director of the CDA to sign the easement. Ayes: Mayor Bryan Kennedy Mr. Jim Daugherty, Mrs. Tomika Vukovic, Mr. Casey Shorts, and Mr. Peter Brennan. Absent Mr. Joshua Wadzinski and Mr. Donald Voith. Motion carried unanimously.

### Review and Approval of request from Milwaukee Metropolitan Sewerage District to purchase parcel 234-8010-003 from the CDA

The MMSD has commenced the process under Chapter 32 pertaining to Eminent Domain, to purchase 11,755 square feet of land currently owned by the Community Development Authority of the City of Glendale. The MMSD will be conducting a project

to remove PCBs from the Basin adjoining the Milwaukee River. This project will likely take between 1-2 years. MMSD is offering \$11,600.00 to purchase the property.

Motion was made by Mr. Brennan, seconded by Mrs. Vukovic, to approve the request from Milwaukee Metropolitan Sewerage District to purchase Glendale Parcel 234-8010-003 from the CDA for \$11,600.00, as presented and to authorize the Mayor and the Executive Director of the CDA to sign the easement. Ayes: Mayor Bryan Kennedy Mr. Jim Daugherty, Mrs. Tomika Vukovic, Mr. Casey Shorts, and Mr. Peter Brennan. Absent Mr. Joshua Wadzinski and Mr. Donald Voith. Motion carried unanimously.

#### ADJOURNMENT

There being no further business, motion was made by Mr. Daugherty, seconded by Mr. Shorts, to adjourn the meeting. Ayes: Mayor Bryan Kennedy Mr. Jim Daugherty, Mrs. Tomika Vukovic, Mr. Casey Shorts, and Mr. Peter Brennan. Absent Mr. Joshua Wadzinski and Mr. Donald Voith. Motion carried unanimously and adjournment of the Community Development Authority was ordered at 5:55 p.m.

Rachel Reiss  
Executive Director

Recorded: July 10, 2018

**ARENZ, MOLTER, MACY, RIFFLE, LARSON & BITAR**

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DALE W. ARENZ, RETIRED  
DONALD S. MOLTER, JR., RETIRED  
JOHN P. MACY  
COURT COMMISSIONER  
H. STANLEY RIFFLE  
COURT COMMISSIONER  
ERIC J. LARSON  
REMZY D. BITAR

PAUL E. ALEXY  
R. VALJON ANDERSON  
MATTEO REGINATO  
LUKE A. MARTELL  
SAMANTHA R. SCHMID  
STEPHEN J. CENTINARIO, JR.  
TIMOTHY A. SUHA

October 24, 2018

*Via email only*

Rachel A. Reiss  
City Administrator  
City of Glendale

Re: Legal Services  
City Tax Increment District #6 & #8

I am pleased to provide services in representing the City of Glendale/CDA relative to the issues associated with Tax Increment Districts 6 and 8 and the TIF financing amendments regarding Bayshore mall. Attorney fees for services rendered shall be based on the hourly rate of \$350.00, including travel. This hourly rate will be applied to City Attorney Fuchs' direct work in this matter as well. Our firms will maintain time records for all services performed. Invoices shall be generated, sent and paid on a monthly basis. Costs incidental and necessary to the representation and services rendered, including, but not limited to, service and filing fees, messenger services, recording fees, appraisal fees, certification fees, deposition fees and transcripts, and witness fees, will be charged to the City/CDA. Copies of appropriate invoices or other indicia of such costs will be maintained by the firm.

Under separate agreement, Cypress Equities and/or AIG has agreed to reimburse the City/CDA for attorneys' fees associated with this matter. I trust that you will communicate directly with Cypress/AIG to coordinate the reimbursements.

Mr. Williams of Cypress requested an estimate of expected fees and costs for our representation. While there is no possible way I can accurately predict the time necessary to perform all services required to complete the work related to this matter, I would guess that Attorney Fuchs and I will dedicate between 150 to 250 hours to the issues involved.

It will be a pleasure working with you. Please advise me if any aspect(s) of these terms are in any way unacceptable to you.

Yours Very Truly,  
MUNICIPAL LAW AND LITIGATION GROUP, S.C.

*H. Stanley Riffle*  
H. Stanley Riffle

c. Kirk Williams  
City Attorney Fuchs