

CITY OF GLENDALE JOINT REVIEW BOARD

Meeting Minutes
August 20, 2019

Regular meeting of the Joint Review Board of the City of Glendale held in the David Hobbs Honda for the People Community Room, located at Richard E. Maslowski Park, 2200 West Bender Road, Glendale, Wisconsin.

The meeting was called to order by Deputy City Administrator Shawn Lanser at 1:01 p.m.

Roll Call: Present: Deputy City Administrator Shawn Lanser, Mr. Jeff Pruefer, Nicolet School District; Dr. Wilma Bonaparte, Vice President of Milwaukee Area Technical College (arrived at 1:05 p.m.); Mr. Aaron Hertzberg, Economic Development Director of Milwaukee County; Rosey Teays, Glendale-River Hills School District; Dr. Elliot Moeser, Citizen of Glendale.

Other Officials Present: City Attorney John F. Fuchs; City Clerk Miranda Etzel; and Attorney Deborah Tomczyk, Attorney for Developer.

OPEN MEETING NOTICE.

Deputy City Administrator Lanser advised that in accordance with the Open Meeting Law, the local news media was advised on Friday, August 16, 2019, of the date of this meeting; that the agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested, were sent copies of the agenda.

ADOPTION OF JOINT REVIEW BOARD MINUTES.

Motion was made by Ms. Teays, seconded by Mr. Pruefer, to approve the minutes of the meeting held on June 25, 2019. Ayes: Deputy City Administrator Lanser, Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried unanimously.

COMMUNICATIONS, APPLICATIONS AND PETITIONS.

Resolution Approving Project Plan Amendment #2 to the Tax Incremental District Number Eight of the City Of Glendale, Wisconsin.

City Attorney Fuchs provided a brief explanation of the Resolution Approving Project Plan Amendment #2 to the Tax Incremental District Number Eight of the City of Glendale, Wisconsin (“the Resolution”).

Dr. Moeser asked about the TID blight criteria being met. Attorney Fuchs stated that the territory amendment was being made per the Department of Revenue TID parcel rules, not a specific blight finding. The territory amendment would have been presented a decade ago, but the City of Glendale had over 12% of its valuation already in a TID, so no boundary amendments could be made. With TID 6 closing in 2019, the territory amendment can now be processed by the Department of Revenue.

Dr. Moeser inquired as to when improvements at Bayshore will begin. Attorney Fuchs replied that improvements are moving rapidly with new investors, further explaining that contractors have come to City Hall to obtain permits, but were unable to do so because there is not yet an agreement in place between the City and Bayshore. Kirk Williams, of Cypress Equities, stated that tenants are being moved out of the mall, and that workers have started demolishing the interior of the mall; he intends to have all tenants out of the mall by the end of the calendar year. Dr. Moeser asked if all work will be completed by the end of 2021. Mr. Williams answered that all capital is in place—this is the last contingent piece.

Dr. Moeser asked when the value of Bayshore will go up again. Attorney Fuchs stated after January 1, 2020. Attorney Fuchs explained that the value of Bayshore will be reassessed annually each January. Attorney Fuchs further explained that the incentive to develop is directly tied to the increment generated; as Bayshore reinvests funds into the development, new increment will be generated. The new increment will be returned to the developer as an incentive payment. There is no new borrowing, and there will be no additional debt. Attorney Fuchs also stated that the amount of City debt acquired by Cypress Equities was \$75M-\$80M, which has now decreased considerably to \$40M-\$45M.

Dr. Moeser requested clarification of the last paragraph of the Resolution. Attorney Fuchs explained that a portion of TID 6 included the Trader Joe's corner of Bayshore Town Center. As a part of this process, the State of Wisconsin Department of Revenue is requiring the City include the entire parcel of Bayshore Town Center into TID 8, since TID 6 is closed in 2019. With the closing of TID 6, the money that would have gone into TID 6 will be distributed amongst general tax base.

Dr. Moeser asked why the City did not choose to do everything currently being done with Bayshore, sooner. Attorney Fuchs stated that things changed for many reasons. Olshan Properties inherited Bayshore. The City did not know condominiums were not being built until after the market crash in 2008.

Dr. Moeser expressed concern with the potential of what the City may lose. Attorney Fuchs explained that the City actually caught a break. The lender put the property in a receivership, and brought in a management company, who is working with the City to rebrand Bayshore, instead of a fire sale, which could have left the City in a considerable amount of debt.

Dr. Moeser inquired as to what type of leases have been negotiated. Mr. Williams explained that the leases depend on the tenant, and each tenant's situation. Mr. Williams went on to explain that in an ideal situation, by late 2020, when all tenants are in place, he would like to see 10-year leases.

Mr. Hertzberg inquired about the closure date of TID 8. Deputy City Administrator Lanser stated 2033 (previously 2029).

Motion was made by Mr. Hertzberg, seconded by Mr. Pruefer, to approve the Resolution Approving the Amendment to the Tax Incremental District Number Eight of the City of Glendale, Wisconsin. Ayes: Deputy City Administrator Lanser, Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried unanimously.

A future date was not set for the next Joint Review Board meeting.

ADJOURNMENT.

There being no further business, motion was made by Dr. Wilma Bonaparte, seconded by Ms. Teays, to adjourn the meeting. Ayes: Deputy City Administrator Lanser, Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried, and adjournment of the Joint Review Board was ordered at 1:30 p.m.

Miranda Etzel
City Clerk

Recorded: August 21, 2019.