

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209**

This meeting is in person but will also be conducted via Zoom.

Join Zoom Meeting

<https://zoom.us/j/97377365508>

Meeting ID: 973 7736 5508

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AGENDA

Monday, March 28, 2022

5:30 p.m.

1. Call to Order / Roll Call.
2. Adoption of Minutes of the Community Development Authority Meeting Held on April 8, 2021.
3. Joint Resolution of the Common Council and the Community Development Authority Requesting Extension of the Life of Tax Incremental Financing District No. 8 per Wisconsin Statute Section 66.1105(7)(am)4.a.
4. 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 persons with disabilities.

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
April 8, 2021**

The Community Development Authority held via Zoom Video Conferencing.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Ald. Jim Daugherty, Ald. Vukovic, Peter Brennan, Donald Voith, and Danielle Bailey. Absent: Casey Shorts.

Other Officials Present: Rachel Safstrom, Executive Director; and 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, April 1, 2021, 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 requested were sent copies of the agenda.

Approval of the minutes of meeting held on March 4, 2021.

Motion was made by Ald. Vukovic, seconded by Ms. Bailey, to approve the minutes of meeting held on March 4, 2021. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Brennan, and Mr. Voith. Absent: Mr. Shorts. Abstain: None. Motion carried.

Public Hearing for a Conditional Use Permit for 4425 N. Port Washington Road (East Lake Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

Review and approval of Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

Administrator Safstrom stated Nurturing Nook, Inc. is looking to relocate their operations to 4425 N. Port Washington Road. As this property is in an active Tax Incremental Financing District (#7-Technology), the Community Development Authority acts as the Plan Commission for the proposed project. The property is currently zoned M-1 Warehouse, Light Manufacturing, Office, and Service District. In the M-1 District Child Care facilities require the Conditional Use Permit. Staff has reviewed the proposal, and there are no changes from prior review of the project. Overall, there is minimal change to the exterior of the building, and a small additional of a cement fenced area for outdoor play for the facility. They will have to make certain that they are able to obtain the necessary State of Wisconsin Department of Children and Families (DCF) Licensed Group Child Care Center License. Nurturing Nook has been in business for many years

and likely knows how to navigate the childcare licensing requirements. Staff recommends approval of the Conditional Use Permit.

Mayor Kennedy asked if there was anyone at the City Hall for public comment. Administrator Safstrom stated there was no one at the City Hall for comment. Mayor Kennedy asked three times if there was anyone on the zoom call for public comment. There was no response for public comment.

Motion was made by Ald. Daugherty, seconded by Ald. Vukovic, to close the Public Hearing at 6:04 p.m. Motion carried unanimously.

Motion by Mr. Brennan, seconded by Ald. Vukovic, to approve a conditional use permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Brennan, Ms. Bailey, and Mr. Voith. Absent: Mr. Shorts. Abstain: None. Motion carried.

ADJOURNMENT

There being no further business, motion was made by Ald. Vukovic, seconded by Mr. Brennan to adjourn the meeting. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Brennan, Ms. Bailey, and Mr. Voith. Absent: Mr. Shorts. Abstain: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 6:06 p.m.

Megan Humitz
City Clerk

Recorded: April 9, 2021.



SUBJECT: Joint Resolution Authorizing Technical College Extension for Tax Incremental District No. 8

FROM: Darrell Hofland, Interim City Administrator

MEETING DATE: March 28, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	66.1105(7)(am)4.a
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

In 2002, Tax Incremental District (TID) No. 8 was created for the development project commonly known as Bayshore.

Following an economic downturn and abandonment of the property in 2017 by the owner/developer, the developer's lender took title of the property in lieu of foreclosure. The City, the Community Development Authority and Bayshore entered into an Amended and Restated Development Agreement effective as of August 1, 2019 pursuant to which Bayshore's owner/developer agreed to defease \$58.6 million in bonds previously issued by the City and CDA in consideration of the City and CDA's agreement to, among other things, pay all available tax increment from TID No. 8 to the owner/developer.

Subsequently, an amendment to TID No. 8 project plan was approved which recognized, as eligible TID expenditures, the payoff of all Glendale outstanding debt associated with the TID - \$41.7 million. The amendment also extended the life of TID No. 8 to August 26, 2033 and added additional property to TID No. 8 (formerly portions of soon-to-be closed TID No. 6).

In 2013, a law – Wisconsin Act 145 was approved which provided property tax relief aid to technical colleges. Consequently, the State legislature approved 66.1105(7)(am)4.a which allows for municipalities to request the Joint Review Board to extend the life of a TID an additional three years if the annual and total amount of tax increments over the remaining life of a TID were adversely impacted by Wisconsin Act 145 and provides supporting documentation.

Attached is an analysis by Bradley Viegut, Managing Director, Baird, which identifies a \$1+ million negative impact to date on TID No. 8 due to Act 145.

Also attached is an analysis by Cypress Equities, developer of Bayshore, which identifies a projected shortfall of TID No. 8 being able to cover its project cost within the current calendar year 2033 closure.



The Glendale Common Council and the Community Development Authority will both meet on Monday, March 28 to review and consider action on the “Joint Resolution of the Common Council and the Community Development Authority of the City of Glendale Requesting Extension of the Life of Tax Incremental Financing District No. 8 per Wisconsin Statute Section 66.1105(7)(am)4.a.”

In April, the Joint Review Board will meet to review and take action on this matter.

RECOMMENDATION:

Staff recommends approval of the Resolution.

ACTION REQUESTED:

Motion to approve Resolution Authorizing Technical College Extension for Tax Incremental District No. 8.

ATTACHMENTS:

1. [Resolution Authorizing Technical College Extension for Tax Incremental District No. 8](#)
2. [Joint Resolution of the Common Council and the Community Development Authority of the City of Glendale Requesting Extension of the Life of Tax Incremental Financing District No. 8 per Wisconsin Statute Section 66.1105\(7\)\(am\)4.a.](#)
3. [Bayshore – TID Increment Revenue Projections](#)
4. [Memo from John Fuchs, Community Development Authority Attorney](#)
5. [Baird – Analysis of Request](#)