



CITY OF GLENDALE
JOINT REVIEW BOARD
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209

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

Remote: Zoom Meeting

<https://us06web.zoom.us/j/87941625251>

Meeting ID: 879 4162 5251

One tap mobile

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MEETING AGENDA

Thursday June 8, 2023
4:00 p.m.

- 1) Call To Order / Roll Call,
- 2) Minutes of the October 12, 2022, meeting.
- 3) Annual Report:
 - a) Discussion to review the 2022 Annual Report and the performance and status of Tax Incremental District No. 7.
 - b) Discussion to review the 2023 Annual Report and the performance and status of Tax Incremental District No. 8.
- 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 disabled individuals.

CITY OF GLENDALE JOINT REVIEW BOARD

Meeting Minutes
October 12, 2022

The Community Development Authority held at City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin and via Zoom conference call.

The meeting was called to order by Mayor Kennedy at 2:09 p.m.

Roll Call: Present: Mayor Bryan Kennedy; Mr. Jeff Pruefer, Nicolet School District; Ms. Calli Berg, Milwaukee County Economic Development; Ms. Alyson Weiss, Glendale River Hills School District; Lars Woehlck, Citizen of Glendale; and Dr. Richard Busalacchi, Milwaukee Area Technical College. Absent: Dr. Mark Felsheim, Milwaukee Area Technical College

Other Officials Present: Deputy City Administrator Shawn Lanser; John Fellows, Community Development Director; City Clerk Megan Humitz; John Fuchs, CDA Attorney; Dr. Gregory Kabara, Nicolet School District; Ms. Lindsay Johnson, Glendale River Hills School District.

OPEN MEETING NOTICE.

City Administrator Warwick advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, October 6, 2022, 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.

APPOINTMENTS

Motion was made by Dr. Busalacchi seconded by Mr. Pruefer, to appoint Mr. Lars Woehlck as the Public Member of the Joint Review Board. Ayes: Mayor Kennedy, Mr. Pruefer, Dr. Busalacchi, Ms. Berg, Ms. Weiss, and Mr. Woehlck. Noes: None. Abstain: None. Absent: None. Motion carried unanimously.

ADOPTION OF JOINT REVIEW BOARD MINUTES.

Motion was made by Mr. Pruefer, seconded by Ms. Berg, to approve the minutes of the meeting held on April 20, 2022. Ayes: Mayor Kennedy, Mr. Pruefer, Dr. Busalacchi, Ms. Berg, Ms. Weiss, and Mr. Woehlck. Noes: None. Abstain: None. Absent: None. Motion carried unanimously.

COMMUNICATIONS, APPLICATIONS AND PETITIONS.

Discussion to review the 2021 Annual Report and the performance and status of Tax Incremental District No. 7 and No. 8

Deputy City Administrator Lanser explained the reports for Glendale Tax Incremental Districts are to be reviewed by the Joint Review Board annually. TID #7 restructured outstanding debt obligations in 2020, and projects to close in 2028, but could potentially close in 2026. TID

#8 is a pay-as-you-go TIF that contributes available TIF increment to the developer. The incentive was extended from 2033 to 2036 earlier this year by extending the maximum life of TIF #8. There are currently no outstanding debt payments for TIF #8.

Mr. Pruefer raised the question regarding the level of the property tax base for TIF #7. Mr. Lanser stated it is between \$100-110 million. The information is available on the Department of Revenue website under government reports, for the annual change in TIF districts. Mr. Lanser will provide a copy of the reports to the board members after the meeting.

Mayor Kennedy questioned if the bonds for TIF #8 were callable in 2022 or 2023. Mr. Lanser stated the funds from the City were put into escrow which is held at Associated Bank. Some of those bonds became callable in 2022, and others will become callable in 2025. The money remains in escrow until that time.

Mr. Pruefer stated it is good to see a revitalization of the property in TIF #8.

No action was taken on these items.

ADJOURNMENT.

There being no further business, motion was made by Mr. Pruefer, seconded by Ms. Berg, to adjourn the meeting. Ayes: Mayor Kennedy, Mr. Pruefer, Dr. Busalacchi, Ms. Berg, Ms. Weiss, and Mr. Woehlck. Noes: None. Abstain: None. Absent: None. Motion carried unanimously, and adjournment of the Joint Review Board was ordered at 2:21 p.m.

Megan Humitz
City Clerk

SUBJECT: Discussion to review the 2022 Annual Report and the performance and status of Tax Incremental Districts

FROM: John S. Fellows, Community Development Director

MEETING: Joint Review Board

MEETING DATE: June 8, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	66.1105(4m)(f)
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

Reports for Glendale Tax Incremental Districts are to be reviewed by the Joint Review Board annually. Those reports are attached for your review.

TID #7 has outstanding debt and projects to close in 2028.

TID #8 is a pay-as-you-go TIF that contributes available TIF increment to the developer. The developer incentive was extended from 2033 to 2036 in 2022 by extending the maximum life of TIF #8.

RECOMMENDATION:

There is no action being requested.

ACTION REQUESTED:

Motion to place reports on file.

ATTACHMENTS:

1. [2022 Annual Financial Report for TID #7.](#)
2. [2022 Annual Financial Report for TID #8.](#)