

**CITY OF GLENDALE  
COMMUNITY DEVELOPMENT AUTHORITY  
MEETING MINUTES  
May 23, 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 5:47 p.m.

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

Other Officials Present: John Fellows, Community Development Director; and Megan Humitz, City Clerk.

Open Meeting Notice.

The Executive Director advised that in accordance with the Open Meeting Law the City's official newspaper was advised on Thursday, May 19, 2022, 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 May 9 20, 2022.

Motion was made by Mr. Brennan, seconded by Ald. Vukovic, to approve the minutes of meeting held on May 9, 2022. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, Ald. Daugherty, and Ald. Vukovic. Absent: Mr. Shorts and Ms. Bailey. None. Abstain: None. Motion carried.

Discussion and possible action for a first amendment and restated development agreement for Bayshore Town Center Amendment.

John Fellows, Community Development Director, stated 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 release \$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).

On March 28, 2022, the Community Development Authority approve an extension to TID #8 and the Joint Review Board Acted upon this extension with an approval on April 20, 2022. The

extension of the life of TID #8 was for a three-year period beyond what was specified in the Development Agreement from August 1, 2019. There are two types of requests contained within this amendment.

- Items 1., 2., 4., all modify dates from 2033 to 2036 to allow the development agreement dates to match those within the recently approve and modified TID Plan.
- Items 5 and 6 provides for language noting no other amendments and addressing counterparts of the documents.

Motion was made by Ald. Vukovic, seconded by Ald. Daugherty, to approve the first amendment and restated development agreement for Bayshore Town Center. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, Ald. Daugherty, and Ald. Vukovic. Absent: Mr. Shorts and Ms. Bailey. 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, Mr. Brennan, Ald. Wiese, Ald. Daugherty, and Ald. Vukovic. Absent: Mr. Shorts and Ms. Bailey. Abstain: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 5:49 p.m.

Megan Humitz  
City Clerk