

**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/95459913672>

Meeting ID: 954 5991 3672

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AGENDA

Monday, May 23rd, 2022

5:45 p.m.

1. Call to Order / Roll Call.
2. Adoption of Minutes of the Community Development Authority Meeting Held on May 9, 2022.
3. Discussion and possible action for a first amendment and restated development agreement for Bayshore Town Center Amendment.
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  
May 9, 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 5:00 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Peter Brennan, Richard Wiese, Casey Shorts, Ald. Tomika Vukovic, Ald. Jim Daugherty, and Danielle Bailey. Absent: None.

Other Officials Present: Darrell Hofland, Interim City Administrator; John Fuchs, CDA Counsel; 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 5, 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 April 20, 2022.

Motion was made by Mr. Wiese, seconded by Mr. Brennan, to approve the minutes of meeting held on April 20, 2022. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, Mr. Shorts, and Ald. Daugherty. Absent: None. Abstain: Ald. Vukovic and Ms. Bailey. Motion carried.

Review and Action on Development Agreement with Weas Development Company for the planned development of a 109,000 square foot office and research building at the intersection of W. Civic Drive and N. Green Bay Avenue.

John Fellows, Community Development Director, stated Weas Development Company has requested City approval of a planned development of a 109,000 square foot office and research building at the intersection of W. Civic Drive and N. Green Bay Avenue. As part of the development approval, the Community Development Authority and the Common Council reviews and considers action on a development agreement. The development agreement was drafted by Redevelopment City Attorney John Fuchs. Staff recommends the Common Council and the Community Development Authority approve the development agreement with Weas Development Company for the property located at the intersection of W. Civic Drive and N. Green Bay.

Motion was made by Ald. Vukovic, seconded by Mr. Wiese, to approve the development agreement with Weas Development Company for the property located at the intersection of W. Civic Drive and N. Green Bay. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, Mr. Shorts, Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Absent: None. Abstain: None. Motion carried.

Site Plan, Architecture Review: Discussion and possible action for site and architecture, review for Weas Development, in the Planned Mix Use land use classification, the M-1 (Warehouse, Light Manufacturing Office and Service District) zoning classification, at 5820 and 5812 N. Green Bay Ave. and 1717 W. Civic Drive, Tax Key Number 1689-980-001, 1689-981-000, and 1689-982-001.

John Fellows, Community Development Director, stated Weas Development has been working with the city on several items including the creation of Tax Incremental District (TID) No. 9 and consolidation of parcels for the development of a research/laboratory/office facility. The property is located adjacent to W Civic Drive and N Green Bay Avenue as well as the Oak Leaf Trail.

Mayor Kennedy questioned if the sidewalk would continue to the railroad trestle, and if it is possible to connect the bicycle path and sidewalk. Mr. Fellows stated Weas Development has plans for a connection between the two and will have both private and public sidewalk access areas. Due to grading issues, there are some adjustments still to be made to the design which will come back for final approval at a later date.

Ald. Wiese questioned if the AT&T structure to the north of the property will remain. Mr. Fellows clarified that will remain where it currently is located, and the surrounding area will be a prairie landscape due to the content of the ground below.

Motion was made by Mr. Daugherty, seconded by Mr. Wiese, to approve the site plan, architectural, and occupancy for a research/lab/office facility for Weas Development, at 1717 W Civic Drive and 5812 and 5820 N Green Bay Avenue, subject to the following: 1) Signage shall be returned for approval at a later date; 2) The applicant shall work with City staff and or other agencies to determine if a public access point to the Oak Leaf Trail is feasible. If feasible, staff shall move forward with any steps necessary including but not limited to agreements, easements etc. Specific designs for the access area of the trail shall be approved by the Director of Community Development and only returned to the CDA if deemed necessary; 3) The applicant shall address all items noted within the letter provided by Clark Dietz on April 28, 2022, as well as any items that may occur during the final review and approval of the stormwater management plan; 4) A final stormwater management plan shall be reviewed and approved by the City Engineer and all requirements of the City Engineer shall be met prior to permitting; 5) A stormwater maintenance agreement shall be executed (signed) prior to permitting and then be recorded. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, Mr. Shorts, Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Absent: None. Abstain: None. Motion carried.

## ADJOURNMENT

There being no further business, motion was made by Ald. Vukovic, seconded by Ms. Bailey to adjourn the meeting. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, Mr. Shorts, Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Absent: None. Abstain: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 5:14 p.m.

Megan Humitz  
City Clerk



**SUBJECT:** Discussion and possible action for a first amendment and restated development agreement for Bayshore Town Center amendment.

**FROM:** John S. Fellows, AICP, Community Development Director

**MEETING DATE:** May 16, 2022

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:	N/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 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.

**Amendment and Restated Development Agreement:**

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.

**RECOMMENDATION:**

Staff recommends the Community Development Authority consider the attached amendment and restated development agreement for Bayshore Town Center.

**ACTION REQUESTED:**

Motion to approve the first amendment and restated development agreement for Bayshore Town Center.

**ATTACHMENTS:**

1. [First amendment and restated development agreement for Bayshore Town Center.](#)