

CITY OF GLENDALE JOINT REVIEW BOARD
Meeting Minutes
January 23, 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 Mayor Kennedy at 3:01 p.m.

Roll Call: Present: Mr. Jeff Pruefer, Nicolet School District; Dr. Wilma Bonaparte, Vice President of Milwaukee Area Technical College; Mr. Aaron Hertzberg, Economic Development Director of Milwaukee County (appeared telephonically); Mr. Larry Smalley, Direct Superintendent Glendale-River Hills School District; Dr. Elliot Moeser, Citizen of Glendale.

Other Officials Present: City Administrator Rachel Safstrom; Deputy City Administrator Shawn Lanser; City Attorney John F. Fuchs; and City Clerk Miranda Etzel.

OPEN MEETING NOTICE.

Administrator Safstrom advised that in accordance with the Open Meeting Law, the local news media was advised on Friday, January 11, 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.

COMMUNICATIONS, APPLICATIONS AND PETITIONS.

- I. File No _____
Discussion and Action to Appoint a Chairperson.

Motion was made by Superintendent Smalley, seconded by Mr. Pruefer to appoint Mayor Kennedy to be the Chairperson of the Joint Review Board. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, and Superintendent Smalley. Noes: None. Absent: None. Motion carried unanimously.

Motion was made by Superintendent Smalley, seconded by Mr. Pruefer to close the nominations for Chairperson of the Joint Review Board. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, and Superintendent Smalley. Noes: None. Absent: None. Motion carried unanimously.

- II. File No _____
Discussion and Action to Appoint the Joint Review Board Citizen Member.

Motion was made by Superintendent Smalley, seconded by Dr. Bonaparte to

appoint Dr. Elliot Moeser to be the Citizen Member of the Joint Review Board. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, and Superintendent Smalley. Noes: None. Absent: None. Motion carried unanimously.

Motion was made by Superintendent Smalley, seconded by Mr. Pruefer to close the nominations for the Citizen Member of the Joint Review Board. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, and Superintendent Smalley. Noes: None. Absent: None. Motion carried unanimously.

III. File No
Discussion and Responsibilities of the Joint Review Board.

Attorney Fuchs explained the responsibilities of the Joint Review Board are to protect the interest of various tax jurisdictions who are either not going to see property taxes generated, or to see if it is in the best interest of the jurisdictions to extend the life of the TID; taxes from increased valuations come from the development of the TID.

Joint Review Board Chairperson Kennedy stated the Joint Review Board came recommended from the Common Council of the City of Glendale to extend the life of TID #7, often referred to as the “Tech District.” This particular district has been underperforming in revenue obligation. Had TID #7 closed, it would not have been able to meet its debt obligations. Deputy City Administrator Lanser created a way for TID #7 to allow this district to meet these obligations, and for the City to not be stuck with bonds that have not been satisfied.

IV. File No
Discussion and Action to Extend the Life of Tax Incremental District #7 (Technology District) up to Seven (7) Years.

Deputy City Administrator Lanser explained that the lease revenue bonds for TID #7 are not going to materialize; revenue collected over the next fifteen (15) years is not going to meet the obligations of the debt service. When the City ran into cash flow issues in 2009 to 2012, the City of Glendale refinanced debt payments going out approximately ten (10) additional years to pay the principal and interest, putting this TID out to the years 2019–2022. In 2018, there were going to be options for the Joint Review Board to consider, however, the Department of Revenue took one (1) of those options off of the table, namely for TID #6 to be a donor TID to TID #7. Therefore, the only option remaining is to extend the life of TID #7. Deputy City Administrator Lanser also explained that TID #6 will close in 2019, and the tax revenue would go out to the jurisdictions in 2020. After the recommendation from the Common Council at January 14, 2019 meeting, the City looking for Joint Review Board to allow the City to take advantage of the two (2) life extensions for TID #7, so debt can be refinanced and paid off, allowing the \$2,500,000 of annual revenues available for debt payments.

Mayor Kennedy asked with TID #6 closing, what the amount of tax revenue going out to the jurisdictions is. Deputy City Administrator Lanser stated that approximately \$3,000,000 in total, with \$600,000 would go back to each district when TID #6 closes.

Superintendent Smalley explained that this is tax relief, not additional money going to the districts.

Deputy City Administrator Lanser explained that when TID #6 closes, the City will notify the Department of Revenue by April 15, 2019.

Dr. Moeser asked that with Superintendant Smalley's clarification, if Deputy City

Administrator Lanser understands, if what Superintendent Smalley said regarding relief, not additional revenue, is in accordance with what Deputy City Administrator Lanser was previously saying. Joint Review Board Chairperson Kennedy stated that he understands.

Mr. Pruefer asked if TID #6 is closing on time, or if it is closing early. Deputy City Administrator Lanser stated that TID #6 was supposed to close in 2023, so TID #6 is closing early in 2019. He also stated that TID #7 will likely go six (6) years, but can go up to seven (7) years, at most.

Mr. Hertzberg if TID #7 is approved for seven (7) years, will it pay out within seven (7) years. Joint Review Board Chairperson Kennedy explained that what Deputy City Administrator Lanser was previously saying, was that TID #7 can be extended for seven (7) years, but the City is aiming for six (6) years; it is better to have the extra time.

Dr. Moeser stated that he was a member of the original Joint Review Board. He stated that this recommendation from the Common Council meets the original action of the Joint Review Board. He expressed concern and stated that it would be harmful to the citizens of the City of Glendale to not remedy the situation.

Based on the recommendation of Deputy City Administrator Lanser, motion was made by Superintendent Smalley, seconded by Mr. Pruefer to approve extending the life of Tax Incremental District #7 for four (4) years per Wis. Stats. §66.1105(7)(am)1. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Superintendent Smalley, and Dr. Moeser. Noes: None. Absent: None. Motion carried unanimously.

Based on the recommendation of Deputy City Administrator Lanser, motion was made by Superintendent Smalley, seconded by Dr. Bonaparte to approve extending the life of Tax Incremental District #7 for three (3) years per Wis. Stats. §66.1105(7)(am)4. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Superintendent Smalley, and Dr. Moeser. Noes: None. Absent: None. Motion carried unanimously.

PUBLIC COMMENT.

Robert Cronwell, 7530 North Applewood Lane, asked what will happen if TID #7 is not extended. Deputy City Administrator Lanser explained that the City will be on the hook for \$12M. He also explained that the citizens of Glendale would have to pay this amount, or the City could default, but then the City would never be able to borrow again.

ADJOURNMENT.

There being no further business, motion was made by Superintendent Smalley, seconded by Mr. Pruefer, to adjourn the meeting. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Superintendent Smalley, and Dr. Moeser. Noes: None. Absent: None. Motion carried and adjournment of the Joint Review Board was ordered at 3:21 p.m.

Miranda Etzel
City Clerk

Recorded: January 24, 2019.