

**CITY OF GLENDALE**  
**JOINT PLAN COMMISSION / COMMUNITY DEVELOPMENT AUTHORITY**  
Meeting Minutes

June 4, 2019

The City Joint Community Development Authority (CDA) and Plan Commission Meetings convened simultaneously in the David Hobbs Honda for the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), for the CDA Meeting and the Plan Commission's regular monthly meeting.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call Plan Commission: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell Josh Wadzinski, Amanda Seligman, Frederick Cohn, and Phillip Bailey.

Roll Call CDA: Present: Mayor Bryan Kennedy, Alderwoman Tomika Vukovich, Commissioners Peter Brennan, Casey Shorts, and Donald Voith. Absent: Alderman Jim Daugherty.

Mayor Kennedy announced Quorums for both meetings.

Other Officials and Staff present: Rachel Safstrom, City Administrator, City Attorney, John Fuchs, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

Guest Speakers: Deborah Tomczyk, Attorney representing Bayshore Mall, and Kirk Williams of Cypress Equities.

In accordance with the Open Meeting Law, the North Shore Now, the City's official newspaper, was advised Thursday, May 30, of the date and time of this meeting, the agenda was posted to the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

**PLEDGE OF ALLEGIANCE.**

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

**MATTERS TO BE CONSIDERED.**

**Public Hearing: Plan Commission and Community Development Authority Public Hearing Pertaining to Tax Incremental District 8 Project Plan Amendment #2.**

City Attorney Fuchs gave a brief explanation of the need to amend the current Project Plan for Tax Incremental Financing District #8 (TIF). The requests are to extend the boundary of

TIF 8 to include the North East corner of North Port Washington Rd and West Silver Spring Drive and to extend the life of the TIF by the maximum 4 years to 2033. The expansion of the TIF is a requirement of the Wisconsin Department of Revenue due to the initial area being split between two separate TIFs. With the closure of TIF 6, it is being required to put the entire Bayshore parcel in TIF 8.

Attorney Deborah Tomczyk, who represents Bayshore Mall, spoke on behalf of her client thanking the City of Glendale staff on the positive discussions about how to move forward with the Bayshore Development. Attorney Tomczyk talked about the success of the open house that was held on June 3 at the Bayshore Mall Rotunda. She said there were about 200 people there from Glendale. There was significant positive feedback.

Mayor Kennedy stated that new developments that come from this proposal will receive municipal assistance. There will be future investments and future tax revenue.

Commissioner Seligman (Plan Commission) asked what will happen if the TIF was just allowed to expire.

City Attorney Fuchs responded that the indebtedness that was incurred when prior owner walked away from Bayshore; the property was assessed at \$300MM even though it was not worth \$300MM. A stabilization fund was created, but it was not near enough to pay off the debt. Federal bankruptcy and receiverships cut 1/2 of the debt for the prior owner, however; Glendale would still owe a debt. There is no obligation to reinvest in the area if the property was turned over to AIG.

City Attorney Fuchs explained that there was a \$40MM outstanding obligation in loans that was left when the previous owner of Bayshore walked from the property. AIG, the current owner, is willing to put money into an account that pays off existing bonds. This will also take away the risk to the City of Glendale.

Commissioner Cronwell reconfirmed that the end date of the extension of TIF 8 would be 2023? Afterwards, would residents benefit from the taxes going forward? Mayor Kennedy replied that school districts, the county, etc. would benefit and that the max extension is 4 years.

Commissioner Cohn questioned if the City answers to others, i.e. MATC, County, and School Districts. Attorney Fuchs replied the Joint Review Board is the overseeing entity with representatives from each taxing jurisdiction.

Mayor Kennedy opened the Public Hearing.

Rob Cronwell 7530 N. Applewood Lane, stated that he appreciates the plan, but noticed there was no cap on the \$37MM on the four-year extension of TID#8. He would like to see a cap on how much the Developer can take out. If things go well TID could close early. He also brought up that Exhibits F&G were missing from the project plan documents.

Attorney Tomczyk addressed the concern about missing exhibits by stating that exhibit G was simply a letter just to the City analyzing TIF property tax values.

Mayor Kennedy replied to Mr. Cronwell by saying that if this was a new bond, he would do a cap on the spending; but since our bonds were paid off up front this is a good deal. No cap is needed because the responsibility lies with the ownership group and not the City. So the Developer can invest as much as they want in Glendale with no indebtedness to the City.

Mr. Cronwell pointed out that the Statute states all that is required is a 2/3 vote on this issue and he was confused as to why the Plan Commission and CDA were both meeting on these issues.

City Attorney Fuchs explained that the Resolution was adopted and delegated to the Plan Commission. The Plan Commission is covering its bases by including the CDA in a vote; it may be redundant but all bases will be covered.

A second and third call for questions was made by Mayor Kennedy. The audience had no more testimonies.

Plan Commission motion to close the public hearing made by Commissioner Bailey, seconded by Commissioner Cronwell. Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

CDA motion to close the public hearing made by Ald. Vukovic, seconded by Mr. Brennan: Ayes: Mayor Bryan Kennedy, Alderwoman Tomika Vukovic, Commissioners Peter Brennan, Casey Shorts, Don Voith, Josh Wadzinski. Absent: Alderman Daugherty. Noes: None. Motion carried unanimously.

There was no further discussion by members of the Plan Commission and CDA.

CDA motion by Dr. Voith, seconded by Ald. Vukovic to recommend Council approve the expansion of the TIF 8 boundary to include additional territory at the NE corner of North Port Washington Rd and West Silver Spring Drive Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

Plan Commission motion by Commissioner Wadzinski, seconded by Commissioner Bailey to recommend Council approve the expansion of the TIF 8 boundary to include additional territory at the NE corner of North Port Washington Rd and West Silver Spring Drive Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

CDA motion by Dr. Voith, seconded by Mr. Brennan to recommend Council approve the extension of TIF #8 by the maximum 4 years to 2033. Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

Plan Commission motion by Commissioner Cohn, seconded by Commissioner Cronwell to recommend Council approve the extension of TIF #8 by the maximum 4 years to 2033. Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

Motion to close CDA portion of meeting was made by Ald. Vukovich, seconded by Commissioner Brennan. Ayes: Mayor Bryan Kennedy, Alderwoman Tomika Vukovic, Commissioners Peter Brennan, Casey Shorts, Donald Voith, Josh Wadzinski. Absent: Alderman Daugherty. Motion carried unanimously. The CDA was adjourned at 6:40 p.m.