



# **MINUTES OF THE COMMON COUNCIL**

**FRIDAY, SEPTEMBER 4, 2020, 9:00 AM**

**This is a virtual Zoom meeting.  
Please see information in the agenda.**

## **A. ZOOM MEETING INFORMATION.**

I. This item contains information and instructions for the Zoom virtual meeting.

## **B. ROLL CALL.**

Present: Brian Johnson, Chris Wery, Jesse Brunette (arrived at 9:05 a.m.), John VanderLeest, Mark Steuer, Veronica Corpus-Dax (arrived at 9:05 a.m.), Lynn Gerlach, Barbara Dorff, Bill Galvin, Craig Stevens, Randy Scannell, Absent: Kathy Lefebvre

## **C. PLEDGE OF ALLEGIANCE.**

## **D. APPROVAL OF MINUTES.**

Moved by Ald. Randy Scannell, seconded by Ald. Barbara Dorff to approve. Motion carried.

## **E. APPROVAL OF THE AGENDA.**

Moved by Ald. Randy Scannell, seconded by Ald. Barbara Dorff to approve. Motion carried.

## **F. REPORT OF THE REDEVELOPMENT AUTHORITY.**

Moved by Ald. Barbara Dorff, seconded by Ald. Randy Scannell to approve. Motion carried.

I. To adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

2. To adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

3. To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

4. To adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

5. To adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

6. To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

7. To adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

8. To adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

9. To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

10. To adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

11. To adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

12. To uphold the decision of the Joint Review Board and to table adoption of a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

13. To adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

**G. REPORT OF THE TAX INCREMENT DISTRICT JOINT REVIEW BOARD  
(AUGUST 18, 2020)**

Moved by Ald. Randy Scannell, seconded by Ald. Barbara Dorff to approve. Motion carried.

1. To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

2. To adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

3. To adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

4. To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

5. To adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

6. To adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

7. To adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

8. To adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

9. To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

10. To adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

11. To adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

12. To table the adoption of a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment, until early next year or sooner as directed by the Director of the Department of Community and Economic Development.

13. To adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

## **H. RESOLUTIONS.**

Moved by Ald. Randy Scannell, seconded by Ald. Craig Stevens to suspend the rules and adopt Resolutions 1 through 6 together with one roll call vote. Motion carried.

Moved by Ald. Randy Scannell, seconded by Ald. Mark Steuer to adopt Resolutions 1 through 6. Motion carried.

Yes- Barbara Dorff, Bill Galvin, Brian Johnson, Chris Wery, Craig Stevens, Jesse Brunette, John VanderLeest, Mark Steuer, Randy Scannell, Veronica Corpus-Dax, Lynn Gerlach

1. Resolution regarding a project plan amendment for tax increment district number nine (9), State Highway 54/57 Business Park ("TID 9").

2. Resolution regarding an allocation amendment for tax increment district number twelve (12), I-43 Commercial Development ("TID 12").

3. Resolution regarding an allocation amendment for tax increment district number seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7").

4. Resolution regarding an allocation amendment for tax increment district number eight (8), Henry and Morrow Street ("TID 8").

5. Resolution regarding an affordable housing extension for tax increment district number seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7").

6. Resolution regarding an affordable housing extension for tax increment district number eight (8), Henry and Morrow Streets ("TID 8").

### **I. REFERRAL OF PETITIONS & COMMUNICATIONS.**

There were no petitions or communications.

### **J. ADJOURNMENT.**

Moved by Ald. Randy Scannell, seconded by Ald. Mark Steuer to adjourn at 9:16 a.m. Motion carried.

### **VERBATIM MINUTES**

- Very good. I call to order the special meeting of the common council for Friday, September 4th, 2020 Clerk?

- [Kris Teske] Nine are present, your Honor.

- We have a quorum and will proceed. Please rise for the pledge of allegiance.

- [All] I pledge allegiance to the flag of the United States of America and to the republic for which it stands one nation under God, indivisible, with liberty and justice for all.

- Alright to approval of the minutes.

- [Alder Scannell] Motion to approve.

- Second.

- Motion by Alder Scannell, seconded by Alder Dorff to the approve the minutes of the August 18, 2020 meeting. Any corrections? Seeing no requests, all in favor--

- Mayor?

- Yes?

- Mayor just, I apologize I didn't have a chance to review them. But in case it's not noted. I just need to make sure that I'm abstaining on the votes that involve GB Real Estate investment. Because there was one, and I'm not sure that my my signal was being lost up in the mountains.

- Okay, very good. We will make certain of that. Any other requests? All right all in favor, will signify by saying aye.

- [All] Aye.

- Nay? The ayes have it. The minutes have been approved. Approval of the agenda?
- [Alder Scannell] Motion to approve.
- Second.
- Motion to approve by Alder Scannell, seconded by Alder Dorff. Any changes there? All right, seeing none all in favor please signify by saying aye.
- [All] Aye.
- Opposed nay. The ayes have it. Onto the report of the redevelopment authority, August 25th, 2020.
- [Alder Dorff] Motion to approve.
- Second.
- Motion by Alder Dorff, seconded by Alder Scannell. And I think we'll just go to interim director, Cheryl Renier-Wigg, and Director Ellenbecker to provide council with an overview on the items before us.
- Thank you. And thank you all for making the meeting this morning. I really appreciate it. You know, there's a lot of things on the agenda today. There's the reports of the JRB and the RDA. And then there are some resolutions that we need to pass. One of them specifically by the 6th of September and the other ones this year. So I sent the email out to you with the PowerPoint from the RDA. Really what this is, is a TID plan for six TIDs. And if I can share my screen. Celestine can you allow me to share the screen?
- [Celestine] Cheryl? I need to make you a cohost in order for you to share your screen, just give me one second.
- Okay.
- And I'm going to jump in also again I appreciate that you also took your time to, we apologize for the last minute notice, you know, through Wisconsin Department of Revenue and we normally have normal deadlines for TIDs, for amendments and changes and ads and news. And what happened is this one of the TIDs going to close within five years, it's a mandatory term date. So you have to make changes, allocations amendments prior to five years, the end of the term date. And it kind of snuck up on us. The last date in which we can make any allocations changes, amendments is 9-6 of 2020. And so it kind of fell outside of our normal timeline and windows. And so if we want to make this allocation as as in that resolution unfortunately we have to make it by the sixth or we're not allowed to do it. And so it snuck up on us. We are working with DOR to verify we made everything correct, and it's, it came to our attention. So again, one resolution has to be met by Sunday and so we appreciate you pulling this meeting together. We really, and again, this is very similar information that you saw last year. It's really a repeat of the same plan that Director Vonck showed you a year ago. And so the plan hasn't changed, we've been on this track for more than a year. And in some cases,

Wisconsin Department of Revenue had just said that many of the things we tried to get approval last year for has to be done within the year going to happen. So that's why you're seeing some of the very similar information, very similar resolutions. It's really the same plan, plan hasn't changed. We had just have to stay on the line of Department of Revenue. So that's why you're really seeing it again. And that's why we're approving six resolutions now. And actually there's going to be three terminations that we have to wait now to do our allocations because we can't allocate and term in the same meeting. Cause you don't have time to do the allocation. So we will be meeting one more time in spring to discuss this. But again, I appreciate your time.

- Thanks director.

- So the screen in front of you shows the TIDs that we're talking about. And you know, interrupt me if you have any questions. I don't, I'm not going to go through all of the stuff I went through at the RDA, unless you want me to. This is kind of the big view picture. TID seven is the legends district. And what we're looking to do is to move money from TID seven, over into TID nine. And I guess, let me start with, this is all premising around TID nine. TID nine is a TID that is the 54 57 TID. It is it's not been a successful TID. It was started with good intentions, but unfortunately it hasn't panned out. TID nine I can show you. It's out here. Nope. One out. Getting there. TID nine, this is the one that's on the far East side. And so we haven't had development with TID nine. Unfortunately we've tried. Industry has not been wanting to go that far out. And of course, big boxes kind of really did not do well after 2008. So in order for us to terminate this TID, we need to have some allocation amendments from the other TIDs to close TID nine down. So the allocation amendment is that we're looking to get into TID nine is that is \$2.7 million. And that's coming from TID seven, TID eight, and TID 12. And then, so that sort of whole process is the nine. And if you see, I'll show you TID 12. TID 12 is our I-43 area. And it's one of our successful TIDs. So this one, we actually don't want to terminate next year. We want to terminate in 22, but there's going to be an allocation that's going to come out of TID 12 that's going to go into nine. That, and that's, this is the TID that we need to vote on today, for sure, because if we don't, we can't move this money out of 12 into nine, which kind of changes the plan for all of the other TIDs. So I guess I'll ask you what, how much detail would you like me to get into with the TIDs?

- Well, maybe we could just open it up to alders--

- For questions?

- If we have questions. And I am just so focused on, I am monitoring the speakers list and civic clerk, which is easier for me to see if people are raising their hands. So go ahead and press your button or just request to speak.

- [Kris Teske] Mayor, this is Kris. Can I ask you a question? I just want to make sure I have the attendance correct because a couple more popped in. So I want, I want to reflect that. So I see Jesse Brunette is here, Alder Brunette, and Alder Corpus-Dax. Is Kathy, Alder Lefebvre in? I can't see. I think she's the only one missing then.

- Yeah Celestine, can you see?

- [Celestine] Give me a second. Cheryl, can you stop sharing your screen for a second please?

- Yep, sorry.

- [Kris Teske] So I think, I think it's just--

- [Celestine] I don't see her. She usually calls in on 468-6191 I believe. I don't see that telephone number.

- [Kris Teske] Okay thank you so much.

- Okay thanks Clerk. Alder Johnson.

- Thank you, mayor. Director, you know, I know this body had previously approved the closure of TID nine, but one of the things I'd like you to maybe just, just cover in the spirit of transparency, the amount of money that we are looking to transfer over there is to fund obviously deficiency in that TID. Could you maybe enlighten us a little bit about what that funding was used for? I presume it was used for public infrastructure improvements, but could you maybe confirm that?

- Indeed TID nine was, I believe the money that was used, and Diana you can correct me if I'm wrong, but we did do infrastructure improvements out in 54 57. And I believe that is what the money primarily was used for.

- Okay. And the reason I bring that up is because obviously we don't like to see TIDs upside down. That's never our intent going into them, but it's, but in this particular instance, it's not like the, like the public you know, completely went without any benefit. We still have public infrastructure out there that will be able to be utilized at some point in the future when we reactivate them. And then the other thing, if you could touch on for us is the affordable housing. And I know we talked about this on the phone a little bit yesterday. When we passed this previously, which I believe was unanimous vote by the council. Essentially we just had to bump this forward because it has to be passed in the year where that funding is going to be used correct?

- Correct, correct. So for affordable housing, I can, I can give you the amounts if you'd like, if that would be helpful. So affordable housing, yep. TID seven, that extension will be \$165,760,000. TID eight will bring in \$310,000. Those are the resolutions we're talking about today. That's a little over a million dollars. And then next year, I believe we're going to look at TID 12, extending that will bring in \$2.1 million. So for affordable housing, we looked at \$3.1 million, basically almost \$3.2 that would be used for affordable housing off of TID extensions.

- And that funding is I presume the, the aggregate of all four taxing jurisdictions, correct?

- Correct.

- Which we can capture for one year.

- Correct.

- Okay and then if I'm not mistaken, that is slightly more than what we had, what we taken on last time. And please do correctly if I'm wrong. But I think that the joint review board rejected the closure of one of those TIDs and wanted to leave it open for one more year. And that was TID--

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And then, so my question is are we, are we closing one additional TID beyond what we did last time? Or has none of that changed?

- I don't believe anything has changed. TID 17 did get closed as of 1-1 of 20. So that is no longer being discussed, but that was a very small, like four parcels on North Broadway, North, North of the NEW shelter. So that was part of the plan last year but it's complete. DOR has confirmed just this past week that TID 17 closed down, That's why it may, we discussed it and again, Director Vonck's package, but it's really done, we have no action we have to take on that anymore. I think that's the only change that you're probably seeing. The JRB did table the extension for TID 14. It already has a termination date out into 2030. And we just want to make sure if we're going to put out longer development agreements that we gave them more, we had the approval to go out three more years, but that's the only thing that they have tabled is just not the extension of 14.

- Okay, great thank you. I appreciate the clarification. All right I strongly support this just as I did last time. I think there are so many upsides to what we are doing with this. And I obviously it encouraged the rest of council to support it, thank you mayor.

- Thanks alder, appreciate the comments and questions. Any other comments or questions from alders? Right seeing none, we have a motion to approve and a second, all those in support will signify by saying aye.

- [All] Aye.

- Opposed nay. The ayes have it. And that report has been approved. So now we are onto the report of the JRB.

- [Multiple Speakers] Second.

- Motion made by Alder Scannell seconded by Alder Dorff to approve. Any discussion here? All in favor will signify by saying aye.

- [All] Aye.

- Nay? The ayes have it report of the JRB has been approved. And now we're onto the resolution--

- The suspension of the rules.

- Motion to suspend the rules.

- [Alder Stevens] Second.

- Motion made by Alder Scannell, seconded by Alder Stevens to suspend the rules, take up items one through six with one roll call vote. All in favor of that motion please signify by saying aye.

- [All] Aye.

- Opposed nay? The ayes have it, the rules are suspended.

- Motion to adopt.
- [Alder Steuer] Second.
- Motion made by Alder Scannell seconded by Alder Steuer to adopt resolutions one through six. Any further discussion before we move to the board? All right seeing none we'll use the board.
- [Kim Wayte] Alder Corpus-Dax could I get a voice vote please?
- [Alder Corpus-Dax] Yes, and yes.
- All right and resolutions are adopted 11-0. On to referral, or onto petitions and communications. Any petitions or communications from alders? Any at all?
- [Alder Scannell] Motion to adjourn.
- Motion to adjourn made by Alder Scannell.
- Second.
- Seconded by Alder Steuer, all in favor, please signify by saying aye.
- [All] Aye.
- Bye.
- Thanks everybody.
- Have a nice weekend all.
- Okay.
- Thank you.
- Bye bye.