

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, FEBRUARY 28, 2012

Mayor Foeckler called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carrillo, Commissioner Bukiewicz, Mayor Foeckler, Commissioner Correll, Commissioner Nowak and Commissioner Chandler. Commissioners Michalski, Dickmann were excused. Also present were Doug Seymour Director of Community Development.

**Project Plan for TIF District No. 11**

Mr. Seymour explained to the Commission as part of the redevelopment of the former Delphi Automotive property the City is establishing a Tax Incremental Financing District that would include the properties at 7929 S. Howell Avenue and 500 W. Forest Hill Avenue. This presentation will be an introduction of the project plan to the Plan Commission. The Wisconsin Law puts out a procedure for the establishment of a TID district. The introduction of this to the Plan Commission is not a requirement but we wanted to give you an advance notice to go over the plan before the public hearing.

The new development will be a mixed-use town center with a mix of civic, retail, residential, and other commercial uses. It is comprised of about 102 acres, the former Delphi Automotive site in addition to the property at 500 W. Forest Hill Avenue. The Forest Hill property is included because it will benefit significantly from the improvements that are planned for the Delphi site. As such it was felt that it may be a good candidate to be included as part of the TIF so that some of the increments that's generated on that property will help repay the project costs that were put in for the TID and thus benefiting this property.

Mr. Seymour gave a brief presentation on the project plan and the costs associated with the project.

The Commissioners were given the opportunity to ask any questions they may have had regarding the information presented. There were no questions or comments from the Commissioners at this time.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconds. Roll call, all voted aye. The meeting adjourned at 7:25 p.m.