

**Minutes of the
Standing Joint Review Board Meeting
November 17, 2021
9:30 a.m.**

- 1) Chair Gehl called the meeting to order at 9:35 a.m.
- 2) Roll call: Ken Gehl (5th District Alderman), Andrew Chromy (Oak Creek-Franklin Joint School District), Jerry Hammernik (Citizen Member) Aaron Hertzberg (Milwaukee County), and Steve Millet (MATC — Oak Creek Campus).

Also present: Max Gagin (Assistant City Administrator/ Comptroller), Kari Papelbon (Planner), Sara Kawczynski (Deputy Treasurer), Andrew Vickers (City Administrator), Doug Seymour (Director of Community Development), Catherine Roeske (City Clerk), and Kevin Koenig (IT).

- 3) Approval of Minutes — Mr. Hertzberg motioned to approve minutes from the August 16, 2019 meeting. Mr. Millet seconded. On roll call: all voted aye except Mr. Hammernik, who abstained.

Mr. Hammernik motioned to approved the minutes from the October 10, 2021 meeting. Chair Gehl seconded. On roll call: all voted aye.

- 4) Public comment on amendments to Tax Increment Districts No. 7, 8, 10, 13, 16 –

City Administrator Vickers gave an overview of the proposed amendments which were brought before the Standing Joint Review Board, Plan Commission and Common Council. The purpose of the amendments being to obtain current financial information from the TID's, utilize "over-achieving" districts to assist funding projects in other districts, and to prepare the City for opportunities in the future all while maintaining the goal of closing all TIDs earlier than their original termination date.

Mr. Vickers then reviewed the City's future land acquisitions in TID's No. 8 & 13, the proposed re-paving and addition of a park-like amenity in TID No.7, the significant environmental clean-up with bluff stabilization and public park/amenity development in TID No. 16.

Mr. Vickers then summarized the five (5) TID amendments and thanked Staff for aiding the creation and facilitation of the process:

- TID 7: Add Project Cost
- TID 8: Add Project Cost and Donation to TID No.13
- TID 10: Add Donation to TID NO. 13
- TID 13: Add Project Costs
- TID 16: Donation to TID No. 13

Mr. Hertzberg then asked what the public reaction has been to this proposal. Mr. Vickers answered that there have been no public comments made when the topic was brought in front of Plan Commission, but the City is still very interested in utilizing the TID tools to create workforce housing options, as suggested by Mr. Hertzberg, in future TID amendments.

Mr. Hertzberg then complimented the City on its community investments and its commitment to environmental reclamation and public access to the lakefront, stating appreciation for the City's action regarding exploring workforce housing options.

Mr. Hammernik also complimented the City on the success of the TIF/TID program as well as the proposed plans for the lakefront properties. Mr. Vickers then restated an objective of the proposed amendments is to continue to close the TID's earlier than their original termination date while creating a lakefront space to be used and shared by people from many different regions.

Mr. Chromy stated his agreeance with the proposed amendments.

Chair Gehl then stated the Common Council received the proposal very well; it was considered forward thinking, strategic, and rational. Staff's involvement was again complimented and acknowledged.

- 5) Discussion and action on a resolution approving an amendment to Tax Increment District No. 7 to add project costs with no increase in the total level of district spending --

Mr. Hammernik motioned to approve the resolution approving an amendment to Tax Increment District No. 7 to add project costs with no increase in the total level of district spending. Mr. Chromy seconded. On roll call: all voted aye.

- 6) Discussion and action on a resolution approving an amendment to Tax Increment District No. 8 to increase the total level of spending and add project costs and a donation to TID No. 13 --

Mr. Hammernik motioned to approve the resolution approving an amendment to Tax Increment District No. 8 to increase the total level of spending and add project costs and a donation to TID No. 13. Mr. Chromy seconded. On roll call: all voted aye.

- 7) Discussion and action on a resolution approving an amendment to Tax Increment District No. 10 to add a donation to TID No. 13 with no increase in the total level of district spending --

Mr. Hammernik motioned to approve the resolution approving an amendment to Tax Increment District No. 10 to add a donation to TID No. 13 with no increase in the total level of district spending. Mr. Chromy seconded. On roll call: all voted aye.

- 8) Discussion and action on a resolution approving an amendment to Tax Increment District No. 13 to add project costs and increase the total level of district spending --

Mr. Hammernik motioned to approve the resolution approving an amendment to Tax Increment District No. 13 to add project costs and increase the total level of district spending. Mr. Chromy seconded. On roll call: all voted aye.

- 9) Discussion and action on a resolution approving an amendment to Tax Increment District No. 16 to add project costs, add a donation to TID No. 13, and increase the total level of district spending --

Mr. Hammernik motioned to approve the resolution approving an amendment to Tax Increment District No. 16 to add project costs, add a donation to TID No. 13, and increase the total level of district spending. Mr. Chromy seconded. On roll call: all voted aye.

Mr. Hertzberg motioned to adjourn. Mr. Hammernik seconded. All voted aye. The meeting was adjourned at 9:58 a.m.

ATTEST:

Ken Gehl, Joint Review Board Chair

Date