

**Minutes of the  
Standing Joint Review Board Meeting  
October 20, 2021  
9:30 a.m.**

- 1) Planner Papelbon called the meeting to order at 9:30 a.m.
- 2) Roll call: Dr. Mark Felsheim (Vice President MATC — Oak Creek Campus), Ken Gehl (5th District Alderman), Andrew Chromy (Oak Creek-Franklin Joint School District), Tina Anderson (Milwaukee County), and Jerry Hammernik (Citizen Member).

Also present: Max Gagin (Assistant City Administrator/ Comptroller), Kari Papelbon (Planner), Sara Kawczynski (Deputy Treasurer), Andrew Vickers (City Administrator), Josh Allain (Administration Intern), Melissa Karls (City Attorney), Catherine Roeske (City Clerk), Nick Sansone (IT), Jackie Mich (Vandewalle), and Scott Harrington (Vandewalle).

- 3) Appointment of Citizen Representative — Alderman Gehl nominated Jerry Hammernik. Dr. Felsheim seconded. On roll call: all voted aye.
- 4) Appointment of Chair — Mr. Hammernik nominated Ken Gehl. Dr. Felsheim seconded. On roll call: all voted aye.
- 5) Review all Tax Increment Financing District Annual Reports –

Mr. Gagin gave a brief overview of Tax Incrementing Financing (TIF), the 12% Test, and the status of the City's Tax Increment Districts (TIDs).

He stated that the City's total equalized value is at 14.2%, exceeding the allowable 12% to create a new or amend to add territory to an existing TID. He went on to say the City will not fall to 12% or under until around 2030.

For each of the City's TIDs Mr. Gagin reviewed the following: creation date, mandatory termination date, type, remaining acres, increment (as of 1/1/2021), fund balance (as of 12/31/2020), outstanding debts, and active Finance Development Agreements (FDAs) in the area.

Ms. Anderson replied to Mr. Gagin's presentation with encouragement toward affordable housing in any of the TIDs.

Mr. Vickers addressed Ms. Anderson's request, explaining strategic discussions about TIF closures and a year extension of revenue revolving around developing a fund for workforce housing. He stated that it will continue to be a topic of consideration in future meetings. Mr. Vickers stated the City is interested in possibly using ARPA and/or Lakeshore Commons proceeds to help fund that type of housing.

Dr. Felsheim stated his support for more affordable housing as the Oak Creek MATC campus is the fastest growing of the campuses. With future changes happening at the school, the need for student housing will be on the rise.

6) Review proposed amendments to Tax Incremental Financing District (TID) Nos. 7, 8, 10, 13, 16 —

Mr. Vickers explained what the proposed TID Amendments will reflect. They will show the updated current and past project costs; identify and capture excess increment for overachieving TIDs as a funding source for the continued environmental, redevelopment, and public amenity development envisioned for the lakefront; leaves additional Project Plan capacity to partner on development opportunities as they come in the future; and employ a TID donation strategy to close TIDs as early as possible.

Mr. Vickers highlighted that none of the proposed donation strategies will cause any of the TIDs to go to full term.

Mr. Vickers summarized the larger projects associated with the proposed TID Amendments. He stated acquiring the 46 acres of lakefront land, formerly the Peter Cooper factory, is something the City is focusing on. By amending the TIDs, the City would be able to safely remediate and develop the lakefront into park-like areas for the public, without the residents of Oak Creek funding, via property taxes, the project.

Mr. Harrington then specified each amendment.

- TID No. 7 – 27<sup>th</sup> Street Corridor: Requests to add \$950,000 in new capital improvements located within one-half mile of the district boundary. This will come from a subdivision completely surrounded by TID 7. Also requests no increase in the previously-authorized level of total district expenditures. This district has the potential to close 2 – 3 years earlier than its original termination date, with this amendment in place.
- TID No. 8 – Oakview Business Park: Requests to increase the overall level of district expenditures by \$25,829,400 for capital improvements, land acquisition, and cash grants. Also requesting to donate up to \$6,800,000 to TID No. 13 over time. This district has the potential to close up to 6 years earlier than its original termination date with this amendment in place.
- TID No. 10 – Master Lock: Requests no increase in the previously-authorized level of total district expenditures and to donate up to \$3,600,000 to TID No. 13, with the fund balance of around \$1,000,000 being donated at one time, and the remaining \$2,600,000 over the next few years. This district has the potential to close up to 2 - 3 years earlier than its original termination date, with this amendment in place.
  - o Mr. Vickers clarified the one-time \$1,000,000 donation would be for the acquisition of the Peter Cooper property within the first quarter of 2022.

- TID No. 13 – Lakefront: Requests an increase to the overall level of district expenditures by \$81,037,600, and to add project costs for capital improvements (including those within a half-mile of the district) and cash grants.
  - o Mr. Harrington stated that if development of this TID occurs to meet its potential, the fund balance could be to up \$18,000,000 when the TID closes, with the ability to possibly close early. To do that, there are many up-front costs. He then briefly explained where any future donations to this TID would be applied, over 5 bond issuances.
- TID No. 16 – Amazon: Requests an increase to the overall level of expenditures by \$22,940,7000, and adds project costs for capital improvements and cash grants. Also requesting to donate up to \$12,000,000 to TID No. 13. This district has the potential to close at least 6 years earlier that its original termination date with this amendment in place.

Mr. Harrington then reviewed the process schedule, showing the four (4) meeting dates discussing this topic ending in a Joint Review Board Final Action in November of 2021. He stated that because the proposal does not include a boundary amendment, it can be sent directly to the State for certification, potentially before the end of the year or January 2022. The City will be able to move ahead with projects once amendments are finalized, while waiting for certification.

Dr. Felsheim asked if other developments in TID 13 have been discussed.

Mr. Vickers answered that redevelopment is undecided. He stated the success of the undergoing Lakeshore Commons project to the south will help inform how TID 13 should be used in the future, but he could see a mixed-use type of development happening on the site.

Mr. Vickers stated that a plot of land south of Bender Park is currently owned by a developer who is interested in putting a single-family subdivision there. The logistics and planning of that development, while continuing to improve the connectivity of the Oak Leaf Trail, are all in the very beginning stages.

Mr. Vickers stated that the land around the intersection of Hwy. 32 and Ryan Rd., known as the Lakefront gateway, has the potential for mixed-use development, but not affordable housing due to its location away from transit and employment opportunities.

Mr. Hammernik asked how Council and staff feel about losing the TIF assistance for development for a period of time until the City falls back under the allowable 12%.

Mr. Vickers answered it is a good way for the City to control its growth.

Dr. Felsheim noted his appreciation for the City's diversity, and suggested to celebrate that diversity within the developments. Alderman Gehl mentioned the multi-cultural event held at Drexel Town Square and within the schools. Mr. Vickers agreed to finding more ways to emphasize how diverse the City really is.

Alderman Gehl and Planner Papelbon then clarified the proposed next Joint Board Meeting is scheduled for Wednesday, November 17, 2021 at 9:30 AM. Planner Papelbon requested attendance, as a quorum of the Board is needed to complete the final vote of the TID amendments.

Dr. Felsheim moved to adjourn. Mr. Chromy seconded. All voted aye. The meeting was adjourned at 10:25.

ATTEST:

---

Ken Gehl, Joint Review Board Chair Date

DRAFT