

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

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AGENDA—COMMON COUNCIL MEETING

Monday, March 10, 2025

6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Public Comment. Glendale residents, business owners, and property owners are invited to speak to the Council on items not on tonight's agenda but within the City's ability to regulate or control.
3. Presentation/Discussion: Annual Bond Council Review
4. Consent Agenda:
 - a) Adoption of Minutes: Meeting held February 24th, 2025
 - b) Approval: Accounts Payable
 - c) Approval: Conditional Application for a Used Vehicle Dealer's and Used Parts License, Filed by Umansky UTG, LLC for Umansky Toyota, located at 1620 W Silver Spring Drive
 - d) Approval: Conditional Application for a Used Vehicle Dealer's and Used Parts License, Filed by Umansky UCG, LLC for Umansky Chevrolet, located at 1500 W Silver Spring Drive.
 - e) Approval: Application for a Transient Merchant Permit filed by Taqueria Tamix for the period ending December 2025
 - f) Approval: Application for Pawnbrokers, Secondhand Article & Secondhand Jewelry Dealers License filed by Gold and Silver Buyers.
5. New Business: (The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
 - a) Review and Possible Action: *Proclamation* - Designating the Month of March as "Women's History Month" in the City of Glendale
 - b) Review and Possible Action: *Confirmation* – Agreement with Henschel Haus Publishing for Production of the Glendale 75th Anniversary Book, not to Exceed \$23,625
 - c) Review and Possible Action: *Authorization to Execute* – 2025 Alley Reconstruction Agreement with All-Ways Contractors, Inc not to Exceed \$467,523.50
 - d) Review and Possible Action: *Authorization to Execute* – 2025 Road Resurfacing Agreement with Stark Pavement Corp., not to Exceed \$532,198.00
 - e) Review and Possible Action: *Authorization to Execute* – 2025 Glendale Drainageway Clearing Project with Blaze Landscape Contracting, not to Exceed \$48,000.00
 - f) Review and Possible Action: *Authorization to Execute* - Construction Engineering Agreement – Clark Dietz for the 2025 Road Resurfacing and Alley Rehabilitation Projects, not to Exceed \$144,000

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.

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- g) Review and Possible Action: Resolution – Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$8,000,000 General Obligation Promissory Notes
 - h) Review and Possible Action: Resolution - Setting the Time and Date of the First 2025 Board of Review Meeting for Monday, June 9, 2025, at 4:00 PM.
 - i) Review and Possible Action: Resolution - Creating Tax Incremental District No. 9, Approving its Project Plan, and Establishing its Boundaries
 - j) Review and Possible Action: Adoption – Amended Redevelopment Agreement with New Land Construction for Tax Increment Financing District #9
6. Commission, Committee, Board, and Staff Reports: (This is an opportunity for Council Members to Report on their Respective Committees, Commissions, and Boards of which they serve as a Member and for Staff and Administrator updates)
7. Adjournment.

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3A-3B
3/10/2025

CONSENT AGENDA

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2. [Approval: Accounts Payable](#)
3. [Approval: Conditional Application for a Used Vehicle Dealer's and Used Parts License, Filed by Umansky UTG, LLC for Umansky Toyota, located at 1620 W Silver Spring Drive](#)
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SUBJECT: A Proclamation Designating the Month of March as “Women’s History Month” in the City of Glendale

FROM: Bryan Kennedy, Mayor

MEETING DATE: March 10, 2025

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

The attached proclamation acknowledges and celebrates the contributions of women and calls upon the people of the City of Glendale to observe March as Women’s History Month with appropriate programs, ceremonies, and activities.

RECOMMENDATION:

Approve the proclamation.

ACTION REQUESTED:

Motion to approve the proclamation designating the month of March as “Women’s History Month” in the City of Glendale

ATTACHMENTS:

1. [Proclamation](#)

SUBJECT: Confirmation of Executed Agreement for 75th Anniversary Book Production
FROM: Karl Warwick, City Administrator
MEETING DATE: March 10th, 2024

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	\$23,625.00
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	3.1.10

BACKGROUND/ANALYSIS: The City budgeted funds for the publication and printing of the 75th Anniversary Book. The book is in the process of being finalized and the Committee presented me and the Mayor with an agreement with Heschel Haus for Book Production in the amount of \$23,625.00. I executed the agreement per my Purchasing authority. As this process continues, the Common Council will be asked to authorize the execution of a printing agreement between \$15,000 to \$20,000 for the printing of 2,000 books. Under the terms of the agreement, Heschel Haus will format, layout, proofread, index and prepare the book for physical printing and for an e-book.

ACTION REQUESTED: Confirm the City Administrator’s execution of a Book Production Agreement with Henschel Haus, not to exceed \$23,625.00.

ATTACHMENTS:

1. [Glendale – 75th Anniversary Book Production/Print Agreement.](#)

SUBJECT: Review and Approval of Bids for 2025 Alley Rehabilitation and Road Resurfacing Projects

FROM: Charlie Imig, Director of Public Works

MEETING DATE: March 10, 2025

BACKGROUND/ANALYSIS: The City of Glendale solicited bid projects for the 2025 road resurfacing and alley rehabilitation programs. Multiple bids were received and opened for both projects. Staff recommends awarding work agreements to the low bidder for each project. Below is a summary of both projects' budgeted funds, bid amounts, and engineering.

Road Resurfacing

Four bids were received, reviewed, and tabulated for the 2025 Roadway Resurfacing Project. Upon confirmation of the bid documents, Stark Pavement Corporation, Inc., was the low bidder for this project. According to the City of Glendale 2025 Budget, \$442,000 was budgeted for Road Resurfacing. Per the engineer's memo, costs for Park Avenue resurfacing (drainage improvements_ were included in the road resurfacing agreement, which causes this agreement to be greater than the budget, with savings on the Alley Project.

2025 Road Resurfacing		
1	Stark Pavement Corp.	\$532,198.00
2	Wolf Paving Co, Inc.	\$552,028.80
3	All-Ways Contractors, Inc	\$577,442.00
4	Payne and Dolan, Inc.	\$602,155.50

Alley Rehabilitation

Three bids were received, reviewed, and tabulated for the 2025 Alley Rehabilitation Project. Upon confirmation of the bid documents, All-Ways Contractors was the low bidder for this project. According to the City of Glendale 2025 Budget, \$795,000 was budgeted for Road Resurfacing.

2025 Alley Rehabilitation		
1	All-Ways Contractors, Inc	\$467,523.50
2	LaLonde Contractors, Inc	\$500,340
3	Zenith Tech, Inc.	\$680,521.04

Total Project Costs

	Road Resurfacing	Alley Rehabilitation
Design Engineering	\$30,000	\$60,000
Construction	\$532,198	\$467,523.50
Construction Engineering	\$64,000	\$80,000
TOTAL	\$626,198	\$607,523.50

Project Costs Versus Budget

Budget Road Resurfacing and Alley Rehab Construction	\$1,441,000.00
Total Cost - Design, Construction, Cont. Engineering	\$1,229,721.50
MMSD Green Infrastructure Grant	(\$201,304)
Difference	(\$404,582.50)

The City was able to be significantly under budget because of our ability to solicit bids for these projects early in the bidding season.

RECOMMENDATION:

1. Authorize the execution of an agreement with Stark Corp., not to exceed \$532,198.
2. Authorize the execution of an agreement with All-Ways Contractors, Inc., not to exceed \$467,523.50

ATTACHMENTS:

1. [Engineer Recommendation Letter for Road Resurfacing with Bid Tabulation](#)
2. [Engineer Recommendation Letter for Alley Resurfacing with Bid Tabulation](#)
3. [Road Resurfacing Agreement with Stark](#)
4. [Alley Rehabilitation Agreement with All-Ways](#)
5. [Map Exhibit of Alley and Road Projects](#)

SUBJECT: Review and Approval of Bid for the 2025 Glendale Drainageway Clearing Project
FROM: Charlie Imig, Director of City Services
MEETING DATE: March 10, 2025

FISCAL SUMMARY:

Budget Summary:	Capital Improvement
Budgeted Expenditure:	\$85,000
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

Historically every 5-7 years the Glendale drainageway easements have been cleared out from vegetation and woody debris. This drainageway easement flows from the Union Pacific Railroad track crossing behind W Glen River Rd to the south across W Bender Road through the Glendale owned out lot. The total area is approximately 2 acres of land. The City has solicited requests for proposals from four contractors for this work and only received one bid from a reputable contractor.

<u>Contractor</u>	<u>Base Scope</u>
1. Blaze Landscape Contracting	\$48,000

The base bid price provided is close to the average of bids received in 2018.

The City budgeted \$85,000 for additional Storm Sewer Ditching work.

RECOMMENDATION:

Staff recommends awarding the 2025 Glendale Drainageway Clearing Project contract to Blaze Landscape Contracting in the amount of \$48,000 for the base scope. Blaze Landscape Contracting is an established contractor in the area and has performed well on other similar City projects in years past. Staff recommends awarding the agreement for work on the Base Scope which addresses removal of trees across the drainageway and along the bank. The alternative proposal would not remove downed trees or trees across the drainageway. The base proposal provides a more comprehensive clearing of the area to better ensure the drainageway is maintained.

ACTION REQUESTED:

Motion to accept the low bid and award the 2025 Glendale Drainageway Clearing Project contract to Blaze Landscape Contracting for the amount of \$48,000.00.

ATTACHMENTS:

- [Engineer Recommendation Letter](#)
- [Blaze Landscape Contracting Quote Received](#)
- [Project Map](#)

SUBJECT: Construction Engineering Services for 2025 Road Resurfacing and Alley Rehabilitation Projects

FROM: Karl Warwick, City Administrator

MEETING DATE: March 10th, 2025

FISCAL SUMMARY:

Budget Summary:	Capital Improvement
Budgeted Expenditure:	\$144,000
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS: In accordance with the revised Capital Improvement Program, the enclosed agreement represents design and construction engineering services for:

- 1. Road Resurfacing Program \$64,000
- 2. Alley Rehabilitation Program \$80,000

These costs are included in the construction estimate in the budget.

RECOMMENDATION: Authorize the City Administrator to execute a construction engineering agreement with Clarke Dietz, for 2025 Capital Improvement Projects, not to exceed \$144,000.

ACTION REQUESTED: Authorize the City Administrator to execute a construction engineering agreement with Clarke Dietz, for 2025 Capital Improvement Projects, not to exceed \$144,000.

ATTACHMENTS:

- 1. [Agreement for Design and Construction Engineering Services with Clarke Dietz.](#)

SUBJECT: Parameters Resolutions
FROM: Karl Warwick, City Administrator
MEETING DATE: March 10, 2025

FISCAL SUMMARY:

Budget Summary:	CIP Funding
Budgeted Expenditure:	NA
Budgeted Revenue:	\$8.0 Million

STATUTORY REFERENCE:

Wisconsin Statutes:	NA
Municipal Code:	NA

BACKGROUND/ANALYSIS:

The proposed Parameters Resolution is structured to provide the necessary Common Council authorization for the issuance and sale of the Notes to fund the 2024 Capital Improvements previously completed. It has been the practice of the City to complete Capital Improvement projects and then borrow funds to “pay ourselves back”. The 2025 loan would fund the 2024 Capital Improvement Program.

The Resolution includes the anticipated interest rate and the principal payment schedule from 2026 and expiring in 2045. The actual payment schedule will be determined upon the closing of the loan. The payments are generally flat, except for slight variations to keep the City’s overall debt schedule as consistent as possible.

City staff have been working with Baird, Quarles, and Brady regarding the borrowing parameters and ensuring the City finalizes the correct financial disclosure to permit this type of borrowing. Being up to date on our financial disclosures, including our annual financial audit, has made this process easier than in the past.

RECOMMENDATION: Approve the Parameters Resolution borrowing \$8.0 million to fund the 2024 Capital Improvement Program.

ACTION REQUESTED: Motion to approve the Resolution authorizing the Issuance and establishing the Parameters for the Sales of not-to-exceed \$8.0 General Obligation Promissory Notes

ATTACHMENTS:

- [Resolution](#)

SUBJECT: Resolution - Setting the Time and Date of the First 2025 Board of Review Meeting
FROM: Megan Humitz, City Clerk
MEETING DATE: March 10, 2025

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	70.47(3)(b)
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

The Board of Review’s purpose is to hear appeals from property owners regarding their assessments. This is a maintenance year. The last full reassessment was in 2024.

RECOMMENDATION:

Staff recommends approval of the Resolution.

ACTION REQUESTED:

Motion to approve the Resolution - Setting the Time and Date of the First 2025 Board of Review Meeting on Monday, June 9, 2025.

ATTACHMENTS:

1. [Resolution](#)

SUBJECT: Consideration of Tax Increment Financing District #9
FROM: Karl Warwick, City Administrator
MEETING DATE: February 24th, 2025

BACKGROUND/ANALYSIS

In November 2024, the City of Glendale approved a Planned Development (PD) for a multi-development development for a 179-unit market-rate development on a 5.6-acre site at 2510 West Good Hope Road with New Land Construction, with the CDA providing an affirmative recommendation to the Common Council. The 2024 PD replaces a previously approved plan for multi-family development on this property from 2019.

COMMUNITY DEVELOPMENT AUTHORITY (CDA) ACTION

The Community Development Authority (CDA) held a public hearing, reviewed the proposed Tax Increment Financing (TID) District Plan in the enclosed Project Plan, and approved a Resolution recommending approval of TID #9.

Attachments

- ✓ [Legal Notice](#)

PROJECT PLAN & FINANCING

The project includes an estimated construction cost of \$37.5 million. That cost includes \$7.8 million in environmental remediation costs for this former greenhouse property. If created, TID #9 would provide the developer with \$6.8 million in upfront value after discounting loan costs and a required reserve of \$1.3 million (page 22). To provide the developer with \$6.8 million in upfront value, the increment would be provided through 2053, totaling \$25.6 million or 95% of the incremental value of the new property taxes.

Attachments

- ✓ [Project Plan Prepared by Ehlers](#)

ENVIRONMENTAL REMEDIATION

Enclosed is a study from Oxeland Group detailing the \$7.8 million in environmental remediation costs necessary to develop the property. To confirm these costs, the City asked our environmental consultants, GZA, to review the Oxeland Group Study. They estimated less than \$1 million in environmental remediation costs.

The City reviewed the two studies with the developer, and their response to the City's study include:

- The details of the GZA study did not fully include remediation costs as defined by State Law; and

- The GZA study did not include the costs necessary to prepare the location for development.
- Giles Engineering reviewed both studies and concluded that the Oxeland Study includes the correct environmental remediation costs.

The TID \$6.8 million TID financing request is less than the \$7.8 million in environmental remediation costs.

Attachments

- ✓ [Oxeland Group Study – November 20th, 2024](#)
- ✓ [GZA Memorandum – January 15th, 2025](#)
- ✓ [Giles Engineering Response – January 24, 2025](#)

TAX INCREMENT FINANCING AND CITY CODE

I have also enclosed section 3.1.16 of the City Code detailing the circumstances for using TIF Funds. This Code section demonstrates that using TIF Funds is primarily for remediating properties with environmental contamination. Based on our review of the Code, it is staff’s interpretation that environmental remediation is not required to provide TIF assistance but is encouraged.

Attachments

- ✓ [Section 3.16 of City Code, “Tax incremental financing districts for environmental remediation programs”](#)
- ✓ [Financial Summary of TID #7 \(Industrial\), TID #8 \(Bayshore\), and proposed TID #9 \(Good Hope Apartments\).](#)

TAX INCREMENT FINANCING PROJECTS

TIF incentives are becoming more common for construction projects like this when they were not necessary in the past. The City discussed the proposed incentive with our TIF consultants, Ehlers. According to them, construction costs have increased more than 40% over the past several years, and interest rates are also significantly higher than several years ago. These factors have demonstrated a farther-reaching use of TIF incentives than previously. Enclosed is a chart that lists TIF incentives for similar projects in the area, showing projects that have required similar TIF incentives from Wisconsin communities.

Attachments

- ✓ [Tax Increment Financing in Competing Markets](#)

TAX INCREMENT FINANCING & EQUALIZED ASSESSED VALUE

Municipalities in Wisconsin are not permitted to approve a TID District if their assessed value in TIF Districts is more than 12%. Currently, the City has 8.19% in TID Districts, which would increase to 9.68% if TID #9 is approved. TID #8 (Industrial Park) expires in 2028, reducing the percentage by 3.95% to 5.73% (subject to change as assessed values change).

Attachments

- ✓ [Current City Tax Increment and Assessed Value](#)

PROJECT PLAN FINDINGS

The Project Plan concludes the following as part of the “Summary of Findings”:

- 1 That the “but for” test is met for this project. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
- 2 The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
- 3 The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
- 4 The area is designated as a blighted area
- 5 Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- 6 The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
- 7 The Plan for the District is feasible and is in conformity with the Master Plan of the City.

ACTION

The Common Council is being asked to consider the adoption of a Resolution Establishing the Boundaries of and approving the Project Plan for Tax increment district No. 9.

Attachments

1. [RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 9](#)

SUBJECT: Amended Redevelopment Agreement with New Land for TID #9
FROM: Karl Warwick, City Administrator
MEETING DATE: March 10th, 2025

FISCAL SUMMARY:

Budget Summary:	NA
Budgeted Expenditure:	NA
Budgeted Revenue:	NA

STATUTORY REFERENCE:

Wisconsin Statutes:	NA
Municipal Code:	3.1.16

BACKGROUND/ANALYSIS: With the creation of TID #9 for the development of 2510 West Good Hope Road, the City has been negotiating the terms of a development agreement with New Land Enterprises. In compliance with City Code, a preliminary Agreement was reached last November as part of the process to approve the Planned Development District. The TID process had not started then, so the original Agreement merely indicated that TID was contemplated. The purpose of the proposed Amended Agreement is to address all matters related to the TID assistance provided by Glendale to the Developer. Generally, the agreement includes the following terms:

1. Funds received resulting from the incremental increase in property taxes from the development will be on “a pay as you go” term, meaning, the developer will first pay the property taxes and only after the property taxes have been received will the City make a payment to the developer in accordance with this agreement. Under this type of agreement, the City has no upfront borrowing. The Developer essentially pays itself since the “benefit” is reimbursement of a percentage of the tax the Developer is paying to the City anyway.
2. Each year, the City shall then be entitled to the first \$5,000 of the Available Tax Increment to cover the administrative costs incurred by the TID.
3. The remaining Available Tax Increment shall be distributed as follows:
 - a. The City shall make available ninety-five percent (95%) of the annual TIF Increment to the Developer until the TID expires.
 - b. The City shall not provide the Developer funds in excess of the *lesser* of \$24,549,365 million or the total of the Qualified Expenditures. In other words, the City shall not provide reimbursement for anything over the actual cost of the environmental remediation. If the actual cost of the remediation is less than anticipated, the City pays less. However, the city will not pay the increased costs if it is more.
 - c. The Developer must provide detailed expense reports of the \$7.8 million in potential environmental remediation costs expected for this Project. If those costs are lower than \$6.8 million (TIF incentive amount), the City would contribute less.

- d. The Developer shall annually provide calculations to the City for the qualified expenses of the environmental remediation. Once the qualified expenses (construction/loan) are reached, no further funds will be provided to the developer.
 - e. The Developer has indicated that it intends to retain ownership of the Property during the life of the TID and the property will be managed by its management company. This is generally consistent with the Developer's operations in the area. However, upon sale of the property, the City would share any profit generated from such a sale. A "clawback" provision would entitle the City to 25% of profits, defined in the Agreement as "Excess Returns."
4. The Developer guarantees that the Property shall have a minimum aggregate assessed value equal to Thirty-Three Million Five Hundred Thirty-Two Thousand Dollars (\$33,532,000) on or before January 1, 2028. The purpose of the Guaranteed Amount and Payment in Lieu calculation is to ensure that if the TIF Incentive falls below \$692,000 for any tax year then the Developer shall make annual payments in lieu of taxes in an amount sufficient to meet the Guaranteed Minimum (as determined by the assessor) as the Payment in Lieu.
 5. The development must be completed on or before June 30, 2027, with the ability of the City to provide a one-year extension on completion.
 6. Developer shall either construct or compensate the City for its full cost to construct a sidewalk that fronts Good Hope Road, from property line to property line, including the undeveloped property owned by Developer.
 7. The City's 5% of the TID incentive is governed in accordance with the State's TID Laws.
 8. The Developer must also follow all previously set design parameters and standards as required by either local ordinance or state law and as laid out in the original Development Agreement from November 2024.

RECOMMENDATION: Consider approval of an Amended Redevelopment Agreement with New Land for TID #9.

ACTION REQUESTED: Consider approval of an Amended Redevelopment Agreement with New Land for TID #9.

ATTACHMENTS:

1. [Amended Redevelopment Agreement](#)