

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209**

This meeting is in person, but will be broadcast over Zoom

Zoom Meeting

<https://us06web.zoom.us/j/87918591549>

Meeting ID: 879 1859 1549

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AGENDA

Monday, February 24th, 2024

4:00 p.m.

1. Call to Order / Roll Call.
2. Adoption of Minutes: Community Development Authority Meeting Held on October 15th, 2024
3. Review and Consideration: *Recommendation* - Approval of Certified Survey Map Amendment – 2510 West Good Hope Road.
4. Public Hearing: Regarding the proposed creation of Tax Incremental District No. 9, the proposed boundaries of the district, and the proposed Project Plan for the District.
5. Review and Consideration: *Resolution* - Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 9.
6. Adjournment.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

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

*The Common Council of Glendale currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to citizens, Council meetings will also be made available live on the Zoom virtual platform for viewing and possible participation. However, the City cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously. The only way to guarantee the ability to offer public comment, or view the meeting uninterrupted, is to appear in person. If the Zoom platform fails, the meeting will continue as scheduled.

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
October 15, 2024**

The Community Development Authority held at City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin and via Zoom conference call.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Ald. Jim Daugherty, Ald. Tomika Vukovic, Rock Ridolfi, Ald. Bailey, Peter Brennan and Casey Shorts.

Other Officials Present: Karl Warwick, City Administrator; Meredith Perks, Planner

Approval of the minutes of the meeting held on July 16, 2024

Motion was made by Ald. Daugherty, seconded by Mr. Shorts, to approve the minutes of meeting held on July 16, 2024. Motion carried.

Review and Consideration: Recommendation for the Approval of a Certified Survey Map for 2510 W Good Gope Road, Tax Key Numbers, 100-9984-002, 100-9984-003, 100-9984-004, 100-9984-005

The City Administrator turned it over to Meredith Perks who provided a general overview and explanation of the CSM.

Motion was made by Ald Daugherty, seconded by Mr. Shorts to recommend approval of staff's recommendation. Ayes: Ald. Daugherty, Ald. Tomika Vukovic, Rock Ridolfi, Ald. Bailey, Peter Brennan and Casey Shorts. Nays: None. Abstain: None. Motion carried.

Review and Consideration: Recommendation for approval of a Specific Implementation Plan for an Amendment to the Planned Development District zoning at 2510 West Good Hope Road, Tax Key Parcels 100-998-4002, 100-998-4005, 100-998-4004 and 100-998-4003 for a Multi-Family Development Project

There was a general overview and explanation provided with general discussion by the CDA members.

Motion was made by Mr. Brennan, seconded by Ald. Vukovic to recommend approval of staff's recommendation. Ayes: Ald. Daugherty, Ald. Tomika Vukovic, Rock Ridolfi, Ald. Bailey, Peter Brennan and Casey Shorts. Nays: None. Abstain: None. Motion carried.

ADJOURNMENT

There being no further business, a motion was made by Mr. Brennan, seconded by Mr. Ridolfi to adjourn the meeting. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 6:25 p.m.

Benjamin Polony
Assistant to the City Administrator

SUBJECT: **Community Development Authority, Review and Recommend to City Council a Proposed Certified Survey Map (CSM) for 2510 West Good Hope Road, to Combine a Portion of Vacated Street with a Parcel (Combined from previous Tax Key Numbers 1009984005, 1009984004, 1009984004, and 100-9984-002) into a Single Parcel for Multi-Family Residential Development**

FROM: Meredith Perks, City of Glendale Planner

MEETING DATE: February 24, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 13 – Zoning Code

BACKGROUND/ANALYSIS:

A Certified Survey Map (CSM) is proposed for the lands that include the tax parcel at 2510 West Good Hope Road (combined via CSM on November 11, 2024 and comprised of former Tax Key Numbers 1009984005, 1009984004, 1009984004, and 100-9984-002) and a portion of to-be-vacated right of way. The proposed CSM will combine the parcel and vacated right of way into a single parcel, owned by 2510 West Good Hope Road for the development of multifamily residential. The vacation of the unimproved right of way was initiated by the Common Council on January 13, 2025 and the Council will hold a public hearing on the vacation on February 24, 2025. This parcel is zoned PD-Planned Development District. The need for the CSM is directly related to the redevelopment and remediation of the parcels, which is currently vacant.

RECOMMENDATION:

Staff recommends the CDA recommend that the Common Council grant approval of a Certified Survey Map (CSM) for 2510 West Good Hope Road as described in Exhibit A, subject to the Common Council’s approval of the vacation of the unimproved right of way following a public hearing on February 24, 2025.

Staff Comments:

1. City services reviewed the proposed CSM and had no comments.
2. The land surveyor is responsible for signing, stamping all pages.
3. The Applicant shall provide the City a signed copy of the approved document following City Council approval.
4. This CSM shall be recorded with the Milwaukee County Register of Deeds office.

ACTION REQUESTED:

Motion – To grant approval of a Certified Survey Map (CSM) for 2510 West Good Hope Road, subject to the following:

1. Approval of the vacation of the unimproved right of way following a public hearing on February 24, 2025.
2. The land surveyor is responsible for signing, stamping all pages.
3. The Applicant shall provide the City a signed copy of the approved document following City Council approval.
4. This CSM shall be recorded with the Milwaukee County Register of Deeds office.

ATTACHMENTS:

Exhibit A: [2510 West Good Hope Road CSM](#)

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 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) is being asked to hold a public hearing, review the proposed Tax Increment Financing (TID) District Plan in the enclosed Project Plan, and consider adoption of a Resolution recommending approval of TID #9.

Attachments

- ✓ [Financial Summary of TID #7 \(Industrial\), TID #8 \(Bayshore\), and proposed TID #9 \(Good Hope Apartments\).](#)
- ✓ [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”](#)

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 Community Development Authority is being asked to:

1. Host a public hearing regarding the creation of TID #9. (Notice Attached)
2. Consider the adoption of a Resolution Establishing the Boundaries of and approving the Project Plan for Tax increment district No. 9. (Resolution Attached)

Attachments

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