



## **CITY OF GLENDALE JOINT REVIEW BOARD**

### **Meeting Minutes**

**February 17, 2025**

The Joint Review Board was held at North Shore Fire Station 82, located at 5901 N. Milwaukee River Parkway, Glendale, Wisconsin, and via Zoom conference call.

The meeting was called to order by Mayor Kennedy at 4:04 pm.

Roll call: Present: Mayor Bryan Kennedy; Mr. Jeff Pruefer, Nicolet School District; Mr. Chris Morgan, Milwaukee Area Technical College; Ms. Michelle Brown, Glendale – River Hills School District; Mr. Todd Taves, Ehlers Public Finance Advisors. Absent: Celia Benton, Milwaukee County.

Other Officials Present: Karl Warwick, City Administrator; Lars Woehlck, JRB Public Member, Nathan Bayor, City of Glendale Attorney; Ald. James Daugherty; Meredith Perks, Vanderwalle Associate; Abigail Slack, Deputy Clerk.

### **APPOINTMENTS**

Motion was made by Mr. Pruefer, seconded by Mr. Morgan, to appoint Mayor Bryan Kennedy as the Chairperson of the Joint Review Board and Mr. Lars Woehlck as the Public Member of the Joint Review Board.

### **REVIEW RESPONSIBILITIES OF THE JOINT REVIEW BOARD**

Mr. Todd Taves provided a brief description of the responsibilities of the Joint Review Board, including overseeing Tax Incremental Districts, reviewing TID reports, and reviewing the possible creation or amendment of a TID.

### **REVIEW AND DISCUSS: 2024 APPROVED PLAN DEVELOPMENT – 2510 GOOD HOPE ROAD**

City Administrator Karl Warwick opened the floor for Joey Wisniewski from New Land Enterprises to discuss his presentation on the Ardin, located at 2510 W Good Hope Rd. Mr. Wisniewski stated that this TID will help develop a 179-unit multi-family development. He further stated that New Land Enterprises is an award-winning company that owns over 22,000 apartments. Mr. Wisniewski concluded by stating that the Ardin will be a developer-funded project requiring \$7.88 million in environmental remediation.

Mr. Pruefer recommended a further breakdown of the financial borrowing costs. Mr. Wisniewski explained the loan origination fees, interest fees and how the term and amount of increment provides the developer revenue in today's value in more detail.

No action was taken on this item.

### **REVIEW AND DISCUSS: DRAFT PROJECT PLAN**

Mr. Taves led this discussion by explaining the process of establishing an incremental value on the property and how the TID investments will be made to improve the property. He explains the 4 parcel configurations of 2510 W Good Hope Rd, which is now 1 single tax parcel. Mr. Taves discussed how the property received the designation of “blighted” since more than 50% of this property is considered blighted. He further stated \$7.8 million is required to resolve the issues regarding the contaminated soil within this parcel.

He then called on Frank Roman from Ehlers to explain and describe that this project meets the “but for” test, which he stated is required to consider approval of a TID District. Mr. Roman provided a review of the project's financials that led to this independent conclusion.

Mayor Bryan Kennedy inquired about the terms of the agreement, which City Administrator, Karl Warwick stated that the City is working on this TIF agreement with Attorney, Nathan Bayer.

JRB Public Member Lars Woehlck asked about sidewalks, crosswalks, or traffic control will be a project in the future for The Ardin. Mayor Bryan Kennedy responds by discussing how the Bike and Pedestrian program will increase to assist with the 2510 W Good Hope Rd project.

Mr. Pruefer then asks who would benefit from this project. Mr. Todd Taves responds that the city's economy will benefit, and having a site with environmental contamination removed will benefit the City and all taxing tax bodies.

No action was taken on this item.

### **SET THE NEXT MEETING DATE TO CONSIDER APPROVAL OF THE DISTRICT**

Motion was made by Mr. Woehlck, seconded by Mr. Pruefer, to approve the next JRB meeting, which is to be held on March 24, 2025. Ayes: Mayor Bryan Kennedy; Mr. Chris Morgan, Ms. Michelle Brown, Mr. Todd Taves. Noes: None. Abstain: None. Absent: Celia Benton. Motion carried unanimously.

**DISCUSSION TO REVIEW THE 2023 ANNUAL REPORT AND THE PERFORMANCE AND STATUS OF TAX INCREMENTAL DISTRICT NO. 7. AND NO. 8.**

City Administrator, Karl Warwick explained that the reports for Glendale Tax Incremental Districts are to be reviewed by the Joint Review Board annually. TID #7 expires in 2028. TID #8 is a pay-as-you-go TIF that contributes available TIF increment to the developer. The incentive expires in 2026. No action was taken on these items.

**ADJOURNMENT**

There being no further business, motion was made by Mr. Pruefer, seconded by Mr. Woehlck, to adjourn the meeting. Ayes: Mayor Bryan Kennedy; Mr. Jeff Pruefer, Mr. Chris Morgan, Ms. Michelle Brown, Mr. Todd Taves. Noes: None. Abstain: None. Absent: Celia Benton. Motion carried unanimously, and the Joint Review Board adjournment was ordered at 4:40 p.m.

Abigail Slack  
Deputy Clerk