



Village of Bayside  
9075 North Regent Road  
Community Development Authority Meeting  
September 5, 2018  
Village Board Room, 4:00pm

## **REVISED COMMUNITY DEVELOPMENT AUTHORITY AGENDA**

**PLEASE TAKE NOTICE** that a meeting of the Village of Bayside Community Development Authority will be held at 9075 N Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. CITIZENS AND DELEGATIONS**

Open to any citizen who wishes to speak on items not on the agenda. Please note there may be limited discussion on the information received, however, no action will be taken. Please state your name and address for the record.

**IV. APPROVAL OF THE MINUTES OF:**

A. August 27, 2018

**V. BUSINESS AGENDA**

A. Discussion/action to change public hearing time for September 27, 2018 to 6:00pm for proposed boundaries and project plan for Tax Increment District #1.

**VI. ANY BUSINESS AS MAY PROPERLY COME BEFORE THE AUTHORITY**

**VII. ADJOURN TO CLOSED SESSION PURSUANT TO:**

A. Section 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session;(Proposed TID #1).

**VIII. MOTION TO RECONVENE IN OPEN SESSION Pursuant to Section 19.85 (2)**

A. Action on items in closed session.

**IX. ADJOURNMENT**

Lynn Galyardt, Director of Finance and Administration

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except by the governing body noticed above. Agendas and minutes are available on the Village website ([www.bayside-wi.gov](http://www.bayside-wi.gov)).



Village of Bayside  
9075 North Regent Road  
Community Development Authority Meeting Minutes  
August 27, 2018

**I. CALL TO ORDER**

Chairperson Dickman called the meeting to order at 4:00pm

**II. ROLL CALL**

**Chairperson:** Sam Dickman  
**Trustee:** Dan Rosenfeld

**Citizen Members:** Amy Krier  
Barry Goldman  
Ned Purtell-Excused  
Marty Greenberg  
Bob Rudman

**Also Present:** Village Manager Andy Pederson  
Trustee Robb DeGraff  
Attorney Alan Marcuvitz  
Municipal Advisor Dawn Gunderson Schiel  
Director of Finance and Administration Lynn Galyardt  
There were 15 people in the audience

**III. CITIZENS AND DELEGATIONS**

**Open to any citizen who wishes to speak on items not on the agenda. Please note there may be limited discussion on the information received, however, no action will be taken. Please state your name and address for the record.**

Chairperson Dickman noted each citizen that wanted to speak would be asked to state their name and be allowed to speak for three minutes. Chairperson Dickman requested Attorney Marcuvitz provide an overview as to what would be occurring at this meeting.

Attorney Marcuvitz stated that the purpose of today's meeting was to set a date for a public hearing on the boundaries and project plans for the proposed Tax Increment District #1, discuss the engineering agreement from Kapur and Associates regarding Tax Increment District #1, and to discuss the agreement with Falk Group Public Relations.

Jeff Wohlfahrt, 1120 E Bay Point Rd., questioned how the Village would be able to avoid the mistakes that other municipalities had made with previous Tax Increment Districts, mentioning the Radisson Hotel in Menomonee Falls and his concern that many committee members would be retired and gone, and the Village would be on the hook for commitments they had made.

Attorney Marcuvitz stated municipalities had learned from the mistakes of other municipalities and no commitment had been made yet as no formal proposal had been provided to the Village regarding the development.

Mr. Wohlfahrt questioned if the Tax Increment District was something that the people of Bayside

would be voting on.

Attorney Marcuvitz stated the Tax Increment District is not voted on by residents, it is voted on by the Community Development Authority and the Village Board of Trustees.

**IV. APPROVAL OF THE MINUTES OF:**

**A. July 30, 2018**

Motion by Dan Rosenfeld, seconded by Marty Greenberg, to approve the minutes as written.  
Motion carried unanimously.

**V. ANY BUSINESS AS MAY PROPERLY COME BEFORE THE AUTHORITY**

**VI. ADJOURN TO CLOSED SESSION PURSUANT TO:**

**A. Section 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session;(Possible redevelopment of an area; Professional Services Agreements).**

Motion by Chairperson Dickman, seconded by Barry Goldman, to adjourn to closed session at 4:15pm pursuant to Section 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session; (Possible redevelopment of an area; Professional Services Agreements). Motion carried unanimously by roll call vote.

**VII. MOTION TO RECONVENE IN OPEN SESSION Pursuant to Section 19.85 (2)**

Motion by Chairperson Dickman, seconded by Dan Rosenfeld, to reconvene in open session at 5:15pm, pursuant to section 19.85 (2). Motion carried unanimously by roll call vote.

**A. Discussion/set a public hearing before the Community Development Authority on September 27, 2018, at 5:00pm to discuss proposed boundaries and project plan for proposed Tax Increment District #1 in the Village of Bayside.**

Motion by Chairperson Dickman, seconded by Dan Rosenfeld, to set a public hearing before the Community Development Authority on September 27, 2018, at 5:00pm to discuss proposed boundaries and project plan for proposed Tax Increment District #1 in the Village of Bayside.  
Motion carried unanimously.

**B. Discussion/recommendation on professional services engineering agreement with Kapur and Associates, Inc. for review and assistance of engineering services for Tax Increment District #1.**

Motion by Chairperson Dickman, seconded by Marty Greenberg, to recommend approval to the Village Board of Trustees on professional services engineering agreement with Kapur and Associates, Inc. for review and assistance of engineering services for Tax Increment District #1.  
Motion carried unanimously.

**C. Discussion/recommendation on professional services agreement with Falk Group Public Relations for assistance with communications of proposed Tax Increment**

**District #1.**

Motion by Chairperson Dickman, seconded by Barry Goldman, to recommend approval to the Village Board of Trustees on professional services agreement with Falk Group Public Relations for assistance with communications of proposed Tax Increment District #1. Motion carried unanimously

**VIII. ADJOURNMENT**

Motion by Chairperson Dickman, seconded by Dan Rosenfeld, to adjourn the meeting at 5:17pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt, Director of Finance and Administration