



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

I. CALL TO ORDER

Chairperson Dickman called the meeting to order at 6:10pm

II. ROLL CALL

Chairperson: Sam Dickman
Trustee: Dan Rosenfeld

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

Also Present: Village Manager Andy Pederson
Attorney Alan Marcuvitz
Municipal Advisor Dawn Gunderson Schiel
Municipal Advisor Michael Harrigan
Director of Finance and Administration Lynn Galyardt
There were 230 people in the audience

Chairperson Dickman stated the purpose of the meeting was to consider the creation of a Tax Incremental District on approximately 27 acres at Port Washington Road and Brown Deer Road.

Municipal Adviser Dawn Gundersen Schiel presented the process of creating the tax incremental financing mechanism.

III. APPROVAL OF THE MINUTES OF:

A. September 5, 2018

Motion by Dan Rosenfeld, seconded by Ned Purtell, to approve the minutes as written. Motion carried unanimously.

IV. PUBLIC HEARING

A. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 1.

Donald Hucko, 1011 E Ravine Lane, stated he thought the conversation would be about the proposed development, appreciates country feel of Bayside, and expressed concern for North Shore Fire/Rescue Department capacity.

Caesar Ancheta, 8943 N Regent Road, stated he was concerned about additional burden on Police.

Mark Schnoll, 9137 N Lake Drive, stated he supports the project for amenities and tax base. He believes the project will be successful because the Village has assembled a dream team of advisers and Cobalt Partners' reputation.

Mike Bernstein, 901 W Jonathan Lane, stated he moved to Bayside for quality of life and questioned taxes paid by LaMacchia and LaMacchia's relationship to Trustees.

Chris Marks, 306 W Ellsworth Lane, stated he is against tax increment financing, tax increment district, and project and questioned Mr. Yauck's financial history.

Kelly Herda, 8905 N Iroquois Road, expressed concern over \$43 million tax increment financing amount.

Gail Becker, 9280 N Lake Drive, cited Municipal Code in relation to responsibility of public employees and elected officials and suggested a referendum to gauge public sentiment on tax increment financing/proposed project.

Max Dickman, 1150 E Standish Place, stated a tax increment district that creates a mixed-use development in the proposed location is critical to Bayside and Cobalt has a history of quality developments.

Brian Unser, 8715 N Greenvale Drive, stated project costs do not account for additional municipal services.

Ronald Shapiro, 8625 N Fielding Road, stated the Village needs the opportunity to have a greater tax base than it has today.

Robert Kohn, 8904 N Port Washington Road, stated he moved to Bayside to raise a family and that the proposed project does not fit the character of the community.

Michael Stillman, 8855 N Port Washington Road #114, waived his opportunity to speak.

Paul Haubrich, 8555 N Fielding Road, stated support for a tax increment district to increase tax base and commented about the amount of open space at proposed project site.

David Frick, 9317 N Lake Drive, stated the proposed project does not align with the community's comprehensive plan.

Samuel Seward, 8920 N Pelham Parkway, stated the proposed development is not appropriate for the proposed site and expressed concern over traffic, noise, pedestrian safety, and project finances.

Sharon Schmidt, 8859 N Navajo Road, stated the proposed site needs to be developed, proposed development is not appropriate, and expressed concern about project finances.

Rita Hulstedt, 9724 N Lake Drive, stated concern over amount of empty retail space in the area and stated a need for restaurants.

Andrew Narrai, 424 W Ravine Baye Road, stated he moved to Bayside for the nature of the community and the proposed site is appropriate for development.

Jeff Wohlfahrt, 1120 E Bay Point Road, question Mr. Rosenfeld's relationship to Mr. Yauck and asked Mr. Rosenfeld to recuse himself from the development process.

Kathleen Krueger, 664 W Aspenwood Court, stated tax increment financing is appropriate for proposed site and expressed concern about project finances, light pollution, and traffic.

Navroz Daroga, 8950 N Bayside Drive, questioned the proposed project passing the "but for" test and expressed concern about project finances.

Barbara Becker, 9745 N Lake Drive, stated concern over length of time to retire the tax increment district.

RJ Siegel, 9260 N Pelham Parkway, stated he had doubts on how the proposed site/project meet requirements of "but for" test.

Karen Siegel, 9260 N Pelham Parkway, stated interest in development and restaurants, but not using tax increment financing.

Halsey Buell, 9481 N Sequoia Drive, stated interest in development with buildings of smaller scale.

Elizabeth Levins, 825 E Donges Road, stated interest in developing the proposed project site, but expressed concern over project finances, benefit to Village taxpayers, amount of multi-family housing being built in the area, and condition of proposed project at the retirement of the tax increment district.

Don Fortney, 9074 N Tennyson Drive, stated interest in development, but expressed concern for project finances and called for a vote on development.

Pam Ringsred, 565 E Glencoe Place, stated concern about the tax increment district once created and stated the tax increment district should be voted upon by residents.

Diane Bowen, 9150 N Santa Monica Boulevard, stated concern over financial scope of proposed tax increment district.

Richard Rand, 9458 N Fairway Drive, thanked Community Development Authority and Board of Trustees for exploring development opportunities and noted the proposed site is in need of some work.

Matthew Goode, 8847 N Bayside Drive, stated concern over project finances and duration of time to retire tax increment district.

Sandra Field, 936 E Fairy Chasm Road, stated concern over opportunities to participate in the process and questioned when a vote will be taken by the Community Development Authority and ensuing process.

Yuri Sorin, 8870 N Mohawk Road, stated proposed site needs improvement and that Village should explore budget reducing measures.

V. BUSINESS AGENDA

A. Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Village of Bayside, Wisconsin".

Bob Rudman stated he felt the information presented at the public hearing needed be further reviewed by the members prior to approving the project plan.

Motion by Bob Rudman, seconded by Ned Purtell, to table this agenda item until the meeting on

October 4, 2018. Motion carried unanimously.

VI. ANY BUSINESS AS MAY PROPERLY COME BEFORE THE AUTHORITY

Attorney Alan Marcuvitz provided an explanation of the next steps for the Community Development Authority as well as a high-level overview of a development review and approval process.

VII. ADJOURNMENT

Motion by Dan Rosenfeld, seconded by Ned Purtell, to adjourn the meeting at 7:57pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt, Director of Finance and Administration