



Village of Bayside
9075 N Regent Road
Board of Trustees Meeting Minutes
December 1, 2021
Village Board Room, 6:00pm

I. CALL TO ORDER AND ROLL CALL

President Walny called the meeting to order at 6:00pm.

ROLL CALL

President: Eido Walny
Trustees: Mike Barth
Darren Fisher
Joshua Roling
Dan Rosenfeld
Bob Rudman
Margaret Zitzer

Also Present: Village Manager Andy Pederson
Assistant to the Village Manager Leah Hofer
Village Attorney Chris Jaekels
Administrative Services Director Lynn Galyardt
Police Chief Doug Larsson
Todd Taves, Ehlers, Inc.
Joe Murray, Ehlers, Inc.
There were 38 people in the audience.

II. PLEDGE OF ALLEGIANCE

III. CITIZENS AND DELEGATIONS

Todd Taves, Ehlers, described how a Tax Incremental Financing works. He described the boundaries of the proposed district being discussed.

The following people spoke at the meeting:

Barbara Becker, 9745 N Lake Dr.
Elizabeth Levins, 825 E Donges Rd.
Rita Hulstedt, 9724 N Lake Dr.
Herb Zien, 825 E Donges Rd.
Robert Kohn, 8904 N Port Washington Rd.
Karen Siegel, 9260 N Pelham Pkwy.
Chris Marks, 306 W Ellsworth Ln.
Jeff Wohlfahrt, 1120 E Bay Point Rd.
John Krampf, 9055 N Pelham Pkwy.
Gerald Feldman, 133 E Glencoe Pl.
Shahbaz Shahbazi, 9740 N Lake Dr.
Pam Ringsred, 565 E Glencoe Pl.
Daniel Gabler, 9267 N Lake Dr.
Renee Hampton, 536 Cumberland Ct.
Elizabeth Aelion, 210 W Bergen Ct., Fox Point
Rick Rand, 9458 N Fairway Dr.

IV. BUSINESS AGENDA

A. COMMITTEE AND COMMISSION REPORTS

1. Plan Commission

- a. Discussion/action on Resolution 21-_____, a Resolution Creating Tax Incremental District No. 1, Approving its Project Plan, and Establishing its Boundaries.**

Trustee Fisher addressed concerns related to intent and civility in the process.

Attorney Jaekels addressed conflict of interest concerns that were raised.

Motion by Trustee Fisher, seconded by Trustee Barth, to approve Resolution 21-38, a Resolution Creating Tax Incremental District No. 1, Approving its Project Plan, and Establishing its Boundaries. Motion carried by roll call vote.

- b. Discussion/action on Development Agreement Between Village and Property Owner/Developer Regarding Tax Incremental District No. 1.**

Attorney Jaekels recited the proposed the motion as: 'Motion to authorize the Village President to execute the proposed Development Agreement between the Village and the Property Owner/Developer in a final form after consultation with the Village Manager, Financial Consultant, and Attorney.

Motion by Trustee Barth, seconded by Trustee Fisher to approve.

Trustee Roling made a motion to amend the primary motion as follows:

- 2. Article II A.2. to state that the requirements of Article I A. have been satisfied;
- 3. Article II A.2.a. and b. to state that Final MRO Payment Date shall be the earlier of December 31, 2042 or date all principal and interest on the MRO bonds is paid in full; and
- 4. Article II A.2. and Exhibit F amended to eliminate certification of completion and to provide for the termination of the MRO Bond and the Agreement upon Developer's determination that it will not be able to satisfy Village's preconditions under Article III and Article XI A.

Trustee Roling noted that the \$4.5 million would be used for traffic and pedestrian needs and that the Village pushed back so that the project is only funded by increment from new development. If the developer doesn't make the money, they don't get paid.

All three amendments were agreed to by Trustee Barth and Trustee Fisher.

Trustee Barth highlighted the Village's communication efforts in this process and that the process has been very transparent. Trustee Barth clarified that Bayshore TIF in Glendale is not structured the same way that the proposed Bayside TIF would be performed. Trustee Barth discussed the

need to avoid any risk to the Village with the proposed TIF. Trustee Barth said he would oppose anything that created risk.

Trustee Rosenfeld stated he has heard from dozens of residents that they would like to see the proposed area put to work in a mixed-use plan. Trustee Rosenfeld stated that the Village has approved guidelines that require businesses and buildings to come back to the Village Board for approval and will address the proposed uses, designs, density, and other considerations. Trustee Rosenfeld stated that property values will rise, and it is likely that there will be reinvestment in the business on the other corners of the intersection of Brown Deer Road and Port Washington Road. Trustee Rosenfeld stated that the Village will hold the developers to a high standard.

Trustee Zitzer stated it has been a joy and privilege to live and serve for Bayside. Trustee Zitzer stated that she appreciates the input of residents and partnerships in this process. Trustee Zitzer emphasized that the proposed location is the best and only location for this project that will eventually diversify the tax base. Trustee Zitzer indicated that a TIF is a tool and there is no risk to the Village. The Village should encourage a high-quality investment in our community, and it would be extremely valuable to have the library in Bayside as a place for children to learn and grow. Trustee Zitzer stated that the proposal is a matter of quality of life.

Attorney Jaekels described the approval process each business or building would have to go through for consideration and approval.

President Walny thanked the trustees and Village staff for their efforts in this process.

Motion by Trustee Barth, seconded by Trustee Fisher, to authorize the Village President to execute the proposed Development Agreement between the Village and the Property Owner/Developer, as amended, in a final form after consultation with the Village Manager, Financial Consultant, and Village Attorney. Motion carried unanimously by roll call vote.

V. ADJOURNMENT

Motion by Trustee Barth, seconded by Trustee Roling, to adjourn the meeting at 7:17pm. Motion carried unanimously.

Respectfully submitted,

Leah Hofer, Assistant to the Village Manager