



Community Development Authority November 18, 2019

6:00 p.m.

Civic Center West Committee Room

1. Call to order:
 - Alderman Brickner, Alderman Damon, Sarah Calderon, Richard Grubanowitch, Jay Iverson, Jim Paradinovich, Ralph Voltner
2. Minute Approval:
 - October 22, 2019 - [CDA Minutes 10-22-2019](#)
3. Public Hearing:
 - Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 5, as well as to share increment with Tax Incremental District No. 4 (See the Public Hearing Notice which was published on November 6, 2019).
4. Consideration and Possible Action:
 - Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, City of St. Francis, Wisconsin - [CDA Res](#)
5. Adjourn

PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public hearings, which have a qualifying disability under the Americans with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 481-2300. The meeting room is wheelchair accessible from entrances.

NOTE: There is a potential that a quorum of the Common Council may be present.

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD
OCTOBER 22, 2019**

Present: Sarah Calderon, Richard Grubanowitch, Jay Iverson, Jim Paradinovich, Ralph Voltner

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, City Engineer Dejewski, Mayor Tutaj, interested citizens

Absent: Alderman Brickner, Alderman Damon

Chairman Voltner called the meeting to order at 6:04 p.m.

Moved by Richard Grubanowitch, seconded by Jay Iverson to place on file the minutes of the Community Development Authority meeting held June 25, 2019. Motion carried.

Preliminary Amendment – Project Plan TID #5:

City Administrator Johnsrud explained that the original plan was very basic and didn't account for the development on the lakefront or the redevelopment of the D-F Corporation property. The amendment would include those projects as well as make TID #5 a donor district for TID #4.

Ehlers did development assumptions for the CDA and MJ did review them with the members. The assumptions included: Mariner Apartments; Campbell Development Group; Milwaukee Makers Space; East Norwich Avenue Residential; KK Corners commercial development; Mandel property; Hidden Ponds; and 3600 South Lake Drive.

Chair Voltner asked for the report from Ayers on the KK Corners project be forwarded to the members.

Extensive discussion was then held on the Mandel property. Jay Iverson feels that Mandel won't develop in the City but would sell the property for a profit. He also doesn't see commercial development there, that it would be residential development. Jay also questioned what the impact will be on the KK Corners development now that the St. Francis Brewery has closed.

Chair Voltner suggested that the City go above Bob Monet's head to try to negotiate a reasonable selling price for the Mandel property - City Administrator Johnsrud stated that a fair price would be the assessed value. If Mandel wants to develop the triangle with residential units, it should be a 12 story building so tenants get the lake view.

With all of the changes to TID #5, it will add three years on to the TID, but overall the TID will still close early per the Cash Flow Projection by Ehlers. All the information shared from Ehlers will be presented at the Joint Review Board meeting scheduled for November 18th.

Moved by Jay Iverson, seconded by Jim Paradinovich to adjourn. Motion carried.

Time: 7:06 p.m.

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 5,
CITY OF ST. FRANCIS, WISCONSIN**

WHEREAS, the City of St. Francis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 5 (the “District”) was created by the City on July 21, 2015 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

1. Amend the list of Project Costs to reflect more current information as to potential development and redevelopment projects and potential associated Project Costs.
2. Amend the boundary of the District to add four parcels with development potential.
3. Designate the District as a donor to Tax Increment District No. 4 which is not currently expected to recover its project costs.

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Saint Francis School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority (“CDA”), on November 18, 2019 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of St. Francis that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 5 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2019

CDA Chair

Secretary of the CDA

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 5
CITY OF ST. FRANCIS**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]