



MINUTES OF AN OFFICIAL MEETING:

Regular / Special Meeting: Joint Review Board

Date and Time: Monday, July 18, 2022 at 4:00 pm

Location: Brookfield City Hall, 2000 N. Calhoun Rd., Brookfield, WI, 53005, Council Chambers

Members Present: Mayor Steven Ponto (Chairman), Jin Guo Sun, Andrew Thelke, Jane Kittel, John Fellows

Members Excused: N/A

Others Present: Director of Finance and Administration Robert Scott, Director of Community Development Dan Ertl, Economic Development Coordinator Todd Willis, Waukesha County Budget Management Specialist Stephanie Hall

1. Roll Call

Mayor Steve Ponto noted a quorum present and called the Joint Review Board to order at 4:01 pm

2. Minutes of the October 7, 2021 Joint Review Board Meeting

Motion by Member Jane Kittel, second by Member Andrew Thelke to approve the minutes of the October 7, 2021 Joint Review Board meeting. Motion unanimously carried 5-0.

3. New Business

- a. March 25, 2022 memorandum outlining City Annual Report of Tax Increment Districts (TID) Number 4, 5, 6, 7 and 8. Also a generalized report dated July 13, 2022 on status of Tax Increment Districts located within the City of Brookfield.

Director of Finance and Administration Scott discussed the Annual Report given to the Joint Review Board on TID's 4, 5, 6, 7, and 8. Robert added that TID number is lagging in increment activity, and that in the schedule on the last page of the report there is a general subsidy that has been provided and will continue to be supplied until some development occurs. TID 5 is performing very well and likely will close in 2025 if not before depending on the actual increment that will come on line with the new office building. TID 8 was amended to include additional costs for the sidewalk along Moorland Rd., the bids received for the project came in significantly less than projected. Member Guo Sun asked about how that relates to the timing of TID 8's closure? Mr. Scott stated that it should be able to close 2 – 3 years earlier than originally projected.

Motion by Member Andrew Thelke, second by Member John Fellows to accept the 2021 City of Brookfield Annual Report to the Joint Review Board. Motion unanimously carried 5-0

To view City of Brookfield 2021 annual reports filed with WDOR go to and Search for C0-muni Code 67206: <https://ww2.revenue.wi.gov/VaultPublic/publish/tidar/report.html>

- b. Introduction to Board of the potential creation of TID Number 9, an environmental remediation tax incremental district (ER TID), for properties located at 3950 Lilly Road and 13925 Capitol Drive. A verbal report.

Director of Community Development Dan Ertl gave an overview of the project for the redevelopment associated with Wheel & Sprocket at 3950 Lilly Road and 13925 Capitol Drive. He explained that the Tax Incremental District would be an Environmental Remediation TID. Mr. Ertl explained the various issues related to redevelopment of the property and the requirement for the environmental remediation. As will all TID's in the City of Brookfield, there will be a feasibility test to ensure that the City's participation is required. Mr. Willis explained that the rules related to ER TID law changes October 1, 2022, so this TID would be a 2023 activation date for the TID. Mr. Willis explained that with ER TID's, the property value of the District will be lowered to \$1 allowing for the increment payback to happen more rapidly. Member Kittel asked if the underground storage tanks from the former gas station had already been removed. Mr. Willis stated that the tanks had been removed and cleaned enough to the standards of the WDNR to get a letter of *Closure with Continuing Obligations*. Member Guo Sun asked if there were any other sites like this in the City of Brookfield? Mr. Willis explained that he is unaware of any other sites with an issue like this, but it is usually not discovered until a shovel or soil borings are put into the ground. Mr. Ertl explained that there are grants and dollars out there to help with initial cleanup, the complication with this project is the sanitary sewer that goes through the property where the project has planned underground parking for the redevelopment.

4. Adjournment

Motion by Member Andrew Thelke, second by Member Jane Kittel to adjourn the meeting at 4:17 pm. Motion carried 5-0.

Respectfully Submitted:

Todd Willis

Community Development, Economic Development Coordinator