



REVISED COMMON COUNCIL MEETING AGENDA

Tuesday, October 6, 2020 - 7:00 PM

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the Zoom platform with each member accessing the meeting remotely as detailed below.

Public comments will be accepted in writing only.

Public comments should be directed at least 2 hours prior to the meeting to the City Clerk's Office in advance by email at clerkdept@greenfieldwi.us or by leaving a written public comment addressed to the intended committee in the drop box at City Hall, 7325 W. Forest Home Ave., Greenfield, by 4:30 p.m. on the day of the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the method identified below upon at least two hours' notice. Notice can be given to the City Clerk's Office at 414-329-5219.

To register to attend the meeting, please go to:

https://zoom.us/webinar/register/WN_Q2QbXVOSQBO8DqigzupsGg

Please contact the City Clerk's office at 414-329-5219 if you do not have access to a computer to register for the meeting.

Recordings of the meeting will also be placed on the City's YouTube Account after the meeting.

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the September 15, 2020 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports

G. Announcements

H. Citizen Commentary

I. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. One alternate member to the Board of Review for a term to expire 5/1/25 (newly created position)
- ii. One member to the Tree Commission for a term to expire 5/1/21 (formerly Michael Wendt)
- iii. One member to the Public Library Board for term to expire 7/1/23 (formerly Teri Ryan)
- iv. One member to the Board of Review for a term to expire 5/1/24 (currently Zachary Marshall)

b. Mayor appointments:

- i. One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz)

J. New Business

1. Approve applications for 2020-2021 operator licenses (Goergen)
2. Claim received from Eric Arenz and Jessica Turtenwald Arenz (Goergen).
3. Capital monies transfer (Johnson)
4. Discussion and decision to sign an agreement to allow a new deck and patio in a permanent storm drainage easement in the rear yard of 3980 W Kimberly Ave, Tax Key # 692-1237-000. (Katz)
5. Approval of schedules of disbursements in the amount of \$1,707,770.46 (Schafer)
6. Approval of mileage reimbursement in the amount of \$1,167.15 (Schafer)
7. Investments and reinvestments (Schafer)
8. Accept August 2020 financial statements (Schafer)
9. Discussion/decision on acceptance of Assistance to Firefighters Grant EMW-2019-FG-01631 in the amount of \$19,045.45 in Federal funding plus the required local contribution of at least \$1,904.55. (J. Cohn)
10. Discussion/decision to approve purchase of hose to fulfill AFG Grant EMW-2019-FG-01631 in an amount of at least \$20,950 from Jefferson Fire for fire hose and equipment. (J. Cohn)
11. Discussion/decision on acceptance of Assistance to Firefighters Grant EMW-2019-FG-08381 for SCBA in the amount of \$317,545.45 in Federal funding plus the required regional contribution of at least \$31,754.55 of which \$18,794.55 will be Greenfield's contribution (the remaining contribution is St. Francis). (J. Cohn)
12. Discussion/decision to approve purchase of SCBA to fulfill AFG Grant EMW-2019-FG-01631 in an amount of at least \$206,729 from 5 Alarm of which \$187,934.45 will be AFG Grant funds and \$18,794.55 will be Greenfield's contribution. (J. Cohn)

13. Discussion and action relative to the approval of the South 27th Street Business Improvement District 2021 Proposed Operating Plan. (Porter)
14. A Resolution extending the City of Greenfield Public Health Emergency Declaration in response to COVID-19 until December 9, 2020.

K. Items for future agenda

L. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances, Greenfield Police Department from the main entrance and Greenfield Fire Department, Station #2, from the main entrance.

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

10/01/2020

Alyssa Cogdill	3854 S 35th ST	Greenfield, WI 53221
Jacqueline Lee English	6345 N 102nd ST	Milwaukee, WI 53225
Marissa Alston	3202A N. 54th ST	Milwaukee, WI 53216
Rozanne Dunn	7808 W Morgan AVE 2	Milwaukee, WI 53220



Committee: Finance & Human Resources

Item Number: 2020-2413

Introduced By: Jay Johnson

Date Introduced: 10/06/2020

RELATING TO: Discussion and decision to transfer portions of the remaining balance from capital project “2019 Speed Signs”, to project “2020 Video Servers.”

SUMMARY:

Due to the increase in High Definition surveillance cameras throughout the city, our current server space will be incapable of storing the recorded video to maintain compliance with current policy / best practices. This critical project needs immediate action. The price of the new server to handle to these needs is \$19,919 (Quote Information Attached). This will be a one-time purchase with an anticipated service life of 5-6 years.

Shifting half the funds from the 2019 Speed Sign account (\$40,000) into the 2020 Video Server account, would allow us to complete the purchase.

ATTACHMENTS: KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___
MOTION ___ OTHER ___

QUOTE CONFIRMATION



DEAR TIM LEMMERS,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

Thanks.



ACCOUNT MANAGER NOTES:

Adam Flynn
Executive Account Manager
866-723-3621
adamfly@cdwg.com

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
LQNR846	9/16/2020	HP VIDEO SERVER	11218826	\$19,918.98

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<u>HPE ProLiant DL380 Gen10 Network Choice - rack-mountable - Xeon Gold 6226R</u> Mfg. Part#: P24846-B21 Contract: Wisconsin HP Enterprise NVP Computer Equipment (MNNVP-134 505ENT-O16-NASP)	1	6001684	\$2,992.74	\$2,992.74
<u>Intel Xeon Gold 6226R / 2.9 GHz processor</u> Mfg. Part#: P24481-B21 Contract: Wisconsin HP Enterprise NVP Computer Equipment (MNNVP-134 505ENT-O16-NASP)	1	6025170	\$2,222.12	\$2,222.12
<u>HPE Midline - hard drive - 8 TB - SAS 12Gb/s</u> Mfg. Part#: 819201-B21 UNSPSC: 43201803 Contract: Wisconsin HP Enterprise NVP Computer Equipment (MNNVP-134 505ENT-O16-NASP)	13	4278143	\$900.82	\$11,710.66
<u>HPE Mixed Use - solid state drive - 800 GB - SAS 12Gb/s</u> Mfg. Part#: P21131-B21 Contract: Wisconsin Counties Association	2	6119038	\$1,496.73	\$2,993.46

PURCHASER BILLING INFO		SUBTOTAL	\$19,918.98
Billing Address: TIM LEMMERS CITY OF GREENFIELD 5300 W LAYTON AVE ATTN: IT DEPARTMENT GREENFIELD, WI 53220 Phone: (414) 761-5335 Payment Terms: Master Card		SHIPPING	\$0.00
		SALES TAX	\$0.00
		GRAND TOTAL	\$19,918.98
DELIVER TO		Please remit payments to:	

Shipping Address:
CITY OF GREENFIELD
TIM LEMMERS
5300 W LAYTON AVE
ATTN: IT DEPARTMENT
GREENFIELD, WI 53220
Phone: (414) 761-5335

Shipping Method: UPS Ground (1- 2 day)

CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515

Need Assistance? CDW•G SALES CONTACT INFORMATION



Adam Flynn

(866) 723-3621

adamfly@cdwg.com

LEASE OPTIONS

FMV TOTAL	FMV LEASE OPTION	BO TOTAL	BO LEASE OPTION
\$19,918.98	\$545.58/Month	\$19,918.98	\$627.05/Month

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

Why finance?

- Lower Upfront Costs. Get the products you need without impacting cash flow. Preserve your working capital and existing credit line.
- Flexible Payment Terms. 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.
- Predictable, Low Monthly Payments. Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.
- Technology Refresh. Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.
- Bundle Costs. You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

General Terms and Conditions:

This quote is not legally binding and is for discussion purposes only. The rates are estimate only and are based on a collection of industry data from numerous sources. All rates and financial quotes are subject to final review, approval, and documentation by our leasing partners. Payments above exclude all applicable taxes. Financing is subject to credit approval and review of final equipment and services configuration. Fair Market Value leases are structured with the assumption that the equipment has a residual value at the end of the lease term.

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager

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STANDARDIZED CAPITAL EQUIPMENT /EXPENDITURE REQUEST

Department: Police

Budget Year: 2019

Budget Amount: \$40,000.00

Department Contact: Chief Wentlandt

Telephone : 761-5357

Assigned Department Priority No.: 1

(e.g., #1- critical, urgent, mandated, essential; #2 – moderately critical or essential or availability of grant moneys; #3 – long range service improvement plan, expected obsolescence, expected technology compatibility change.)

Date desired to place into service: July 1, 2019

- 1. Request Item(s) – Provide detailed description with model number, other characteristics and, if possible, brochure with picture.**

Speed monitoring and traffic safety signage/equipment.

Speed Shield Signs monitor and record traffic speed and count and displays speed to drivers.

ATS Speed Trailers allow deployment of equipment where smaller signs are impractical.

- 2. Reason for Request (If replacement equipment, so note, and complete item 8 for reason):**

Existing speed monitoring signs and equipment are well over ten years old and outside of service life. Message trailers are ten years old and failing. Repair parts are costly.

- 2. How will item be purchased (Check appropriately)?**

Wholesaler ____ Retailer __X__ VALUE ____ Other (Manufacturer)

- 4. If using wholesaler, retailer or other, please explain who and why:**

- 5. Expected Life of Requested Equipment:**

8-10 years

- 6. Service contract included or recommended :**

N/A

- 7. How often is equipment used?**

Must be available for use 24/7/365



STANDARDIZED CAPITAL EQUIPMENT /EXPENDITURE REQUEST

If Replacement Equipment, answer items 8 - 11

8. Reason for replacement:

Current equipment is at end of life and need to be replaced to ensure safe operation and availability.

9. Age of item to be replaced:

10 years

10. Annual maintenance costs

N/A

11. Anticipated disposition of replaced equipment (Check appropriately).

Sold___ Discarded__X__ Traded-in___ Other___

Incidental Costs Associated With Equipment

12. Briefly explain installation effort (if applicable).

N/A

13. If a computer related purchase, please have requested item reviewed by Information Services and attach their comments and/or recommendation.

14. Provide explanation of cost. (Give cost breakdown with estimates from at least three vendors, if possible.) Please give cost justification (i.e., improved productivity, repair savings, unavailability of replacement parts, etc).

Four (4) Speed Shield RADAR traffic signs @ \$5,000
Two (2) ATS Speed Trailers @ \$10,000



Connected Solutions for
Better Traffic Safety Outcomes

SHIELD RADAR SPEED DISPLAY



Shield Radar Speed Display Product Highlights

Our Shield family of radar speed displays is the ideal choice when portability is paramount. These incredibly compact, lightweight signs can be mounted virtually anywhere. Weighing as little as 12 pounds, including mount, Shield is the most durable, portable sign on the market.

EXTREME PORTABILITY

Built for ease of use, it's the lightest, most portable sign available anywhere...and it still meets the MUTCD minimum 12-inch digit size.

SIMPLE, UNIVERSAL MOUNTING

In less than 30 seconds, one person can mount Shield to U-channel, square channel, round poles, trailers and hitch mounts, using the integrated mounting system.



AMAZING BATTERY LIFE

Achieve up to several weeks of run time. A dedicated compartment allows all-weather battery replacement.

DURABLE CONSTRUCTION

The welded aluminum enclosure, concealed mounting hardware, shatterproof Lexan and graffiti-resistant powder coating make it super tough.



Product Specs

SHIELD 12

Digit Size: 12" (MUTCD min.)

Dimensions: 13.5" H x 15.5" W x 2.6" D

Weight: 12 lbs (incl. mount)

SHIELD 15

Digit Size: 15" (3 metric digits)

Dimension: 17" H x 24" W x 2.6" D

Weight: 18 lbs (incl. mount)

COMMON HARDWARE UPGRADES

Datalogging, Bluetooth, Violator Alert,
Pictures and Metric

CLOUD-BASED EASE AND ACCESSIBILITY

Eliminate traffic data file management and instantly share reports over the Internet with others. Our enhanced TrafficCloud™ features (see reverse) and always-current user interface will keep you in contact with your signs and all your traffic management equipment.

Make your traffic management system more productive and effective.



Trade in and save 50% on your first year of TrafficCloud

Upgrade your old, used equipment – **regardless of manufacturer or condition** – and **save 50% on one year of TrafficCloud**, our secure remote traffic management system. Get access real-time traffic data, alerts and more, plus a perpetual warranty on your new, TrafficCloud-ready sign.

- Extreme Portability
- Maximum Awareness
- Simpler Operation
- Cloud-based Convenience

CONTACT ALL TRAFFIC SOLUTIONS FOR MORE DETAILS
ALLTRAFFICSOLUTIONS.COM



PRODUCT SPECIFICATIONS:

ATS 3 TRAILER

Compatible, interchangeably, with the following products:

- o Shield 15 (Sh15) Radar Speed Display
- o SpeedAlert 18 (SA18) Radar Message Display

Weight

- o 350# with 100Ah battery capacity and SA18
- o Add 40# for 40W solar panel
- Tongue weight: 20 lbs.
- Dimensions: 61.5" long x 62.5" wide x 72" high
- Rotate sign for display or travel position
- Removable tongue for 2" ball, lockable
- Storage for tongue by putting it in the receiver sideways, making attachment impossible
- Aluminum diamond plate battery compartment with vented battery chamber, charger/accessories chamber and aluminum diamond plate lid
- Continuous weld steel frame, White marine grade powder coat finish

Wheels

- 12", 5 bolt steel rims with 4.5" bolt circle
- Ground clearance: 9.75 under axle, 19 under chassis
- Replaceable steel fenders, weight supporting
- Locking wheel lug bolts, 1 per wheel, w/ removal tool
- **Axle:** 2000# leaf spring
- **Jacks:** 4, Retractable crank type, fully adjustable at each corner, 1500 lb capacity each
- DOT-approved lighting
- Safety chains, 30" with hooks
- DOT-approved red/white reflective tape
- License plate holder with light

ATS 3 Trailer Power

- 12 VDC system, Std 4 pin wiring plug
- 100Ah, 12VDC battery, Absorbed Glass Mat, sealed
- 20A time delay fuse on battery supply
- 40W solar assist with 6A solar controller to prevent overcharging
- Solar panel charges while sign stowed or deployed
- 6 Amp 120VAC automatic charger
- Switch to control power to sign

ATS 3 Trailer Options

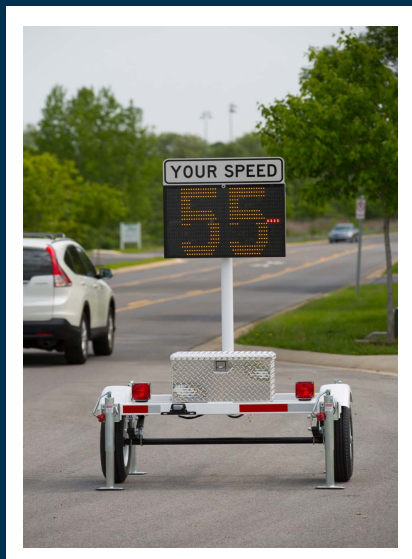
- 30" x 36" speed limit sign and interchangeable digits for 5-65 mph display, digit storage in battery compartment
- Low Voltage Disconnect solar controller to turn off sign if power falls below 11.5VDC (decreases run time)
- Orange powder coat finish (minimum order qty)
- Tamper alarm with adjustable sensitivity
- Wheel lock bar

Warranty

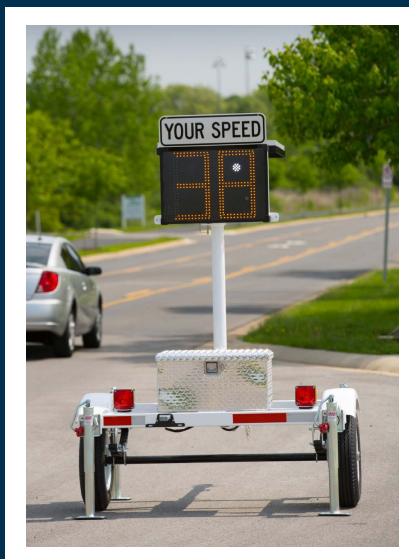
- 1-year warranty (three months on batteries)

Compatible with these ATS products:

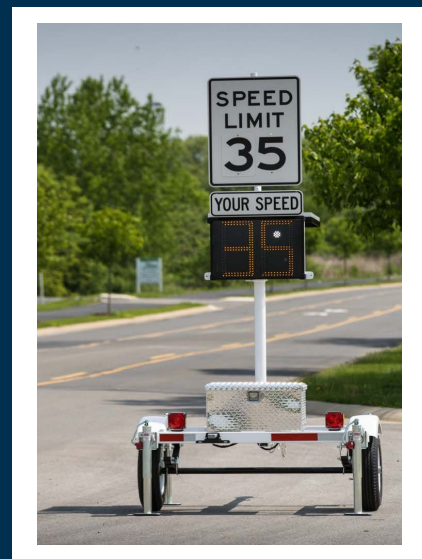
ATS 3 TRAILER
WITH SPEEDALERT 18



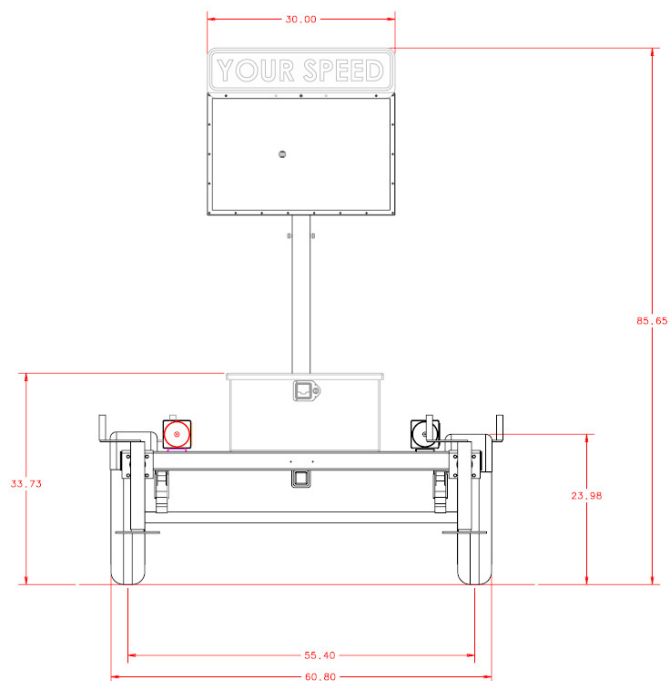
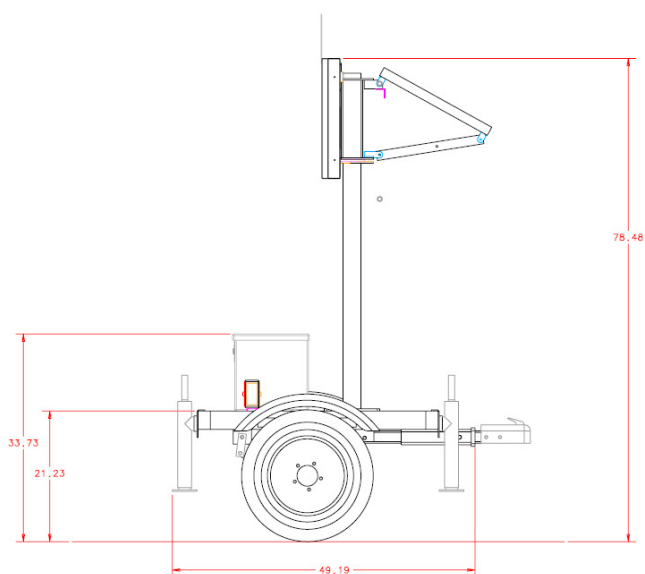
ATS 3 TRAILER
WITH SHIELD 15
RADAR SPEED SIGN



ATS 3 TRAILER
WITH SHIELD 15 and
SPEED LIMIT SIGN



ATS 3 Trailer Dimensions



All Traffic Solutions 12950 Worldgate Drive, Suite 310, Herndon, VA 20170
Phone 866.366.6602 | sales@alltrafficsolutions.com | AllTrafficSolutions.com

©All Traffic Solutions
TraffiCloud leverages our patented technology (US Patents 8,417,442; 8,755,990; 9,070,287; 9,411,893) to deliver unique cloud-based management, features and functionality.



Common Council Meeting

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: October 6, 2020

RELATING TO:

Discussion and decision to **sign an agreement to allow a new deck and patio in a permanent storm drainage easement in the rear yard of 3980 W Kimberly Ave, Tax Key # 692-1237-000.**

SUMMARY:

The City received a request to construct a private deck and patio in a permanent City storm drainage easement.

Prior to permitting the installation of said deck and patio, the City requires applicant to enter into an agreement to address certain terms and conditions related to the placement of said deck and patio in said permanent City storm drainage easement.

FINANCIAL:

Applicant is required to pay \$30 to cover the Register of Deeds recording fee. There are no other anticipated costs associated with this agreement

RECOMMENDATION:

Approve agreement.

ATTACHMENTS: KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___
MOTION ___ OTHER X

**THE DOMINICAN SISTERS OF
THE PERPETUAL ROSARY
DECK AND PATIO AGREEMENT**

This Agreement made this _____ day of _____, 2020, by and between the **CITY OF GREENFIELD**, a municipal corporation, duly organized and existing under the laws of the State of Wisconsin, with principal offices at 7325 West Forest Home Avenue, Greenfield, WI 53220, ("**CITY**") and **THE DOMINICAN SISTERS OF THE PERPETUAL ROSARY, INC.**, 3980 West Kimberly Avenue, Greenfield, WI 53228, ("**OWNER**").

WHEREAS, **OWNER** is the current property owner of 3980 West Kimberly Avenue, legally described as follows, to-wit:

Lot 11 of Ramsey Meadows West, a recorded subdivision, being a being a part of the Southwest 1/4 of Section 36, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

commonly known as Tax Key No. 692-1237-000, and which real estate is subject to multiple permanent **CITY** storm drainage easements, as shown on Exhibit "A"; and

WHEREAS, **OWNER** has asked for permission to construct a private deck and patio within the limits of said permanent **CITY** storm drainage easements on the above described parcel of land; and

WHEREAS, **CITY** at its _____, 2020 Common Council meeting have approved said request and authorized the same.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants of the parties and the mutual benefits to be derived by the parties, **CITY** and **OWNER** agree as follows:

1. **CITY** hereby grants **OWNER** the authority and permission to construct, install and maintain a private deck and patio in said permanent storm drainage easement, as shown on Exhibit A.
2. Prior to the installation of said private deck and patio, **OWNER** shall obtain a building permit for said installation.
3. All expense of construction, maintenance and removal of said private deck and patio shall be paid by **OWNER**, their successors, heirs and assigns.
4. **OWNER** acknowledges that they will contact Diggers Hotline prior to said deck and patio installation and will coordinate excavation as needed with **CITY** to ensure that **CITY** utilities in said permanent storm drainage easement are not bored into/through as part of excavation.
5. **OWNER** shall maintain the private deck and patio in good condition. Should they deteriorate, need repair, or create a hazard, **OWNER** agrees to remedy said condition(s) to the satisfaction of **CITY**, at **OWNER** expense, or remove said private deck and/or patio and restore the area at **OWNER** expense.

Return to:

City of Greenfield
Jennifer J. Goergen
City Clerk
7325 W. Forest Home Ave
Greenfield, WI 53220

692-1237-000

Tax Key No.

6. . **OWNER** shall not have or obtain any legal rights to said permanent **CITY** storm drainage easement by virtue of such construction, installation or maintenance, expenditure of money or usage. **CITY** may at any time proceed or permit grading, utility installation, repair, maintenance and/or reconstruction in said permanent easement without being obligated to **OWNER** in any way and without any compensation to **OWNER** for said private deck or patio.

7. If so ordered, **OWNER** agrees to remove said private deck and/or patio within thirty (30) days of written notice by **CITY** at **OWNER** expense. If not removed by **OWNER** within thirty (30) days of written notice, **CITY** can remove and charge **OWNER** for the removal cost.

8. That in conjunction with the construction, installation and maintenance of said private deck and patio by **OWNER** within said permanent **CITY** storm drainage easement, **OWNER** will assume all liability for any damage to **CITY** facilities in said permanent **CITY** storm drainage easements. **OWNER** will indemnify and hold the **CITY** harmless from any claims for personal injuries or property damage caused by **OWNER** arising out of the construction, installation or maintenance by **OWNER** of said private fence within said permanent **CITY** storm drainage easement.

9. It is mutually agreed that all terms and conditions pertaining to this request, approval, and agreement as imposed by the **CITY** Common Council, as set forth in their official minutes are also made a part hereof by reference as though fully set forth herein.

10. Both parties mutually agree that this agreement and covenants herein shall run with the land.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this ____ day of _____, 2020.

[Signatures appear on following pages]

) SS
 before me, this _____ day of _____, 2020,
 .P., President of The Dominican Sisters of the Perpetual R
 cuted the foregoing instrument and acknowledged the same

 Notary Public, Milwa

 Printed name

 My Commission Exp

Mother Joanna Hastings, O.P., President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss

Personally came before me, this _____ day of _____, 2020, the above named Mother Joanna Hastings, O.P., President of The Dominican Sisters of the Perpetual Rosary, Inc., to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Milwaukee County, Wisconsin

Printed name

My Commission Expires: _____

CITY OF GREENFIELD:

Michael J. Neitzke, Mayor

Jennifer J. Goergen, City Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss

Personally came before me, this _____ day of _____, 2020, Michael J. Neitzke, Mayor and Jennifer J. Goergen, City Clerk, of the above named City of Greenfield, a municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation, by its authority.

Notary Public, Milwaukee County, Wisconsin

Printed name

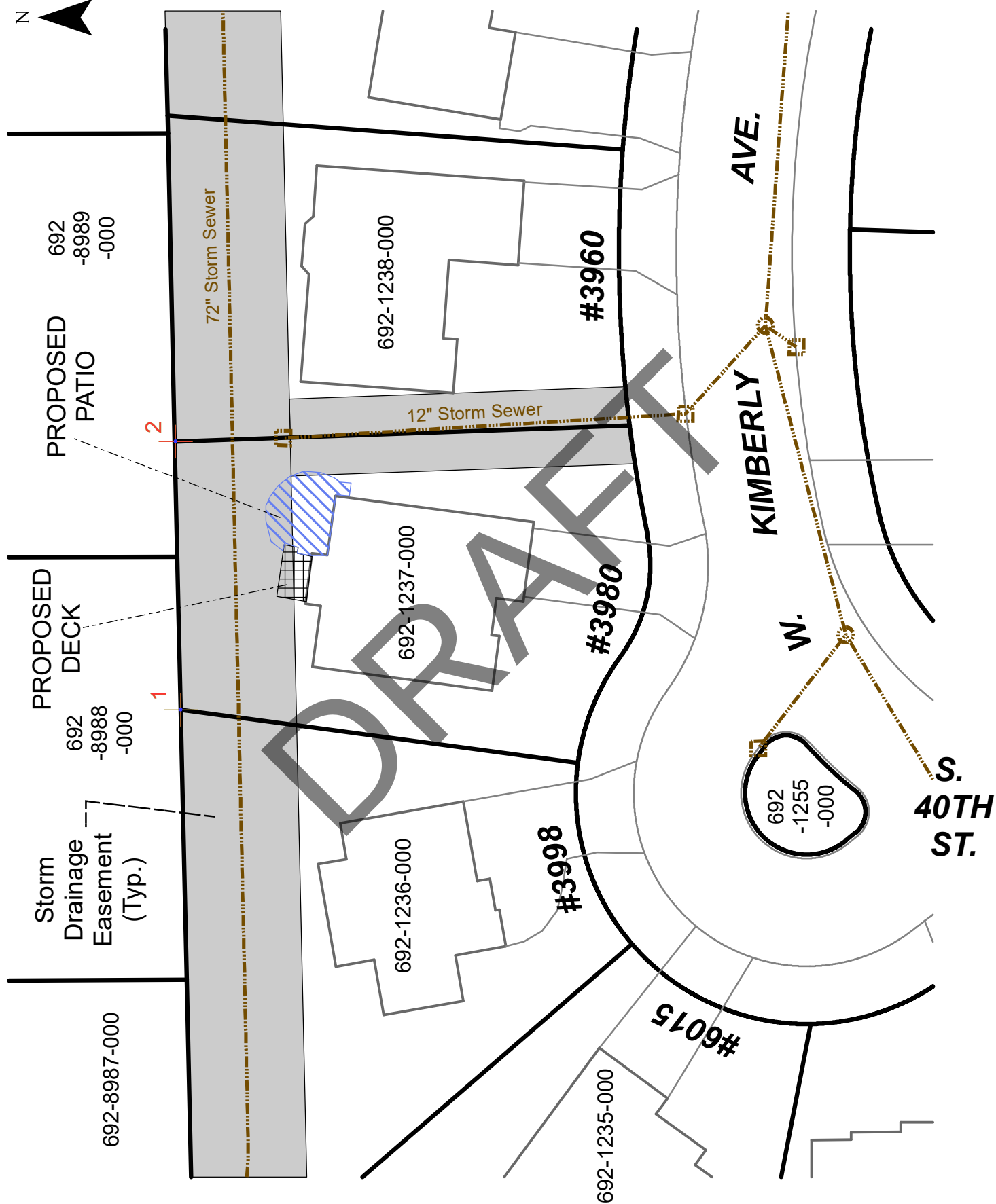
My Commission Expires: _____

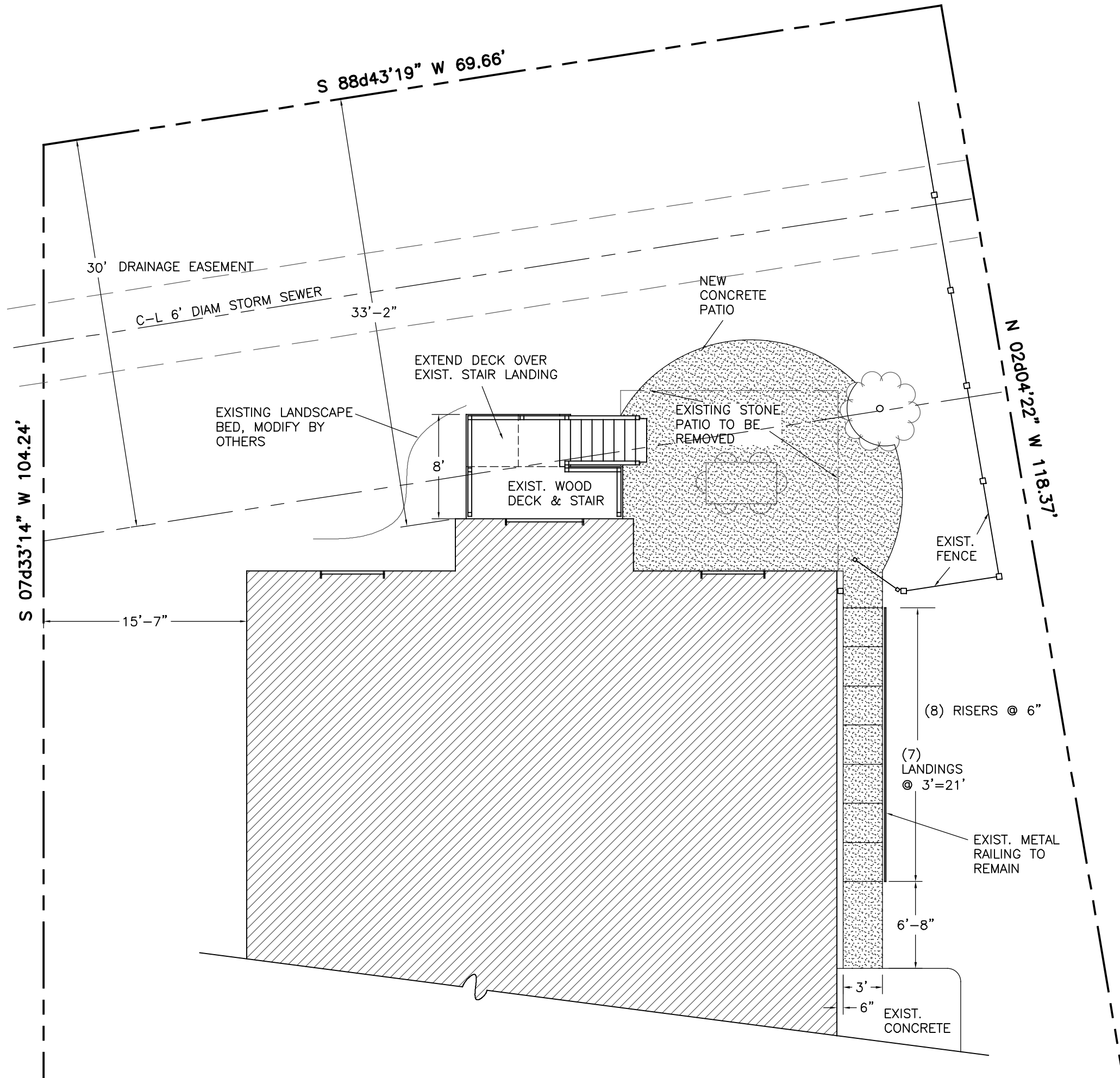
Approved as to Form: _____

Brian C. Sajdak, City Attorney

This Instrument was drafted by Jeffrey S. Tamblyn, City of Greenfield Engineering Division.

Exhibit A





PLAN
SCALE: 1/8" = 1'-0"



DOMINICAN SISTERS
3980 W. KIMBERLY AVE.
GREENFIELD, WI

SHEET
1 of 3

PO BOX 170110
MILWAUKEE, WI 53217
414-962-3102

DATE:
9-10-20

FIHR 9/30 was cancelled & moved to CC 10/06/20

PACKETS FOR WEDNESDAY, 09 / 30 / 2020 FINANCE MEETING
(MEETING CANCELLED) NOW DIRECT TO COMMON COUNCIL

AP DISBURSEMENT SCHEDULES:

AP CHECKS	9/11/2020	\$	174,206.93
AP CHECKS/MANUAL	9/11/2020	\$	10,000.00
AP CHECKS	9/18/2020	\$	259,881.43
AP CHECKS	9/25/2020	\$	759,045.85
WIRE TRANSFERS - SEPTEMBER 2020		\$	504,636.25
P-CARDS/ 2020 STATEMENT		\$	
TOTAL \$			1,707,770.46

CC: PAULA

CC; FINANCE FOLDER

AUGUST 2020
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$781,759.80	12/31/2001	variable		\$99.59	21901270
Money Mkt/BMO Harris Bank	\$511,368.44	6/28/2011	variable		\$42.05	46370511
Ehlers Investment Partners X-2055705 GRD GEN INV	\$6,655,126.50	12/9/2014	variable			
Associated Bank Investments	\$6,508,367.08	12/10/2014	variable			
Totals	\$14,456,621.82				\$141.64	

LOCAL GOVERNMENT INVESTMENT POOL

August 2020 Statement

July Ending Balance	\$	29,887,457.04
1 Deposit (s) in August		473,399.24
4 Withdrawal(s) in August		5,000,000.00
August Interest Earnings @ 0.13%		3,116.94
TOTAL	\$	25,363,973.22

ACCOUNT CLASSIFICA AND FUNCTION		2020 AMENDED BUDGET	2020 ACTIVITY THRU 08/31/20	REMAINING BALANCE
DESCRIPTION				
ESTIMATED REVENUES				
TAXES	TAXES	18,144,790	18,148,789	(3,999.00)
INTGOV	INTERGOVERNMENTAL	3,378,240	1,995,803	1,382,437.00
L&P	LICENSES AND PERMITS	1,353,665	842,369	511,296.00
FINES	FINES-FORFEITS-PENALTIES	733,000	409,942	323,058.00
CHRG	PUBLIC CHARGE FOR SERVICE	1,506,500	879,072	627,428.00
INT CHRG	INTERGOVERNMENTAL CHARGES	1,271,573	636,692	634,881.00
MISC REV	MISCELLANEOUS REVENUE	353,969	170,217	183,752.00
OTH FIN	OTHER FINANCING SOURCES	1,856,844		1,856,844.00
TOTAL ESTIMATED REVENUES		28,598,581	23,082,884	5,515,697.00
APPROPRIATIONS				
GENERAL	GENERAL GOVERNMENT	3,970,783	2,364,534	1,606,249.00
PS	PUBLIC SAFETY	18,721,669	11,607,607	7,114,062.00
PW	PUBLIC WORKS	3,819,562	2,790,078	1,029,484.00
HHS	HEALTH AND HUMAN SERVICES	795,359	493,457	301,902.00
CRE	CULTURE, REC AND EDUCATION	1,080,161	649,471	430,690.00
PD	PLANNING AND DEVELOPMENT	196,047	83,297	112,750.00
OTHER	OTHER FINANCING SOURCES (USES)	15,000	15,000	
TOTAL APPROPRIATIONS		28,598,581	18,003,444	10,595,137.00
NET OF REVENUES/APPROPRIATIONS - FUND 010			5,079,440	5,079,440.00
BEGINNING FUND BALANCE		9,899,465	9,899,465	
ENDING FUND BALANCE		9,899,465	14,978,905	



Committee: Common Council, October 6, 2020

Item Number:

Introduced By: Kristi Porter, Community Development Manager

Date Introduced: October 6, 2020

RELATING TO:

Discussion and action relative to the approval of the South 27th Street Business Improvement District 2021 Proposed Operating Plan.

SUMMARY:

In accordance with Wis. Stats. 66.1109(3)(b) pertaining to Business Improvement Districts (BIDs), the local legislative body (the Common Council) is required to consider the annual proposal of the BID's Operating Plan. Attached is the proposed 2021 Operating Plan. The proposed Plan includes the same methodology of calculating the BID assessment since its inception. The rate is \$1 per \$1,000 of assessed value, with a minimum of \$500 and a maximum of \$1,500.

BID #1 and #2 total assessable property value is currently \$76,045,700 (a reduction from the 2019 assessed value of \$79,104,400). The anticipated BID revenues through BID assessments in Greenfield are estimated at \$55,748.

- BID #1 (Howard to Grange) = \$46,328
- BID #2 (Ramsey to College) = \$ 9,420

Recommendation: Approve the BID's 2021 Operating Plan as presented.

ATTACHMENTS:

- Proposed 2021 Operating Plan
- Appendix D: 2020 BID Tax Roll Charges

Business Improvement District No. 1&2
South 27th Street Business Improvement District
2021 Proposed Operating Plan

August 12th, 2020

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee created Business Improvement District No 43 (BID 43) and approved its initial operating plan via Common Council Resolution No 090560, adopted by reference November 3, 2009.

Since 2009, BID 43 has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district. This amended plan shall govern operation of BID 43 during calendar year 2020.

B. Physical Setting

The area is roughly bounded by:

The properties at South 27th Street and Kinnickinnic Parkway on the North and extends South to the Milwaukee/Greenfield border to the intersection of South 27th Street and College Ave.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix C of this Plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the South 27th Street Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities, promote the friendliness and quality, enhance the community image through safety/awareness and beautification, with overall area growth and development.

B. Proposed Activities – Year Twelve

Principal activities to be engaged in by the district during its 12th year of operation will include:

- a. Continue to enhance the area's image through beautification, maintenance and related activities.
- b. Programming and initiatives to be a driving influence for our businesses and surrounding residential community to contribute to a safe, vibrant and culturally inclusive district.
- c. Execution of activities within the South 27th Street Business District's Strategic Plan, Charrette results and Vision.
- d. Partnership with surrounding entities to strengthen programming, partnerships and participation.

A unique feature is Greenfield is also in its 12th year since the formation of two business improvement districts. The two BIDs (Greenfield BID #1 and Greenfield BID #2) fall under one umbrella and share the same common goals and initiatives. Further, it is fact that the 3 business improvement districts (Milwaukee 43 and Greenfield 1 & 2 jointly contract with a 501-(c)3 entity (a/k/a South 27th Street Business District Association (Historic Highway 41) to manage both districts as one. The organization continues to run under one umbrella, one board and one set of bylaws.

C. Proposed Expenditures

Approximately \$55,748 in 2021, this is Greenfield's proposed portion of the budget.

Proposed Budget

Proposed 2021 Budget (Greenfield)

Budgeted Activities and Programs

Design and Maintenance: \$12,264

Management and maintenance of extensive boulevard design. Repairs or replanting as well as any other miscellaneous beautification initiatives supporting the appearance of the district.

Marketing and Promotion: \$12,264

General branding and implementation of district activities. (Ex. Business Development, partnerships/memberships, sponsorships, meetings, campaigns, retention, events, etc.)

Administration and Management: \$31,220

Full time management: Business recruitment, oversight, communication, administrative support, etc. Office space, audit, insurance, supplies, grant program, future programming, misc. and other duties.

Anticipated BID Revenues	\$55,748
Reserve	\$30,000
Total BID Revenues and Reserves	\$85,748

D. Financing Method

It is proposed to raise \$55,748 through BID assessments in Greenfield (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue

may be anticipated for special programs and marketing efforts. The BID board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to; to monitor development activity; to; to periodically revise the Operating Plan; to; to ensure district compliance with the provisions of applicable statutes and regulations; and; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that the majority of the board members be owners or occupants of property within the district.

It is fact that the two communities will provide board members in relative proportion to the "Association" that is contracted to run the three business improvement districts.

It is recommended that the BID board be structured and operate as follows:

1. Board size from Milwaukee – 5 Members per BID (1&2).
2. Composition – At least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term – Appointments to the board shall be for a period of three years.
4. Compensation – None
5. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.
6. Record Keeping – Files and records of the board's affairs shall be kept pursuant to the public record requirements.
7. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings – The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by-laws") to govern the conduct of it's meetings.

F. Relationship to the South 27th Street Business District Association

The Association has contracted with the BID to provide services in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principal behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore a fixed assessment of the assessed value of the property was selected as the basic assessment methodology for this BID.

The assessment will be on the current year general property assessment that is established by the City of Greenfield. The rate will be approximately \$1 per \$1,000 of assessable value. \$500 minimum with a maximum of \$1,500 per property.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied.

As of August 2020, the property in the proposed districts had a total assessed value of \$76,045,700. This plan proposed to assess the property in the district at a rate of \$1 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from the district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the 27th Street Business Improvement District business area and for further preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Greenfield has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the Operating Plan. In particular, the city will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district on a timely basis.
4. Receive annual audits as required per sec. 66.1109(3)(c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number within the district, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this Plan.

Section 66.1109(3)(a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the development program, it focuses upon the current year activities, and information on specific assessed values, budget amounts and assessment

amounts based on year eight conditions. Greater detail about subsequent year's activities will be provided in the required annual updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

The BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include an assessable properties, a certain class or classes or properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

C. Termination of the BID

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a value equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par.(c) and unless the business improvement district is not terminated under par.(e).

Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state

the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

Within 30 days after the date of hearing under par.(c) every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or if the owner did not sign the petition, that the owner requests termination of the business improvement district.

If after the expiration of 30 days after the date of hearing under par.(c) by petition under this subsection or subsequent notification under par.(d) and after subtracting any retractions under par.(d) the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

APPENDICES

- A. Statute
- B. Board of Directors Roster
- C. Map of District
- D. Property Tax List

Appendix A

- (1)** In this section:
- (a)** "Board" means a business improvement district board appointed under sub. [\(3\)\(a\)](#).
 - (b)** "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
 - (c)** "Chief executive officer" means a mayor, city manager, village president or town chairperson.
 - (d)** "Local legislative body" means a common council, village board of trustees or town board of supervisors.
 - (e)** "Municipality" means a city, village or town.
 - (f)** "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 1. The special assessment method applicable to the business improvement district.
 - 1m.** Whether real property used exclusively for manufacturing purposes will be specially assessed.
 2. The kind, number and location of all proposed expenditures within the business improvement district.
 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 5. A legal opinion that subds. [1](#) to [4](#) have been complied with.
 - (g)** "Planning commission" means a plan commission under s. [62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2)** A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
- (a)** An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. [\(b\)](#) has petitioned the municipality for creation of a business improvement district.
 - (b)** The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
 - (c)** At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
- [66.1109\(2\)\(d\)](#)**(d)** Within 30 days after the hearing under par. [\(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
- (e)** The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
- (2m)** A municipality may annex territory to an existing business improvement district if all of the following are met:

- (a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.
 - (b) The planning commission has approved the annexation.
 - (c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.
 - (d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.
- (3)**
- (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
 - (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
 - (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:
 1. If the cash balance in the segregated account described under sub. [\(4\)](#) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
 2. If the cash balance in the segregated account described under sub. [\(4\)](#) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
 - (cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. [\(c\) 1.](#) and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. [\(c\) 2.](#) shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
 - (cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
- (4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).
- (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
- (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
- (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
- (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
- (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
- (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

- (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. [70.11](#) may not be specially assessed for purposes of this section.
- (b) A municipality may terminate a business improvement district at any time.
- (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
- (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. [70.11](#) or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

Appendix B

BID 1 and 2 Board of Directors Roster

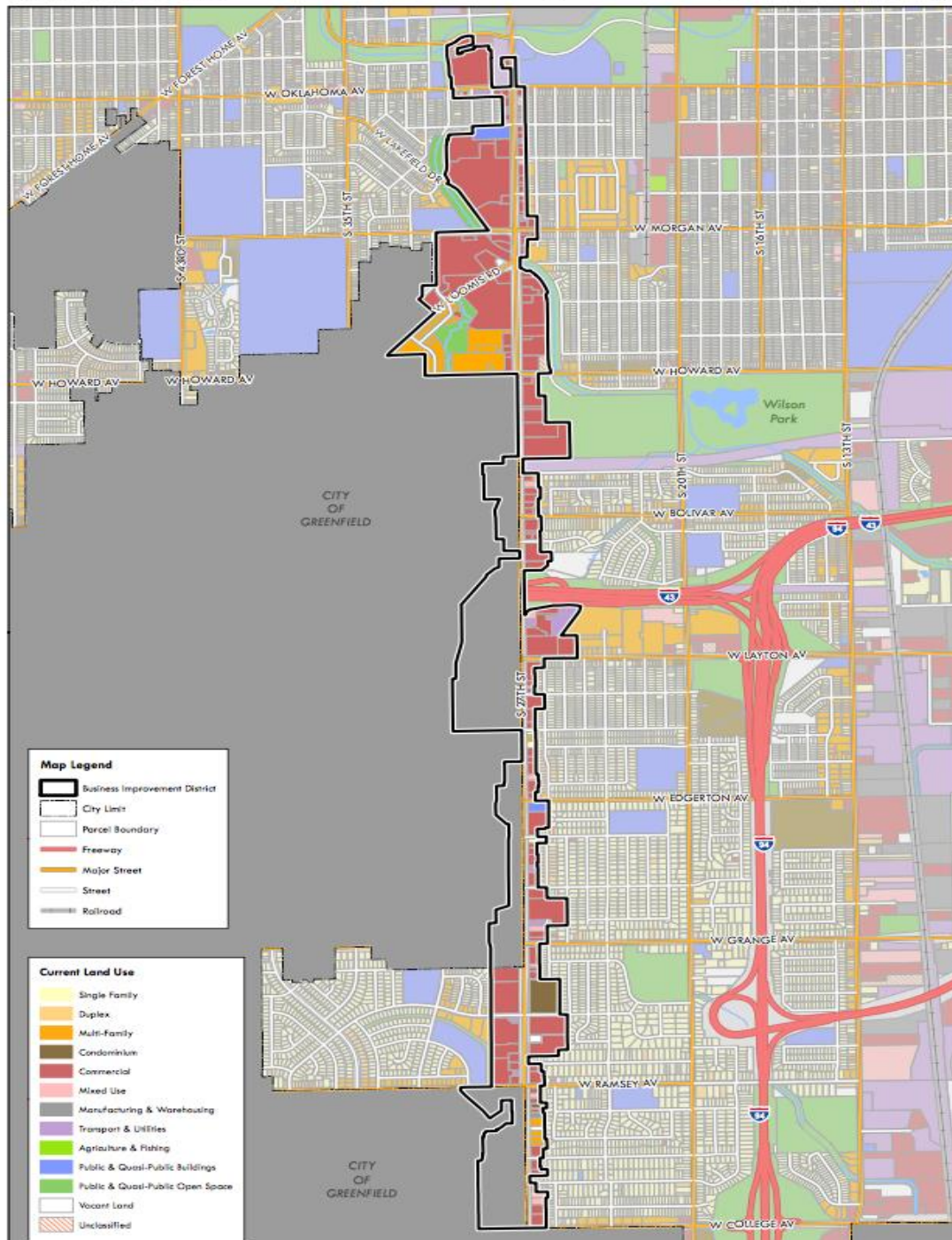
The BID Board will have a minimum of 5 members, not to exceed 9 members. At least 60% of the board will own or occupy property within the district. Any board member that does not occupy or own property within the district shall be a City of Greenfield resident. Appointment to the board shall be for a period of 3 years.

Todd Reardon Member	Owner /Occupy	Braeger Corporation	4201 S 27
Mark Kivley Member	Owner/Occupy	Re/Max Lakeside	5556 S 27
Sara Blake Secretary	Owner/Occupy	US Bank Greenfield	4333 S 27
Kevin Sholz Member	Adhoc	Resident	
Troy Chowanec Treasurer	Adhoc	Resident	
Jon Majdoch Member	Owner/Occupy	Lightspeed Entertainment	4251 S 27
Mark Kivley Member	Owner/Occupy	Re/Max	5341 S 27

Appendix C

BID NO. 43: SOUTH 27TH STREET CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017
Source: City of Milwaukee Information Technology Management Division
Dept. of City Development Commercial Corridor Team



Appendix D - 2021 BID Operating Plan							
Type of Charge	Parcel No.	PropertyAd	OwnerName	Property Owner Address	2020 Assessed Value	Rate (\$1.00/\$1,000 of assessed value)	2020 BID Charge Min. \$500, max \$1,500 (see Paula's 8/21/19 email)
BID #1	5769976004	2740 W Cold Spring Rd	Povlick Enterprises LLC	2740 W Cold Spring Rd	\$287,000	\$287	\$500
BID #1	5769977003	4275 S 27th St	Ros No 17 LLC	4811 S 76th St # 211	\$1,199,300	\$1,199	\$1,199
BID #1	5769978000	4251 S 27th St	Majdoch Holdings LLC	20711 Watertown Rd A-1, Waukesha, WI	\$863,700	\$864	\$864
BID #1	5769995001	4201 S 27th St	BRE 1 LLC	4100 S 27 St	\$4,313,400	\$4,313	\$1,500
BID #1	5769995002	4241 S 27th St	BRE 2 LLC	4100 S 27 St	\$1,146,000	\$1,146	\$1,146
BID #1	5769997002	4201 S 27th St	Wisconsin Electric Power Co	231 W Michigan Ave	\$433,100	\$433	\$500
BID #1	5998888000	4691 S 27th St	Tajinder Singh	3401 E Debbie Dr	\$554,600	\$555	\$555
BID #1	5998889000	2720 W Layton Ave	Jose & Laura Caballero	3875 W Kimberly Ave Greenfield, WI 53221	\$128,800	\$129	\$500
BID #1	5998891000	2736 W Layton Ave	Milwaukee County	901 N 9th St #102 Milwaukee, WI 53233	\$0	\$0	\$0
BID #1	5998892000	4671 S 27th St	Fred W Storm, LLC	4671 S 27th St PO Box 282	\$405,000	\$405	\$500
BID #1	5998893003	4661 S 27th St	First-Citizens Bank & Trust Company	PO Box 27131 Raleigh, NC 27611	\$782,900	\$783	\$783
BID #1	5998893005	4651 S 27th St	I Investments, LLC	8667 S. Deerwood Ln, Franklin, WI 53132	\$253,900	\$254	\$500
BID #1	5998893006	4625 S 27th St	Ros No 11 LLC	4811 S 76th St Ste 211	\$594,000	\$594	\$594
BID #1	5998922005	4595 S 27th St	At Home Stores LLC	PO Box 927000	\$4,027,700	\$4,028	\$1,500
BID #1	5998947001	4377 S 27th St	LCM Funds 37 Auto LLC	330 E Kilbourn Ave Ste 800	\$615,800	\$616	\$616
BID #1	5998949000	4353 S 27th St	David Golla	4353 S 27 St	\$235,700	\$236	\$500
BID #1	5998996000	4343 S 27th St	Thomas G. & Judith M. Weiss Rev. Trst	3325 W Layton Ave	\$403,000	\$403	\$500
BID #1	5999000001	4333 S 27th St	US Bank Corp Real Estate	2800 E Lake St	\$2,281,000	\$2,281	\$1,500
BID #1	5999997001	4433 S 27th St	AAA Michigan	1 Auto Club Dr	\$1,309,300	\$1,309	\$1,309
BID #1	6220001000	4901 S 27th St	Ross W. Stein	4901 S 27 St	\$124,700	\$125	\$500
BID #1	6220002001	4931 S 27th St	LOTO Investments LLC	4931 S 27th St Ste 100	\$2,065,000	\$2,065	\$1,500
BID #1	6220047001	5029 S 27th St	Auto Zone Inc	PO Box 2198	\$1,103,800	\$1,104	\$1,104
BID #1	6229944002	5077 S 27th St	Team R N' B Wisconsin, LLC	6600 N Ballard Rd	\$2,100,000	\$2,100	\$1,500
BID #1	6229946001	5051 S 27th St	Herrera Properties, LLC	2725 W. Hayes Ave., Milwaukee, WI 53215	\$511,000	\$511	\$511
BID #1	6229975001	3033 W Layton Ave	SMOC Real Estate Partnership LLC	3033 W Layton Ave Ste 102	\$2,353,200	\$2,353	\$1,500
BID #1	6229976000	3001 W Layton Ave	Jon C. Neal	5160 Donna Ct	\$330,400	\$330	\$500
BID #1	6229977000	2933 W Layton Ave	Greenfield Accipiter LLC	1882 E Main St #201	\$568,300	\$568	\$568
BID #1	6229978000	2923 W Layton Ave	Ethington Holdings LLC	2923 W Layton Ave	\$295,000	\$295	\$500
BID #1	6229979000	2915 W Layton Ave	Renaissance Physical Therapy Inc.	700 Pilgrim Pkwy	\$244,100	\$244	\$500
BID #1	6229980000	2833 W Layton Ave	WI Wholesale Mortgage LLC	2833 W Layton Ave	\$323,400	\$323	\$500
BID #1	6229984001	2745 W Layton Ave	Alan's Property Management LLC	10847 W. Coronado Ct., Franklin, WI 53132	\$1,084,300	\$1,084	\$1,084
BID #1	6229986001	2741 W Layton Ave	TNJ LLC	2741 W Layton Ave	\$923,200	\$923	\$923
BID #1	6229988005	4775 S 27th St	Great Midwest Savings & Loan	15900 W Bluemound Rd	\$800,000	\$800	\$800
BID #1	6229988007	4763 S 27th St	Limestone Son, LLC	200 Biscayne Blvd Miami, FL 33131	\$780,000	\$780	\$780
BID #1	6229988012	4861 S 27th St	JMC Properties LOC110 LLC	7483 Harwood Ave	\$2,074,500	\$2,075	\$1,500
BID #1	6229988014	4841 S 27th St	Carisch Brothers LP	681 E Lake St Ste 262	\$600,000	\$600	\$600
BID #1	6229988015	4771 S 27th St	4771 South 27th Greenfield LLC	1 Ashley Way	\$4,535,800	\$4,536	\$1,500
BID #1	6229988016	4777 S 27th St	MKB Greenfield LLC	3800 Emerald Dr. E, Onalaska, WI 54650	\$4,642,100	\$4,642	\$1,500
BID #1	6229991000	4839 S 27th St	Sills Greenfield LLC	2725 S Moorland Rd Ste 301	\$270,000	\$270	\$500
BID #1	6229998000	4739 S 27th St	Tymek Properties LLC	4739 S 27th St	\$424,300	\$424	\$500
BID #1	6229999000	4715 S 27th St	Greenfield BP, LLC	4715 S 27th St Greenfield, WI 53220	\$1,654,900	\$1,655	\$1,500
BID #1	6450001002	5141 S 27th St	Edward Ennis	5150 S 27 St	\$391,300	\$391	\$500
BID #1	6450008001	5175 S 27th St	James Letizia	5848 S 27 St	\$358,100	\$358	\$500
BID #1	6450009000	5207 S 27th St	Antonio Rentas	5545 S 24th St	\$279,400	\$279	\$500
BID #1	6450010001	5233 S 27th St	Henry Limit. Ptnr.	10647 Haddonstone Pl	\$871,200	\$871	\$871
BID #1	6450012000	5251 S 27th St	Ronald & Harriet Czerwinski Family Trust	3656 E Tesch Ave	\$239,900	\$240	\$500
BID #1	6450013000	5265 S 27th St	Ronald & Harriet Czerwinski Family Trust	3656 E Tesch Ave	\$218,500	\$219	\$500
BID #1	6450021000	5341 S 27th St	5341 LLC	1200 E Capitol Dr Shorewood, WI 53211	\$501,700	\$502	\$502
BID #1	6450022000	5355 S 27th St	Sammy's Auto Class, Inc	3212 Briarwood Dr	\$211,000	\$211	\$500
BID #1	6450023000	5371 S 27th St	Rajeh Assad	8212 S. River Ln, Franklin, WI 53132	\$421,600	\$422	\$500
BID #1	6450058000	5105 S 27th St	Knur Patel Property LLC	7038 S Carmel Dr	\$539,300	\$539	\$539
BID #1	6459001000	5415 S 27th St	DPMD LLC	N84 W15670 Appleton Ave	\$1,883,200	\$1,883	\$1,500
BID #1	6459002000	2750 W Grange Ave	Viet Hoa Greenfield LLC	11939 Banchary Rd	\$3,444,600	\$3,445	\$1,500
BID #1	6459992000	5101 S 27th St	Old National Bank	PO Box 718, Evansville, IN, 47705	\$979,900	\$980	\$980
BID #1	6689000012	5505 S 27th St	JMR Properties IV, LLC	5505 S. 27th St.	\$2,799,700	\$2,800	\$1,500
BID #1 Total							\$46,328
BID #2	6919841015	6205 S 27th St	College Venture JV	310 E. Buffalo St #101	\$4,614,800	\$4,615	\$1,500
BID #2	6919841007	6125 S 27th St	Romine's High Pockets Property LLC	13000 W Ohio Dr	\$1,732,900	\$1,733	\$1,500
BID #2	6919841009	6133 S 27th St	6133 Real Estate LLC	2400 S 108th St West Allis, WI 53227	\$2,689,800	\$2,690	\$1,500
BID #2	6919841014	6141 S 27th St	Boyland Properties Greenfield LLC	606 SE 117th Ave Ste 100	\$3,656,800	\$3,657	\$1,500
BID #2	6919844001	6061 S 27th St	Michael G. Borchardt Family Trust	6063 S 27th St	\$221,900	\$222	\$500
BID #2	6919993001	5981 S 27th St	Pahlvan LLC	5981 S 27th St	\$380,000	\$380	\$500
BID #2	6919993003	6001 S 27th St	Dura Services	6001 S 27th St	\$467,000	\$467	\$500
BID #2	6919994002	5949 S 27th St	Joseph C. Fuchs	5949 S 27 St	\$177,900	\$178	\$500
BID #2	6919995001	5945 S 27th St	Muhammad N. Choudry	9451 Ironwood Ln	\$403,000	\$403	\$500
BID #2	6919999002	5909 S 27th St	Ali's Oil Co Inc	5909 S 27th St	\$920,000	\$920	\$920
BID #2 Total							\$9,420
COMBINED TOTAL					\$76,045,700		\$55,748

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. ____

A RESOLUTION EXTENDING THE CITY OF GREENFIELD
PUBLIC HEALTH EMERGENCY DECLARATION
IN RESPONSE TO COVID-19 UNTIL DECEMBER 9, 2020

WHEREAS, in December, 2019, a novel strain of the coronavirus was detected, now named COVID-19, and it has spread throughout the world, including every state in the United States; and

WHEREAS, on January 3, 2020, the World Health Organization declared COVID-19 to be a Public Health Emergency of International Concern; and

WHEREAS, international organizations, the federal, state, and local governments are all working together to contain COVID-19; and

WHEREAS, on March 17, 2020, the City of Greenfield declared a local state of emergency; and

WHEREAS, the current state of emergency is set to expire on October 7, 2020; and

WHEREAS, the conditions necessitating the Emergency Declaration continue to exist and are projected to exist for some time; and

WHEREAS, the City of Greenfield has been working to protect the community from the spread of this disease, and to prepare for the impacts it may have; and

WHEREAS, in order to protect the health and well-being of residents and visitors, the City of Greenfield must avail itself of all resources needed to respond to and contain the presence of COVID-19 and to address the continuing response to the pandemic;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Greenfield as follows:

1. That there continues to exist within the City of Greenfield a Public Health Emergency as defined in Wis. Stat. § 323.02(16). Specifically, there is threat of an illness or health condition that appears to be caused by a novel biological agent that poses a high probability of widespread exposure and that creates a significant risk of substantial future harm to a large number of people.

2. Pursuant to Wis. Stat. § 323.11, the Health Emergency Declaration previously established by Resolution of the Common Council shall be extended until December 9, 2020 unless otherwise revoked or extended by Resolution.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 6th day of October, 2020.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk