

MINUTES OF THE FINANCE AND HUMAN RESOURCES COMMITTEE MEETING HELD ON
WEDNESDAY, AUGUST 10, 2022

1. The meeting was called to order by Ald. Saryan at 6:02 P.M.

Present:

Ald. Kastner
Ald. Saryan
Ald. Bailey

Also present:

Michael Neitzke, Mayor (Excused)
Paula Schafer, Finance Director
Tim Sowinski, Deputy Comptroller
Julie Foley, HR Director (Excused)
Jeff Katz, Neighborhood Services Director
Dan Weber, Fire Department Battalion Chief
Les Ahrens, Grota Appraisals
Mike Grota, Grota Appraisals

2. Approval of the June 8, 2022 Finance & Human Resources minutes.

Motion by Ald. Bailey, seconded by Ald. Kastner, to approve the June 8, 2022 Finance & Human Resources minutes.

The motion carried unanimously.

3. Discussion and decision to approve an agreement with Assessment Technologies of Wisconsin, LLC for a Market Update Revaluation for the 2024 assessment year.

Mr. Ahrens said that they have put together a proposal for a City-wide revaluation for the 2024 assessment year. He also explained that the last revaluation was back in 2009 and, in the last few years, they have seen appreciation rates like they've never experienced before. The City's level of assessment is much lower than 100%, currently at 72%. The City currently has 2 years to perform a revaluation to pull assessments back to 100% of the market value per State Statute.

Mr. Grota further explained that the Statute maintains that the Department of Revenue does an analysis each year and states that a community is at a certain percentage of market value. It can be greater than 100% or less than 100%. If the community is farther from market value by 10% at their determination, it starts the clock ticking and you have 6 years to obtain compliance.

Mr. Ahrens explained that there are several different types of revaluations. Based on many factors, they are proposing an in-house market update revaluation. All options were considered and they feel the City's assessment records are in good shape, our building permit processes are sound, and this is the same type of revaluation done back in 2009. It is also the most cost effective option for the City.

Mr. Grota also mentioned that recent litigations in a Supreme Court case now allow property owners to not permit an inspection but can still appeal the assessment. Based on this, they feel that they wouldn't get good compliance on interior inspections.

Mr. Grota also explained how they create a model based on neighboring sales and apply it. They will also factor in records of permits pulled and look at pictures posted online from home sales.

Motion by Ald. Saryan, seconded by Ald. Kastner, approving an agreement with Assessment Technologies of Wisconsin, LLC for a Market Update Revaluation for the 2024 assessment year, paying it over three years.

The motion carried unanimously.

4. Discussion and decision to approve the extension option of the agreement approved in August 2020 with Grota Appraisals, LLC for assessment services through 2025.

Ms. Schafer said this contract extension is being looked at now because of the timing of the revaluation and how it coincides with our existing contract.

Our current contract is good through 2023 with two 1 year extensions.

Motion by Ald. Kastner, seconded by Ald. Bailey, approving the extension option of the agreement approved in August 2020 with Grota Appraisals, LLC for assessment services through 2025.

The motion carried unanimously.

5. Discussion and decision to close the Greenfield Crossing Redevelopment Project (GCROSS) and transfer the balance of \$61,077.50 to the General Fund.

Motion by Ald. Kastner, seconded by Ald. Bailey, to close the Greenfield Crossing Redevelopment Project (GCROSS) and transfer the balance of \$61,077.50 to the General Fund.

The motion carried unanimously.

6. Discussion and decision to approve Access and Use Agreement between Milwaukee County, CentralSquare Technologies, and Greenfield Fire Dept.

Battalion Chief (BC) Weber said these are software licensing and data sharing agreements so we can share our CAD (computer aided dispatch) data with CentralSquare, which is a hub. From there, they share it with other CAD systems. It then gets shared electronically. This helps the City get resources faster, as well as our neighboring communities getting our resources faster.

Ald. Kastner asked if this is a potentially life-saving device, which BC Weber confirmed.

Motion by Ald. Kastner, seconded by Ald. Bailey, approving the Access and Use Agreement between Milwaukee County, CentralSquare Technologies, and Greenfield Fire Dept.

The motion carried unanimously.

7. Discussion and decision to approve Consent to Assignment of Software License Agreement between Milwaukee County, CentralSquare Technologies, and Greenfield Fire Dept.

Motion by Ald. Kastner, seconded by Ald. Bailey, approving the Consent to Assignment of Software License Agreement between Milwaukee County, CentralSquare Technologies, and Greenfield Fire Dept.

The motion carried unanimously.

8. Approve project to replace the fence and gate along the south side of the trash and recycling drop off center.

Mr. Katz said the fence and gate are currently in really bad shape at the DPW yard and need to be replaced.

We have three quotes currently and the City will be going with the lowest bid.

Motion by Ald. Kastner, seconded by Ald. Bailey, approving a project to replace the fence and gate along the south side of the trash and recycling drop off center.

The motion carried unanimously.

9. Approve project to rehabilitate the salt storage dome, and transfer \$65,000 from the salt and sand account 010-1910-530.5900 to a capital account.

Mr. Katz said this project might not get done until next year.

Mr. Katz said that the City's salt dome is in rough shape and needs to be rehabilitated. The concrete needs to be repaired, it will be painted, and the joints that are leaking will be sealed.

Motion by Ald. Kastner, seconded by Ald. Bailey, approving a project to rehabilitate the salt storage dome, and transfer \$65,000 from the salt and sand account 010-1910-530.5900 to a capital account.

The motion carried unanimously.

10. Approval of mileage reimbursements in the amount of \$1,114.73.

Motion by Ald. Kastner, seconded by Ald. Bailey, to approve of mileage reimbursements in the amount of \$1,114.73.

The motion carried unanimously.

11. Approval of schedules of disbursements in the amount of \$7,257,248.19.

PACKETS FOR WEDNESDAY, 8 / 10 / 2022 FINANCE MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	7/15/2022	\$	278,431.24
AP CHECKS	7/22/2022	\$	1,351,283.79
AP CHECKS	7/29/2022	\$	682,376.04
AP CHECKS	8/5/2022	\$	537,702.17
AP CHECKS		\$	
AP CHECKS		\$	
WIRE TRANSFERS - JULY 22		\$	4,407,454.95
P-CARDS -		\$	
TOTAL \$			7,257,248.19

Motion by Ald. Bailey, seconded by Ald. Kastner, to approve schedules of disbursements in the amount of \$7,257,248.19.

The motion carried unanimously.

12. Approval of the May and June 2022 Investments and Reinvestments.

May 2022 Statement

April Ending Balance	\$	12,406,110.88
2 Deposit (s) in May		102,013.57
0 Withdrawal(s) in May		-
May Interest Earnings @ 0.62%		6,559.63
TOTAL	\$	12,514,684.08

MAY 2022
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$2,442,033.47	12/31/2001	variable		\$103.71	21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$6,521,999.47	12/9/2014	variable			
Ehlers Investment Partners X- GRD 2021A INV	\$1,099,201.15					
Ehlers Investment Partners X- GRD 2021B	\$1,811,633.02	7/1/2021	variable			
Ehlers Investment Partnes X - ARPA	\$1,930,283.02					
Ehlers Investment Partnes X - 2022A	\$4,512,583.29					
Associated Bank Investments	\$6,312,227.20	3/15/2022	variable			
Totals	\$24,629,960.62				\$103.71	

June 2022 Statement

May Ending Balance	\$	12,514,684.08
1 Deposit (s) in June		1,947,934.14
0 Withdrawal(s) in June		-
June Interest Earnings @ 0.98%		10,579.37
TOTAL	\$	14,473,197.59

JUNE 2022
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$2,442,137.18	12/31/2001	variable		\$100.37	21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$6,495,212.76	12/9/2014	variable			
Ehlers Investment Partners X- GRD 2021A INV	\$1,104,285.69					
Ehlers Investment Partners X- GRD 2021B	\$1,809,831.83	7/1/2021	variable			
Ehlers Investment Partnes X - ARPA	\$1,931,499.05					
Ehlers Investment Partnes X - 2022A	\$4,413,575.91					
Associated Bank Investments	\$6,277,532.81	3/15/2022	variable			
Totals	\$24,474,075.23				\$100.37	

Motion by Ald. Kastner, seconded by Ald. Bailey, approving the May and June 2022 Investments and reinvestments.

The motion carried unanimously.

13. Accept June 2022 financial statements.

08/04/2022 04:53 PM User: Paula_S DB: Greenfield		BUDGET REPORT FOR GREENFIELD Fund: 010 GENERAL Calculations as of 06/30/2022		Page: 1/1	
ACCOUNT CLASSIFICA AND FUNCTION	DESCRIPTION	2021 ACTIVITY	2022 ORIGINAL BUDGET	2022 ACTIVITY THRU 06/30/22	BALANCE REMAINING
ESTIMATED REVENUES					
TAXES	TAXES	18,957,501	19,666,022	19,665,326	696.00
INTGOV	INTERGOVERNMENTAL	4,307,865	4,117,782	1,075,468	3,042,314.00
L&P	LICENSES AND PERMITS	1,202,125	1,222,800	684,790	538,010.00
FINES	FINES-FORFEITS-PENALTIES	626,376	803,000	330,244	472,756.00
CHRG	PUBLIC CHARGE FOR SERVICE	1,824,431	1,516,364	892,708	623,656.00
INT CHRG	INTERGOVERNMENTAL CHARGES	1,320,385	1,255,723	579,903	675,820.00
MISC REV	MISCELLANEOUS REVENUE	263,364	347,969	91,897	256,072.00
OTH FIN	OTHER FINANCING SOURCES	6,000	722,250	12,628	709,622.00
TOTAL ESTIMATED REVENUES		28,508,047	29,651,910	23,332,964	6,318,946.00
APPROPRIATIONS					
GENERAL	GENERAL GOVERNMENT	3,505,298	3,873,495	1,888,165	1,985,330.00
PS	PUBLIC SAFETY	19,136,448	19,465,578	8,836,399	10,629,179.00
PW	PUBLIC WORKS	3,817,120	3,873,284	2,123,316	1,749,968.00
HHS	HEALTH AND HUMAN SERVICES	833,092	947,215	438,898	508,317.00
CRE	CULTURE, REC AND EDUCATION	1,072,458	1,246,124	512,672	733,452.00
PD	PLANNING AND DEVELOPMENT	194,869	231,214	98,749	132,465.00
OTHER	OTHER FINANCING SOURCES(USES)	39,000	15,000	76,558	(61,558.00)
TOTAL APPROPRIATIONS		28,598,285	29,651,910	13,974,757	15,677,153.00
NET OF REVENUES/APPROPRIATIONS - FUND 010		(90,238)		9,358,207	9,358,207.00
BEGINNING FUND BALANCE		9,205,459	9,115,224	9,115,224	
ENDING FUND BALANCE		9,115,221	9,115,224	18,473,431	

Motion by Ald. Bailey, seconded by Ald. Kastner, accepting June 2022 financial statements.

The motion carried unanimously.

14. Items for future agenda.

N/A

15. Adjournment.

Motion by Ald. Kastner, seconded by Ald. Bailey, to adjourn the meeting at 6:28 pm.

The motion carried unanimously.