MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, FEBRUARY 6, 2024

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 PM.
Present: Alderpersons Andrew Drzewiecki, Bruce Bailey, Karl Kastner, Pamela Akers, Shirley Saryan
Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Kristi Porter, Community Development Manager; Tim Sowinski, Deputy Comptroller.

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the January 16, 2024 Common Council minutes

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. Motion carried unanimously.

E. Mayor's Report

Mayor Neitzke spoke about Mandel and the Spring Mall partnership and Meyer's Restaurant. They are working on The Turf Benefit on June 15th at Konkel Park. This will be a music, skateboarding, and BMX event. There was a generous donation, and he spoke about a resident who is involved and helped Parks and Recreation on a volunteer basis by sourcing some of the bands and helping with the event. The shelter in the southwest portion of Konkel Park is in the bidding process, and we received a grant. Moody's did our bond rating and reaffirmed us at AA2, which is the highest we could get based on our tax base.

1. Resolution Awarding The Sale Of $11,340,000** Taxable Note Anticipation Notes, Series 2024A
[** Dollar amount is preliminary and subject to change at the meeting.]

Joe Murray, the City's financial advisor from Ehlers, presented the City's credit rating; that TID #6 is prepaid, so the payments will be known on an annual basis; that TID #6 is a donor in developing TID #8; that the awarding amount is now $11,325,000; that the fees came down; that the Huntington Bank coupons are 4.96%; the basis points; that the lower interest rates saved the City money; and that the debt service is lower because TID #6 is donating to TID #8. He recommended awarding the sale of $11,325,000 in Note Anticipation Notes, Series 2024A, to Huntington Bank with a coupon interest rate of 4.96%.

Motion by Alderperson Akers, seconded by Alderperson Kastner to approve the resolution awarding the sale as provided for the Taxable Note Anticipation Notes, Series 2024A, in the amount of $11,325,000. On a roll call vote, motion carried unanimously.

Motion by Alderperson Akers, seconded by Alderperson Kastner to reconsider. Motion carried unanimously.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to reaffirm. On a roll call vote, motion carried unanimously.

2. Resolution Awarding The Sale Of $4,085,000** General Obligation Corporate Purpose Bonds, Series 2024B; Providing The Form Of The Bonds; And Levying A Tax In Connection Therewith
[** Dollar amount is preliminary and subject to change at the meeting.]

Mr. Murray presented the differences between the NANs to the bonds; borrowing to do streets, park work, and to purchase a fire truck; scheduled sooner because of the NANs; the other bids; the basis points; that the low bid came from TD Securities at a true interest cost of 3.1383%; that it was a premium bid and that meaning; the savings from the lower interest rate and with the premium bid;

that the tax rate will stay level for debt service; the underwriter's discount; and that the City will be able to keep the extra money to absorb cost increases. He recommended awarding the $4,085,000 in General Obligation Corporate Purpose Bonds, Series 2024B, to TD Securities at a true interest cost of 3.1383%.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve the resolution as described. On a roll call vote, motion carried unanimously.

Motion by Alderperson Akers, seconded by Alderperson Kastner to reconsider. Motion carried unanimously.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to reaffirm. On a roll call vote, motion carried unanimously.

F. Aldermanic Reports

Alderperson Akers discussed the Loomis Road Bridge construction and said that the detour to 51st Street should be 60th Street. The traffic lights on Layton Avenue and Loomis Road should be re-evaluated by the County due to backups. Jeff Katz, the director of Neighborhood Services, said that he would follow up with the DOT.

Alderperson Bailey talked about the last Tree Commission meeting regarding pruning the trees and proactive maintenance.

Mayor Neitzke said that residents should contact their alderperson if they have downed trees on public property, so that the alderperson can let the mayor, the Division of Public Works, and the forester know.

G. Announcements

Mayor Neitzke mentioned The Turf event on Saturday, June 15th, at Konkel Park.

H. Citizen Commentary

A Greenfield business owner, [Bilal Amjad, 5909 S. 27th Street] spoke in favor of the ordinance about ice machines. He stated his concerns about fencing. Alderperson Saryan and Mr. Amjad discussed the placement of his ice machines and the wording of the presented ordinance.

Mayor Neitzke paused the discussion and said that this discussion would be better suited under agenda item I2 regarding the ordinance.

There is no other citizen commentary.

I. Old Business

1. Appointments to various committees and commissions:

   a. <u>Mayor appointments, confirmed by Council</u>:

      i. One member to the Zoning Board of Appeals for a term to expire 5/1/26 (formerly John Rivera)

         Place on next agenda.

2. Approve an Ordinance to amend Section 21.04.0703 of the Municipal Code pertaining to detailed standards for special uses in nonresidential districts. (PC-1/9/24 Kastner) (CC 1/16/24)

   Mayor Neitzke stated that it went to the Legislative Committee, then the Plan Commission, and it was on the Common Council agenda last month. He spoke about the Plan Commission recommendations and presented the ordinance regarding the ice machine options. He summarized Mr. Amjad's ice machine situation at one of his businesses.

   Motion by Alderperson Saryan to adopt the ordinance as amended, which would include deleting,

"...after submitting a screening plan for approval to the Community Development Division." Mayor Neitzke read the ordinance, saying that it would be "Ordinance 21.04.0703 Part IJ8, The outdoor storage or display of merchandise shall not be permitted. Prohibited display or merchandise shall include, but not be limited to, vending boxes and/or vending machines, firewood, window washing fluid, and salt bags. Propane tanks or other flammable materials, and ice storage boxes may be permitted outdoors. Redacted from the ordinance that was presented last month, taken out is the language you are referring to: '...after submitting a screening plan for approval to the Community Development Division.' Also impacted is Part L9, 'Outdoor storage and display of merchandise not permitted.' It restates what J8 stated." This is at gas stations, and J8 is at convenience stores and has the exact same language. Alderperson Saryan confirmed that her motion had the screening plan redacted.

There was a discussion about whether the ordinance specified locations where ice boxes could be stored.

Motion by Alderperson Saryan, seconded by Alderperson Drzewiecki to approve.

Alderperson Kastner amended the motion to read that everything would be allowed: soda machines, firewood, water bottles, and water coolers. Discussion ensued.

Mayor Neitzke said that the Common Council believes that any new construction of convenience stores or gas stations would have provisions to shield the ice boxes as part of their site and landscaping.

Alderperson Drzewiecki spoke about why this was done and that it only pertained to ice boxes and not everything else.

Alderperson Akers said that she's in favor of the screening. There was a discussion about how to determine how existing businesses are supposed to screen their outside merchandise.

Mayor Neitzke asked about adding a sentence that any permitted outdoor storage or displays must be kept in a clean and proper condition that the city attorney can come up with. It must be neat, orderly, and maintained. Alderperson Akers was in favor of adding that language.

Motion by Alderperson Kastner to amend died due to lack of second.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve to amend and to have the city attorney draft a sentence that makes sure that Council's concerns with regard to rusty, dirty, inoperable, outside permitted vending fixtures are not that.

Mr. Amjad said that is understandable and that the ice companies can come every year to rewrap it if there's any rust.

On a roll call vote, motion with the amendment carried 4-1, with Alderperson Kastner opposed. Those in favor were Alderpersons Drzewiecki, Bailey, Akers, and Saryan.

Mayor Neitzke summarized that the amendment was as it was originally: allowing ice boxes, removing the part requiring shielding, about if it was in front of the store, and asking the city attorney to include language to ensure that they are clean and operable. On a roll call vote, motion carried 4-1, with Alderperson Kastner opposed. Those in favor were Alderpersons Drzewiecki, Bailey, Akers, and Saryan.

J. New Business

1. Letter of resignation received from Jerry Wielichowski on the Board of Review. (Goergen)

Mayor Neitzke thanked Mr. Wielichowski for his 15 years of service and asked to send him a letter of appreciation. Alderperson Drzewiecki thanked him for his help.

2. Appointments to various committees and commissions:

   a. Mayor appointments, confirmed by Council

      i. One member to the Board of Review for a term to expire 5/1/2028 (formerly Jerry Wielichowski).

         Mayor Neitzke appointed Amanda O'Day, 11856 W. Waterford Avenue. Motion by Alderperson Akers, seconded by Alderperson Kastner to confirm appointment. Motion carried unanimously.

         Amanda O'Day was appointed to the Board of Review for a term to expire 5-1-2028.

3. Summons, Complaint & Claim for Relief re: excessive assessment received from Hansen Reynolds LLC on behalf of James L. Callan, Inc., 4909 W. Edgerton Ave. (Goergen)

   Referred to Attorney Seibel.

4. Claim for Excessive Assessment received from Wal-Mart Real Estate Business Trust on behalf of Mallery S.C. (Goergen)

   Referred to Attorney Seibel.

5. Claim received from Arthur Marasco. (Goergen)

   Referred to the City Attorney.

6. Claim received from Allstate Property and Casualty Insurance Company on behalf of Krystal Bourgeois. (Goergen)

   Referred to the City Attorney.

7. Resolution disallowing the subrogation claim of Allstate Property and Casualty Insurance Company (Krystal Bourgeois, Insured) relating to property damage. (Goergen)

   Motion by Alderperson Akers, seconded by Alderperson Kastner to approve the resolution to disallow. On a roll call vote, motion carried unanimously.

8. Resolution allowing the claim of Devoe Rentals, LLC, relating to property damage to the building located at 4342-4346 S. 27th Street, Milwaukee, WI. (Goergen)

   Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve an amount not to exceed $494.29. On a roll call vote, motion carried unanimously.

9. Resolution allowing the claim of Paul A. Perez relating to wallet lost from traffic stop. (Goergen)

   Motion by Alderperson Akers, seconded by Alderperson Saryan to approve an amount not to exceed $125.00. On a roll call vote, motion carried unanimously.

10. Approve applications for 2023-2024 operator licenses (Goergen)

    Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.

11. Approve an application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the 2024 New Model VIP Event on February 17, 2024 from 10:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

    Motion by Alderperson Drzewiecki, seconded by Alderperson Saryan to approve agenda items J11-J14. Motion carried unanimously.

12. Approve an application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the 2024 Mama Tried Industry Vendor Showcase Event on February 24, 2024 from 12:00 PM to 9:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

    Approved under agenda item J11.

13. Approve an application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the 2024 Annual Daytona Beach Bikeweek Party on March 2, 2024 from 10:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

    Approved under agenda item J11.

14. Approve an application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Service Workshop for Customers and Buyers on March 9, 2024 from 10:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

    Approved under agenda item J11.

15. Approve a contract for the project 2006-1 The Turf Skatepark with Grindline Skateparks in the amount of $ 1,640,300.00. (Katz)

    Jeff Katz, the director of Neighborhood Services, presented The Turf's layout, the street course rendering, the park and ride lot, and the traffic flow, sidewalk, and crosswalk plans.

    Mayor Neitzke spoke about the purchase agreement, the parking lot, that all MCTS has been terminated from the park and ride, phase two of The Turf, that the building has been taken away but can be added in the future, and the event on June 15th. Mr. Katz talked about the funding, and the mayor said it's not levy dollars.

    Mr. Katz spoke about the construction schedule.

    Mayor Neitzke talked about security and making it a Wi-Fi hot spot, and that this is for the construction aspect. Agenda item J16 is the excavation portion. Mr. Katz spoke about agenda item J16, detailing the excavation, the storm sewer work, the landscaping to prepare the site, and patching up the temporary parking lot.

    Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.

16. Approve a contract for the project 2006-2 The Turf Sitework with Willkomm Excavating in the amount of $509,394.67. (Katz)

    Motion by Alderperson Drzewiecki, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.

17. Discussion / Decision of a radio systems service agreement between Baycom Inc. and the City of Greenfield Emergency Services. (PD Radakovich)

    Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.

18. Approval of mileage reimbursements in the amount of $184.73. (Schafer)

    Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items J18-J19. On a roll call vote, motion carried unanimously.

19. Approval of schedules of disbursements in the amount of \$3,740,004.91. (Schafer)
    Approved under agenda item J18.

K. Items for future agenda

L. Adjourn

Motion by Alderperson Kastner, seconded by Alderperson Akers to adjourn at 8:30 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant
Distributed: 2/12/2024

ORDINANCE NO. 3023

ORDINANCE TO AMEND SECTION 21.04.0703 OF THE MUNICIPAL CODE PERTAINING TO DETAILED STANDARDS FOR SPECIAL USES IN NONRESIDENTIAL DISTRICTS.

The Common Council of the City of Greenfield do ordain as follows:

PART I. Subsection 21.04.0703 of the Greenfield Municipal Code is hereby amended to read as follows:

* * *

J. *Convenience stores.* Convenience stores shall meet the following requirements:

* * *

8. *Outdoor storage and display of merchandise not permitted.* The outdoor storage or display of merchandise shall not be permitted. Prohibited display or merchandise shall include, but not be limited to, vending boxes and/or vending machines, firewood, window washing fluid, and salt bags. Notwithstanding the above, propane tanks or other flammable materials, and ice storage boxes may be permitted outdoors, but must be maintained at all times in a clean, orderly, and rust-free condition.

* * *

PART II. Subsection 21.04.0703 of the Greenfield Municipal Code is hereby amended to read as follows:

* * *

L. *Gas stations (including automotive repair facilities and gas stations with automotive repair facilities).* Gas stations, gas stations with automotive repair facilities, and automotive repair facilities shall meet the following requirements:

* * *

9. *Outdoor storage and display of merchandise not permitted.* The outdoor storage or display of merchandise shall not be permitted. Prohibited display or merchandise shall include, but not be limited to, vending boxes and/or vending machines, firewood, window washing fluid, and salt bags. Notwithstanding the above, propane tanks or other flammable materials, and ice storage boxes may be permitted outdoors but must be maintained at all times in a clean, orderly, and rust-free condition.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 6th day of February, 2024.

APPROVED:

____
Michael J. Neitzke, Mayor

ATTEST:

____
Jennifer Goergen, City Clerk

RESOLUTION NO. 3970

RESOLUTION AWARDING THE SALE OF $11,325,000 TAXABLE NOTE ANTICIPATION NOTES, SERIES 2024A

WHEREAS, on October 17, 2023, the Common Council of the City of Greenfield, Milwaukee County, Wisconsin (the "City") adopted a resolution authorizing the issuance of taxable note anticipation notes (the "Notes") in an amount not to exceed $12,000,000 (the "Authorizing Resolution") for the public purpose of paying the cost of prepaying two municipal revenue obligations issued in connection with developments within the City's Tax Increment District No. 6, to wit: the $8,000,000 Taxable Tax Increment Revenue Bond (Tax Incrment District No. 6 – 84 South MOB Project) and the $4,500,000 Community Development Authority of the City of Greenfield Taxable Redevelopment Revenue Bond (Chapman Cobalt Project) (the "Prepayment");

WHEREAS, in the Authorizing Resolution the City authorized and covenenated to issue taxable general obligation promissory notes pursuant to the provisions of Chapter 67 of the Wisconsin Statutes, in an amount not to exceed $12,000,000 (the "Securities") to retire any outstanding taxable note anticipation notes issued for the purpose of providing interim financing for the Prepayment;

WHEREAS, the Common Council deems the Prepayment to be within its powers to undertake and therefore to be a public purpose as defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to authorize the issuance and award the sale of taxable note anticipation notes pursuant to Section 67.12(1)(b), Wisconsin Statutes, in anticipation of receiving the proceeds from the issuance and sale of the Securities in order to pay for the costs of the Prepayment;

WHEREAS, in the Authorizing Resolution the City directed its financial advisor Ehlers & Associates, Inc., to take the necessary steps to sell the taxable note anticipation notes by means of a negotiated sale to be approved at the November 21, 2023 Common Council meeting;

WHEREAS, additional time was required to finalize the terms of the Prepayment which necessitated moving the award date of the taxable note anticipation notes to February 6, 2024; and

WHEREAS, Huntington Capital Markets, Milwaukee, Wisconsin has offered to purchase the taxable note anticipation notes pursuant to the terms set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Award of the Notes. For the purpose of paying the cost of the Prepayment there shall be borrowed pursuant to Section 67.12(1)(b) of the Wisconsin Statutes, the principal sum of ELEVEN MILLION THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS

($11,325,000) from Huntington Capital Markets, Milwaukee, Wisconsin (the "Purchaser"). The Purchaser has offered to purchase the $11,325,000 City of Greenfield Taxable Note Anticipation Notes, Series 2024A (the "Notes") for the sum of ELEVEN MILLION TWO HUNDRED FIFTY-FOUR THOUSAND TWO HUNDRED EIGHTEEN DOLLARS AND SEVENTY-FIVE CENTS ($11,254,218.75), plus accrued interest to the date of delivery, resulting in a net interest cost of TWO MILLION EIGHT HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED FIFTY-TWO DOLLARS AND TWENTY-FIVE CENTS ($2,837,252.25) and a true interest rate of 5.1060413%. The Purchaser's offer is hereby accepted.

Section 2. Designation of Purchaser as Agent. The City hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Notes to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 3. Terms of the Notes. The Notes shall be designated "Taxable Note Anticipation Notes, Series 2024A"; shall be dated February 28, 2024; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest at the rate of 4.960% per annum and mature on February 1, 2029. Interest is payable semi-annually on February 1 and August 1 of each year commencing on August 1, 2024. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit B and incorporated herein by this reference (the "Schedule").

Section 4. Redemption Provisions. At the option of the City, the Notes shall be subject to redemption prior to maturity on February 1, 2027 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 5. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

Section 6. Security. The Notes shall in no event be a general obligation of the City and do not constitute an indebtedness of the City nor a charge against its general credit or taxing power. The Notes shall be payable only from (a) any proceeds of the Notes or other City funds set aside for payment of interest on the Notes as it becomes due and (b) proceeds to be derived from the issuance and sale of the Securities, which proceeds are hereby declared to constitute a Special Trust Fund to be held by the City and expended solely for the payment of the principal of and interest on the Notes. The City hereby agrees that, in the event such monies are not sufficient to pay the principal of and interest on the Notes when due, if necessary, the City will pay such deficiency out of its tax levy or other available funds of the City; provided, however, that such payment shall be subject to annual budgetary appropriations therefor; and provided further, that neither this resolution nor any such payment shall be construed as constituting an obligation of the City to make any such appropriation or any further payment.

Section 7. Covenants of the City. The City hereby covenants with the holders of the Notes that:

(a) It shall issue and sell the Securities as soon as practicable;

(b) It shall segregate the proceeds derived from the sale of the Securities into the Special Trust Fund created by this Resolution and constituted herein as a Special Trust Fund and shall permit the Special Trust Fund to be used for no purpose other than the payment of the principal of and interest on the Notes until paid; and,

(c) The City covenants that it will maintain a debt limit capacity such that the combined outstanding principal amount of general obligation bonds and notes of the City and at least $11,325,000 authorized for the issuance of the Securities shall at no time exceed the constitutional debt limit of the City.

Section 8. Segregated Debt Service Fund Account. There is hereby established in the City treasury a fund account separate and distinct from every other City fund or account to be designated "Debt Service Fund Account for $11,325,000 Taxable Note Anticipation Notes, Series 2024A dated February 28, 2024," which fund account shall be used solely for the purpose of paying the principal of and interest on the Notes. There shall be deposited in said fund (i) all accrued interest paid on the Notes at the time the Notes are delivered to the Purchaser; (ii) any proceeds of the Notes representing capitalized interest on the Notes; (iii) proceeds of the Securities to the extent necessary to pay principal of or interest on the Notes; (iv) such other sums, including tax monies, as may be necessary at any time to pay principal of and interest on the Notes when due and which are appropriated by the Common Council for that purpose; and (v) surplus monies, if any, in the Borrowed Money Fund created by Section 9 hereof. Said fund shall be used for the sole purpose of paying the principal of and interest on the Notes and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 9. Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any accrued interest paid at the time of delivery which must be paid into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and disbursed solely for the purposes for which borrowed or for the payment of the principal of and interest on the Notes.

Section 10. Persons Treated as Owners; Transfer of Notes. The City Clerk shall keep books for the registration and for the transfer of the Notes. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the City Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Clerk shall deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the City Clerk shall record the name of each transferee in the registration book. No registration shall be made to bearer. The City Clerk shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Notes. Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City maintained by the City Clerk at the close of business on the corresponding record date.

Section 11. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an officer of the City has executed such Letter of Representation and delivered it to the DTC on behalf of the City.

Section 12. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The appropriate City official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 13. Execution of the Notes. The Notes shall be issued in typewritten form, one Note for each maturity, executed on behalf of the City by the manual or facsimile signatures of the City Clerk and the Mayor (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the delivery of the Notes, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 14. Payment of the Notes. The principal of and interest on the Notes shall be paid by the Treasurer or his agent in lawful money of the United States.

Section 15. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate which the City will execute and deliver on the Closing Date. Any Noteholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 16. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 6th day of February, 2024.

____

Michael J. Neitzke
Mayor

ATTEST: (SEAL)

____

Jennifer Goergen
City Clerk

EXHIBIT A

FORM OF NOTE

UNITED STATES OF AMERICA
STATE OF WISCONSIN
MILWAUKEE COUNTY
CITY OF GREENFIELD
TAXABLE NOTE ANTICIPATION NOTE, SERIES 2024A

REGISTERED
NO. R-1

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
February 1, 2029	FEBRUARY 28, 2024	4.960%	395226___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: ELEVEN MILLION THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($11,325,000)

KNOW ALL MEN BY THESE PRESENTS, that the City of Greenfield, Milwaukee County, Wisconsin (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above. Interest is payable on February 1 and August 1 of each year commencing on August 1, 2024. Both the principal of and interest on this Note are payable in lawful money of the United States. The principal of this Note shall be payable only upon presentation and surrender of the Note at the office of the City Clerk or Treasurer. Interest shall be paid by wire transfer to the Depository in whose name this Note is registered on the Note Register maintained by the City Clerk or Treasurer at the close of business on the fifteenth day preceding each interest payment date (the "Record Date").

This Note is issued by the City pursuant to the provisions of Section 67.12(1)(b), Wisconsin Statutes, for the public purpose of paying the cost of prepaying two municipal revenue obligations issued in connection with developments within the City's Tax Increment District No. 6, to wit: the $8,000,000 Taxable Tax Increment Revenue Bond (Tax Incrment District No. 6 – 84 South MOB Project) and the $4,500,000 Community Development Authority of the City of Greenfield Taxable Redevelopment Revenue Bond (Chapman Cobalt Project), all as authorized by a resolution of the Common Council duly adopted by said governing body at a meeting held on February 6, 2024 (the "Note Resolution"). Said resolution is recorded in the official minutes of the Common Council for said date.

This Note is payable only from the proceeds to be received from the issuance and sale of taxable general obligation promissory notes (the "Securities"). The Securities have been authorized by an authorizing resolution adopted by the Common Council on October 17, 2023. The City has covenanted to issue the Securities in the Authorizing Resolution. Proceeds of the Securities shall be set aside as a special trust fund and expended solely for the purpose of paying the principal of and interest on this Note. This Note does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision.

At the option of the City, the Notes are subject to redemption prior to maturity on February 1, 2027 or on any date thereafter. Said Notes are redeemable as a whole or in part, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Notes shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time.

This Note is transferable only upon the books of the City kept for that purpose at the office of the City Clerk or Treasurer. In the event that the Depository does not continue to act as depository for the Note, and the Common Council appoints another depository, a new fully registered Note in the same aggregate principal amount shall be issued to the new depository upon surrender of the Note to the City Clerk or Treasurer, in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The City Clerk or Treasurer shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the City of Greenfield, Milwaukee County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the 28th day of February, 2024.

CITY OF GREENFIELD
MILWAUKEE COUNTY, WISCONSIN

By:____________________________________
Michael J. Neitzke,
Mayor

(SEAL)

By:____________________________________
Jennifer Goergen,
City Clerk

ASSIGNMENT

____
FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

____
(Name and Address of Assignee)

____
(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints ______________________________, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.
Dated:

Signature Guaranteed:

____
(e.g. Bank, Trust Company
or Securities Firm)

____
(Depository or its Nominee Name)

____
(Authorized Officer)

NOTICE: The above-named Depository or its Nominee Name must correspond with the name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

EXHIBIT B

City of Greenfield, Wisconsin

$11,325,000 Taxable Note Anticipation Notes

Issue Summary

Dated: February 28, 2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/28/2024	-	-	-	-	-
08/01/2024	-	-	238,731.00	238,731.00	238,731.00
02/01/2025	-	-	280,860.00	280,860.00	-
08/01/2025	-	-	280,860.00	280,860.00	561,720.00
02/01/2026	-	-	280,860.00	280,860.00	-
08/01/2026	-	-	280,860.00	280,860.00	561,720.00
02/01/2027	-	-	280,860.00	280,860.00	-
08/01/2027	-	-	280,860.00	280,860.00	561,720.00
02/01/2028	-	-	280,860.00	280,860.00	-
08/01/2028	-	-	280,860.00	280,860.00	561,720.00
02/01/2029	11,325,000.00	4.960%	280,860.00	11,605,860.00	-
08/01/2029	-	-	-	-	11,605,860.00
Total	**$11,325,000.00**	**-**	**$2,766,471.00**	**$14,091,471.00**	**-**

Yield Statistics

Bond Year Dollars	$55,775.63
Average Life	4.925 Years
Average Coupon	4.9600000%
Net Interest Cost (NIC)	5.0869036%
True Interest Cost (TIC)	5.1060413%
Bond Yield for Arbitrage Purposes	4.9608802%
All Inclusive Cost (AIC)	5.2580277%

IRS Form 8038

Net Interest Cost	4.9600000%
Weighted Average Maturity	4.925 Years

RESOLUTION NO. 3971

RESOLUTION AWARDING THE SALE OF $4,085,000
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024B;
PROVIDING THE FORM OF THE BONDS;
AND LEVYING A TAX IN CONNECTION THEREWITH

WHEREAS, on January 16, 2024, the Common Council of the City of Greenfield, Milwaukee County, Wisconsin (the "City") adopted: an Initial Resolution ("Initial Resolution No. 1") authorizing the issuance of general obligation bonds in an amount not to exceed $3,300,000 for the purpose of paying the costs of street and sidewalk improvements and bond issuance costs; an Initial Resolution ("Initial Resolution No. 2") authorizing the issuance of general obligation bonds in an amount not to exceed $900,000 for the purpose of paying the costs of acquisition of a new fire engine and bond issuance costs; and an Initial Resolution ("Initial Resolution No. 3") authorizing the issuance of general obligation bonds in an amount not to exceed $350,000 for the purpose of paying the costs of park and public grounds improvements and bond issuance costs (collectively, the "Projects") ("Initial Resolution No. 1", "Initial Resolution No. 2" and "Initial Resolution No. 3", hereinafter, collectively referred to as the "Initial Resolutions");

WHEREAS, following the adoption of the Initial Resolutions, pursuant to the provisions of Section 67.05 of the Wisconsin Statutes, a notice was published in the South NOW on January 24, 2023 stating the purpose and maximum principal amount of said bond issue and describing the opportunity and procedure for submitting a petition requesting a referendum on said bond issue;

WHEREAS, the Bonds will not be issued until the period set forth in Section 67.05(7)(b) of the Wisconsin Statutes has expired and no petition for referendum has been filed with respect to the issuance of the general obligation bonds authorized by said Initial Resolutions;

WHEREAS, the Common Council deems the Projects to be within its powers to undertake and therefore to be a public purpose as defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, the Common Council hereby finds and determines that the general obligation bond issues heretofore authorized shall be combined, issued and sold as a single issue of general obligation corporate purpose bonds in the aggregate principal amount of $4,085,000;

WHEREAS, the City's financial advisor, Ehlers & Associates, Inc., Waukesha, Wisconsin has taken the necessary steps to sell the proposed bond issue;

WHEREAS, a notice of sale was published in the Bond Buyer on January 30, 2024 offering the aforesaid general obligation bonds for public sale on February 6, 2024;

WHEREAS, sealed bid proposals were received as summarized in Exhibit C attached hereto; and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by TD Securities (USA) LLC, New York, New York, fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the City. A copy of said bid is attached hereto as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization and Award of the Bonds. For the purpose of paying the costs of the Projects there shall be borrowed pursuant to Section 67.04 of the Wisconsin Statutes, the principal sum of FOUR MILLION EIGHTY-FIVE THOUSAND DOLLARS ($4,085,000). The bid proposal of TD Securities (USA) LLC, New York, New York, (the "Purchaser") is hereby accepted, said proposal offering to purchase the $4,085,000 City of Greenfield General Obligation Corporate Purpose Bonds, Series 2024B (the "Bonds") for the sum of FOUR MILLION THREE HUNDRED TWENTY NINE THOUSAND ONE HUNDRED FIFTY-NINE DOLLARS AND FORTY CENTS ($4,329,159.40), plus accrued interest to the date of delivery, resulting in a net interest cost of ONE MILLION NINETY SIX THOUSAND TWO HUNDRED EIGHTEEN DOLLARS AND NINETY-THREE CENTS ($1,096,218.93) and a true interest rate of 3.1383%.

Section 2. Designation of Purchaser as Agent. The City hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Bonds to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 3. Terms of the Bonds. The Bonds shall be designated "General Obligation Corporate Purpose Bonds, Series 2024B"; shall be dated February 28, 2024; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest at the rates per annum and mature on the dates and in the years and principal amounts as set forth in the Pricing Summary attached hereto as Exhibit D and incorporated herein by this reference. Interest is payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2025. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit E and incorporated herein by this reference (the "Schedule").

Section 4. Redemption Provisions. At the option of the City, the Bonds maturing on April 1, 2034 and thereafter shall be subject to redemption prior to maturity on April 1, 2033 or on any date thereafter. Said Bonds shall be redeemable as a whole or in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 5. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged and a direct annual irrepealable tax shall be levied in the years 2024 through 2038 for payments due in 2025 through 2039 in the amounts set forth on the Schedule.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City levied in said years are collected. So long as any part of the principal of or interest on the Bonds remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein.

Section 7. Debt Service Fund Account. There is hereby established in the City treasury a fund account separate and distinct from every other City fund or account designated "Debt Service Fund Account for $4,085,000 City of Greenfield General Obligation Corporate Purpose Bonds, Series 2024B, dated February 28, 2024." There shall be deposited in said fund account any premium plus accrued interest paid on the Bonds at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 6 hereof and all other sums as may be necessary to pay interest on the Bonds when the same shall become due and to retire the Bonds at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Bonds and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 8. Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest paid at the time of delivery which must be paid into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and disbursed solely for the purposes for which borrowed or for the payment of the principal of and interest on the Bonds.

Section 9. Arbitrage Covenant. The City shall not take any action with respect to the Bond Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Bonds (the "Closing"), would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any income tax regulations promulgated thereunder (the "Regulations").

The Bond Proceeds may be temporarily invested in legal investments until needed, provided however, that the City hereby covenants and agrees that so long as the Bonds remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Bonds, whether such moneys were derived from the Bond Proceeds or from any other source, will not be used or invested in a manner which would cause the Bonds to be "arbitrage bonds" within the meaning of the Code or Regulations.

The City Clerk, or other officer of the City charged with responsibility for issuing the Bonds, shall provide an appropriate certificate of the City, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the City regarding the amount and use of the Bond Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 10. Additional Tax Covenants; Exemption from Rebate; Qualified Tax Exempt Obligation Status. The City hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Bonds) to assure that the Bonds are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the City to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Bonds will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

The City anticipates that it will qualify for the “small issuer” exception from rebate in accordance with Section 148(f)(4)(D) of the Code. The City covenants that it is a governmental unit with general taxing powers; that the Bonds are not "private activity bonds" as defined in Section 141 of the Code; that ninety five percent (95%) or more of the net proceeds of the Bonds allocable to the Projects are to be used for local governmental activities of the City; and that the aggregate face amount of all tax exempt obligations (other than "private activity bonds") issued by the City, including all subordinate entities of the City, during calendar year 2024 will not exceed $5,000,000. If for any reason the City did not qualify for the small issuer exemption or any other exemption from the rebate requirements of the Code, the City covenants that it would take all necessary steps to comply with such requirements.

The City hereby designates the Bonds to be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Code and in support of such designation, the City Clerk or other officer of the City charged with the responsibility for issuing the Bonds, shall provide an appropriate certificate of the City as of the date of delivery and payment for the Bonds.

Section 11. Persons Treated as Owners; Transfer of Bonds. The City Clerk shall keep books for the registration and for the transfer of the Bonds. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the City Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Clerk shall deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the City Clerk shall record the name of each transferee in the registration book. No registration shall be made to bearer. The City Clerk shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to affect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Bonds. Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City maintained by the City Clerk at the close of business on the corresponding record date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and the Clerk has executed such Letter of Representation and delivered it to the DTC on behalf of the City.

Section 13. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The appropriate City official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 14. Execution of the Bonds. The Bonds shall be issued in typewritten form, one Bond for each maturity, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the delivery of the Bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Bonds. The principal of and interest on the Bonds shall be paid by the Treasurer or his or her agent in lawful money of the United States.

Section 17. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate which the City will execute and deliver on the Closing Date. Any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 18. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 6th day of February, 2024.

Michael J. Neitzke,
Mayor

(SEAL)

ATTEST:

Jennifer Goergen
City Clerk

EXHIBIT A
BID FORM

The Common Council **February 6, 2024**
City of Greenfield, Wisconsin (the "City")

RE: $4,085,000* General Obligation Corporate Purpose Bonds, Series 2024B (the "Bonds")
DATED: February 28, 2024

For all or none of the above Bonds, in accordance with the Notice of Sale and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you $ 4,329,159.40 (not less than $4,033,937.50, nor more than $4,411,800) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

4.00	% due	2025	4.00	% due	2030	4.00	% due	2035
4.00	% due	2026	4.00	% due	2031	4.00	% due	2036
4.00	% due	2027	4.00	% due	2032	4.00	% due	2037
4.00	% due	2028	4.00	% due	2033	4.00	% due	2038
4.00	% due	2029	4.00	% due	2034	4.00	% due	2039

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of $81,700 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Notice of Sale. This bid is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Notice of Sale. Delivery is anticipated to be on or about February 28, 2024.

This bid is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Underwriter (Syndicate Manager), we agree to provide the City with the reoffering price of the Bonds within 24 hours of the bid acceptance.

This bid is a firm offer for the purchase of the Bonds identified in the Notice of Sale, on the terms set forth in this bid form and the Notice of Sale, and is not subject to any conditions, except as permitted by the Notice of Sale.

By submitting this bid, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: X NO: ____.

If the competitive sale requirements are not met, we elect to use either the: _____10% test, or the _____hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: TD Securities (USA) LLC By:
Account Members: Alone

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from February 28, 2024 of the above bid is $ 1,096,218.93 and the true interest cost (TIC) is 3.138386 %.

The foregoing offer is hereby accepted by and on behalf of the Common Council of the City of Greenfield, Wisconsin, on February 6, 2024.

By: By:

Title: Title:

EXHIBIT B

UNITED STATES OF AMERICA
STATE OF WISCONSIN
MILWAUKEE COUNTY
CITY OF GREENFIELD
GENERAL OBLIGATION CORPORATE
PURPOSE BOND, SERIES 2024B

REGISTERED
NO. R-_

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
APRIL 1, 20__	FEBRUARY 28, 2024	%	395226___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: ________________________________ DOLLARS
($_________)

KNOW ALL MEN BY THESE PRESENTS, that the City of Greenfield, Milwaukee County, Wisconsin (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2025 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable in lawful money of the United States. The principal of this Bond shall be payable only upon presentation and surrender of the Bond at the office of the City Clerk or Treasurer. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by the City Clerk or Treasurer at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date").

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of $4,085,000 issued by the City pursuant to the provisions of Chapter 67, Wisconsin Statutes, for the purpose of paying the costs of new projects and bond issuance costs, to wit: $3,005,000 for street and sidewalk improvements; $790,000 for a new fire engine; and $290,000 for park and public grounds improvements, all as authorized by resolutions of the Common Council duly adopted by said governing body at regular meetings held on January 16, 2024 and February 6, 2024 (the "Award Resolution"). Said resolutions are recorded in the official minutes of the Common Council for said dates.

At the option of the City, the Bonds maturing on April 1, 2034 and thereafter are subject to redemption prior to maturity on April 1, 2033 or on any date thereafter. Said Bonds are redeemable as a whole or in part, from maturities selected by the City and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Bonds shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable. It is hereby further certified that the City has designated this Bond to be a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Bond Registrar. In the event that the Depository does not continue to act as depository for the Bonds, and the Common Council appoints another depository, new fully registered Bonds in the same aggregate principal amount shall be issued to the new depository upon surrender of the Bonds to the Bond Registrar, in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Bond Registrar shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The City and the Bond Registrar may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the City of Greenfield, Milwaukee County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, all as of the 28th day of February, 2024.

CITY OF GREENFIELD
MILWAUKEE COUNTY, WISCONSIN

By:____

Michael J. Neitzke
Mayor

(SEAL)

By:____

Jennifer Goergen
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

____

____

(Name and Address of Assignee)

____

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints __________________________________ Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: ____________________________

Signature Guaranteed:

____
(e.g. Bank, Trust Company
or Securities Firm)

____
(Depository or its Nominee
Name)

____
(Authorized Officer)

NOTICE: The above-named
or Depository or its Nominee Name
must correspond with the name as it
appears upon the face of the within Bond
in every particular, without alteration or
enlargement or any change whatever.

EXHIBIT C

BID TABULATION

$4,085,000 General Obligation Corporate Purpose Bonds, Series 2024B

City of Greenfield, Wisconsin

SALE: February 6, 2024

AWARD: TD SECURITIES (USA) LLC

Rating: Moody's Investor's Service "Aa2"

Tax Exempt - Bank Qualified

NAME OF BIDDER	MATURITY (April 1)	REOFFERING YIELD	COUPON RATE	PRICE	TRUE INTEREST RATE
TD SECURITIES (USA) LLC				$4,329,159.40	3.1383%
New York, New York	2025	2.970%	4.000%		
	2026	2.830%	4.000%		
	2027	2.690%	4.000%		
	2028	2.580%	4.000%		
	2029	2.550%	4.000%		
	2030	2.570%	4.000%		
	2031	2.570%	4.000%		
	2032	2.580%	4.000%		
	2033	2.590%	4.000%		
	2034	2.760%	4.000%		
	2035	2.880%	4.000%		
	2036	3.000%	4.000%		
	2037	3.130%	4.000%		
	2038	3.350%	4.000%		
	2039	3.480%	4.000%		
HILLTOPSECURITIES Dallas, Texas				$4,411,645.73	3.2636%
BAIRD Milwaukee, Wisconsin				$4,384,322.90	3.2732%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin				$4,402,833.05	3.3001%

NAME OF BIDDER	MATURITY (April 1)	PRICE	TRUE INTEREST RATE
HUNTINGTON SECURITIES, INC Chicago, Illinois		$4,333,497.25	3.3030%
BNY MELLON CAPITAL MANAGEMENT Pittsburgh, Pennsylvania		$4,409,873.65	3.3780%

City of Greenfield, Wisconsin

$4,085,000 General Obligation Corporate Purpose Bonds, Series 2024B

Issue Summary

Dated: February 28, 2024 Winning Bidder: TD Securities (USA) LLC

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price		YTM	Call Date	Call Price	Dollar Price
04/01/2025	Serial Coupo	4.000%	2.970%	195,000.00	101.096%		-	-	-	197,137.20
04/01/2026	Serial Coupo	4.000%	2.830%	240,000.00	102.357%		-	-	-	245,656.80
04/01/2027	Serial Coupo	4.000%	2.690%	250,000.00	103.859%		-	-	-	259,647.50
04/01/2028	Serial Coupo	4.000%	2.580%	265,000.00	105.478%		-	-	-	279,516.70
04/01/2029	Serial Coupo	4.000%	2.550%	280,000.00	106.880%		-	-	-	299,264.00
04/01/2030	Serial Coupo	4.000%	2.570%	290,000.00	108.014%		-	-	-	313,240.60
04/01/2031	Serial Coupo	4.000%	2.570%	305,000.00	109.214%		-	-	-	333,102.70
04/01/2032	Serial Coupo	4.000%	2.580%	325,000.00	110.308%		-	-	-	358,501.00
04/01/2033	Serial Coupo	4.000%	2.590%	340,000.00	111.354%		-	-	-	378,603.60
04/01/2034	Serial Coupo	4.000%	2.760%	355,000.00	109.908%	c	2.862%	04/01/2033	100.000%	390,173.40
04/01/2035	Serial Coupo	4.000%	2.880%	230,000.00	108.900%	c	3.048%	04/01/2033	100.000%	250,470.00
04/01/2036	Serial Coupo	4.000%	3.000%	245,000.00	107.903%	c	3.206%	04/01/2033	100.000%	264,362.35
04/01/2037	Serial Coupo	4.000%	3.130%	255,000.00	106.835%	c	3.351%	04/01/2033	100.000%	272,429.25
04/01/2038	Serial Coupo	4.000%	3.350%	270,000.00	105.055%	c	3.541%	04/01/2033	100.000%	283,648.50
04/01/2039	Serial Coupo	4.000%	3.480%	240,000.00	104.020%	c	3.651%	04/01/2033	100.000%	249,648.00
Total	**-**	**-**	**-**	**$4,085,000.00**	**-**	**-**	**-**	**-**	**-**	**$4,375,401.60**

Bid Information

Par Amount of Bonds	$4,085,000.00
Reoffering Premium or (Discount)	290,401.60
Gross Production	$4,375,401.60
Total Underwriter's Discount (1.132%)	$(46,242.20)
Bid (105.977%)	4,329,159.40
Total Purchase Price	$4,329,159.40
Bond Year Dollars	$33,509.46
Average Life	8.203 Years
Average Coupon	4.0000000%
Net Interest Cost (NIC)	3.2713717%
True Interest Cost (TIC)	3.1383857%

City of Greenfield, Wisconsin

$4,085,000 General Obligation Corporate Purpose Bonds, Series 2024B

Issue Summary

Dated: February 28, 2024 Winning Bidder: TD Securities (USA) LLC

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/28/2024	-	-	-	-	-
04/01/2025	195,000.00	4.000%	178,378.33	373,378.33	-
10/01/2025	-	-	77,800.00	77,800.00	451,178.33
04/01/2026	240,000.00	4.000%	77,800.00	317,800.00	-
10/01/2026	-	-	73,000.00	73,000.00	390,800.00
04/01/2027	250,000.00	4.000%	73,000.00	323,000.00	-
10/01/2027	-	-	68,000.00	68,000.00	391,000.00
04/01/2028	265,000.00	4.000%	68,000.00	333,000.00	-
10/01/2028	-	-	62,700.00	62,700.00	395,700.00
04/01/2029	280,000.00	4.000%	62,700.00	342,700.00	-
10/01/2029	-	-	57,100.00	57,100.00	399,800.00
04/01/2030	290,000.00	4.000%	57,100.00	347,100.00	-
10/01/2030	-	-	51,300.00	51,300.00	398,400.00
04/01/2031	305,000.00	4.000%	51,300.00	356,300.00	-
10/01/2031	-	-	45,200.00	45,200.00	401,500.00
04/01/2032	325,000.00	4.000%	45,200.00	370,200.00	-
10/01/2032	-	-	38,700.00	38,700.00	408,900.00
04/01/2033	340,000.00	4.000%	38,700.00	378,700.00	-
10/01/2033	-	-	31,900.00	31,900.00	410,600.00
04/01/2034	355,000.00	4.000%	31,900.00	386,900.00	-
10/01/2034	-	-	24,800.00	24,800.00	411,700.00
04/01/2035	230,000.00	4.000%	24,800.00	254,800.00	-
10/01/2035	-	-	20,200.00	20,200.00	275,000.00
04/01/2036	245,000.00	4.000%	20,200.00	265,200.00	-
10/01/2036	-	-	15,300.00	15,300.00	280,500.00
04/01/2037	255,000.00	4.000%	15,300.00	270,300.00	-
10/01/2037	-	-	10,200.00	10,200.00	280,500.00
04/01/2038	270,000.00	4.000%	10,200.00	280,200.00	-
10/01/2038	-	-	4,800.00	4,800.00	285,000.00
04/01/2039	240,000.00	4.000%	4,800.00	244,800.00	-
10/01/2039	-	-	-	-	244,800.00
Total	**$4,085,000.00**	**-**	**$1,340,378.33**	**$5,425,378.33**	**-**

Yield Statistics

Bond Year Dollars	$33,509.46
Average Life	8.203 Years
Average Coupon	4.0000000%
Net Interest Cost (NIC)	3.2713717%
True Interest Cost (TIC)	3.1383857%
Bond Yield for Arbitrage Purposes	2.8358010%
All Inclusive Cost (AIC)	2.5517514%

IRS Form 8038

Net Interest Cost	2.9120646%
Weighted Average Maturity	8.241 Years

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3972

A RESOLUTION DISALLOWING THE SUBROGATION CLAIM OF ALLSTATE PROPERTY AND CASUALTY INSURANCE COMPANY (KRYSTAL BOURGEOIS, INSURED) RELATING TO PROPERTY DAMAGE

WHEREAS, on or about January 18, 2024, Allstate Property and Casualty Insurance Company submitted a subrogation claim relating to its insured, Krystal Bourgeois, relating to a vehicle accident alleged to have occurred on November 4, 2023; and,

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and the underlying vehicle accident and recommends that the Common Council disallow the claim.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the subrogation claim of Allstate Property and Casualty Insurance Company relating to a vehicle accident alleged to have occurred on November 4, 2023 involving its insured, Krystal Bourgeois, is hereby disallowed.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forward a copy of this disallowance to claimant and claimant is hereby advised that legal action to collect on this claim must be commenced within six (6) months of the date of disallowance or be barred.

Approved: ____________________________________
Michael J. Neitzke, Mayor

Date Approved: __________________________

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 6th day of February, 2024.

____
Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3973

A RESOLUTION ALLOWING THE CLAIM OF DEVOE RENTALS LLC RELATING TO PROPERTY DAMAGE TO THE BUILDING LOCATED AT 4342 – 4346 SOUTH 27TH STREET, MILWAUKEE, WISCONSIN

WHEREAS, Lindsay White, Office Manager of Devoe Rentals LLC, submitted a claim with the City on January 2, 2024; and,

WHEREAS, the claimant alleged that, on or about May 1, 2023, a traffic stop by the City of Greenfield, which esculated into an officer involved shooting, caused a bullet to damage a window and wall of the building, owned by Devoe Rentals Commercial Properties, LLC, located at 4342 – 4346 South 27th Street, Milwaukee, Wisconsin. The building was repaired by and at the cost of Devoe Rentals, LLC, the building's property maintenance company.

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council allow the claim, as set forth below; and,

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider claims made against the Council, the City and its officers, agents and employees; and,

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to pay the claimed amount of the loss, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Devoe Rentals LLC, filed with the City on January 2, 2024, and relating to alleged loss occurring on May 1, 2023, is hereby allowed in an amount not to exceed **$494.29.**

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the claim to the claimant upon receipt of a signed release of claims from the claimant.

Approved: ______________________________
Michael J. Neitzke, Mayor

Date Approved: ______________________

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 6th day of February, 2024.

____
Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3974

A RESOLUTION ALLOWING THE CLAIM OF PAUL A. PEREZ RELATING TO WALLET LOST FROM TRAFFIC STOP

WHEREAS, Paul A. Perez submitted a claim with the City on January 6, 2024; and,

WHEREAS, the claimant alleged that, on or about December 23, 2023, the Claimant was involved in a traffic stop by the Greenfield Police Department. During the investigation, it appears that the Claimant's wallet was placed on the hood of the squad car and then left on the hood when the squad car departed the scene. The claimant made a claim for $125.00, which was the cash amount claimed to be missing from the wallet when it was eventually recovered; and,

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council allow the claim, as set forth below; and,

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees; and,

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to pay the claimed amount of the loss, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Paul A. Perez, filed on January 6, 2024, and relating to alleged loss occurring on December 23, 2023, is hereby allowed in an amount not to exceed **$125.00**.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the claim to the claimant upon receipt of a signed release of claims from the claimant.

Approved: ______________________________
Michael J. Neitzke, Mayor

Date Approved: ____________________

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 6th day of February, 2024.

____
Jennifer Goergen, City Clerk