

**MINUTES OF THE JOINT REVIEW BOARD  
CITY OF GREENFIELD  
October 8, 2024 at 4:00 p.m.  
Greenfield City Hall  
7325 W. Forest Home Ave., Common Council Chambers, Room 100**

**1 & 2. The meeting was called to order at 4:00 p.m. by Ald. Karl Kastner, Chairperson**

ROLL CALL:	Ald. Karl Kastner (Chair) – City of Greenfield	Present
	Celia Benton – Milwaukee County	Present at 4:03
	Sherry M. Terrell-Webb – MATC	Present
	Lisa Elliott – Greenfield School District	Present
	Jeff Borland – WAMW School District	Present
	Jon Duhr* – Whitnall School District	Present

\*On behalf of Brady Reinke

ALSO PRESENT: Denise Collins – Public Member  
Gina Vlach – City Planner  
Jeffery Katz – Director of Neighborhood Services  
Paula Schafer – Finance Director  
Tim Sowinski – Assistant Finance Director  
Todd Taves – Ehlers  
Atty. Deborah Tomczyk – Reinhart Boerner Van Deuren

**3. Approval of minutes from the August 20, 2024 meeting.**

Motion by Ald. Kastner to approve the minutes from the August 20, 2024 meeting, seconded by Denise Collins. Motion carried unanimously.

**4. Review the public record, planning documents and the resolutions passed by the CDA and Common Council.**

Mr. Taves from Ehlers explained that this item was added to the agenda because statute charges the JRB with review of the public record. He stated that this item is just informational prior to their full consideration of the resolution for approval. There were no questions by any member.

**5. Consideration of “Resolution Approving the Creation of Tax Incremental District No. 9”.**

Motion by Denise Collins to approve the Resolution Approving the Creation of Tax Incremental District No. 9, seconded by Ald. Kastner. On a roll call vote, motion passes 4-1, with Sherry M. Terrell-Webb voting in opposition.

**6. Review Annual PE-300 Reports and the performance and status of the City’s active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).**

a. Tax Incremental District No. 2 (Whitnall School District).

Mrs. Vlach provided an update on recent development activity within the boundaries of TID 2. She stated that only two smaller project updates had occurred since the previous annual report. Specifically, new tenants had moved into existing commercial properties; the Avery and Birch multi-tenant suite at 10901 W Sunset Lane and Black Belt Leadership Academy had moved into the multi-tenant building at 4440 S. 108<sup>th</sup> Street. Each new tenant represents investment into the district. Mrs. Vlach noted that Black Belt Leadership Academy invested between \$20,000 and \$30,000 into their suite and the building.

b. Tax Incremental District No. 4 (Greenfield School District).

Mrs. Vlach provided updates on recent development activity within the boundaries of TID 4. The largest project within the district, within the past year, were the site improvements at Holey Mackerel. As part of an ongoing \$500,000 incentive from TID 4, Holey Mackerel is installing a new monument sign, repairing and replacing fencing, and making repairs to the golfing areas and restoring effects. Additionally, the Culvers restaurant invested approximately \$24,000 in exterior improvements by installing a secondary drive-thru sign to allow for more expedient delivery of goods to their customers. Finally, the arrival of a new tenant within the multi-tenant commercial building at 6007 W. Layton Ave represents a combination of \$20,000 of interior improvements by the tenant as well as commitments by the property owner to install dumpster enclosures and address the landscaping at the corner.

c. Tax Incremental District No. 6 (Greenfield School District).

Mrs. Vlach provided updates on recent development activity within the boundaries of TID 6. Three major projects are currently underway within the district. At 8415 Sura Lane, Cooper's Hawk is currently under construction. The new 10,700 sq. ft. commercial building represents approximately \$6,300,000 of project costs. At 8515 Sura Lane, Chipotle is currently under construction. The new 2,300 sq. ft. commercial building will feature a drive-thru lane and is anticipated to be complete by early 2025. At 8925 Sura Lane, Starbucks is currently under construction. The new 2,300 sq. ft. commercial building includes a 200 ft. patio on the north side of the building and a drive-thru that can accommodate 15 cars.

d. Tax Incremental District No. 7 (West Allis-West Milwaukee School District).

Mrs. Vlach provided an update on the proposed dental office that was discussed at the last annual JRB meeting. The dental office had submitted plans for construction of a new \$1 million building within the vacant lot on W. Oklahoma Ave., located within the TIF district boundaries, but was not requesting any TIF assistance. No permits have been submitted for construction of the building at this time.

e. Tax Incremental District No. 8 (Greenfield School District).

Mrs. Vlach provided updates on recent development activity within the boundaries of TID 8. The Loomis Crossing Apartment buildings are at various stages of completion. Building A was issued its Occupancy Permit in December 2023 and is currently 95% occupied. Building B is currently under construction with an estimated completion of July 2025. Building C has not yet commenced construction. The Loomis Medical Office Building, located at 4300 W. Layton Ave., was issued its Occupancy Permit in December 2023 and hosted its grand opening in February 2024. The Turf Skateboard Park is currently under construction. The historic bowls were determined to not be repairable, therefore, complete replacement of the bowls was necessary. The historic bowls will be rebuilt to their historic specifications. Additional bowls and street skating surfaces are in

various stages of completion. Finally, the northern portion of TID 8 is being regraded. Edgerton is working with Cobalt to complete this work. There is no anticipated date of completion, but it will likely be during 2025.

Mr. Taves provided an overview of the Development Assumptions, the Tax Increment Projection Worksheet, and the Cash Flow Projection that were in the Annual Report for Tax Incremental Districts 2, 4, 6, 7, and 8.

**7. Approve “Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement.”**

Motion by Ald. Kastner, seconded by Denise Collins, to approve the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement for the Greenfield School District. Motion carried unanimously.

Motion by Ald. Kastner, seconded by Denise Collins, to approve the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement for the Whitnall School District. Motion carried unanimously.

Motion by Ald. Kastner, seconded by Denise Collins, to approve the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement for the West Allis-West Milwaukee School District. Motion carried unanimously.

**8. Adjournment.**

**Motion by Denise Collins, seconded by Ald. Kastner, to adjourn the meeting at 4:31 p.m. Motion carried unanimously.**

Respectfully submitted,  
Gina Vlach  
City Planner