

**MINUTES OF THE JOINT REVIEW BOARD
CITY OF GREENFIELD
June 3, 2025 at 3:30 p.m.
Greenfield City Hall
7325 W. Forest Home Ave., Common Council Chambers, Room 100**

1 & 2. The meeting was called to order at 3:34 p.m. by Ald. Karl Kastner, Chairperson

| | | |
|------------|--|---------|
| ROLL CALL: | Ald. Karl Kastner (Chair) – City of Greenfield | Present |
| | Celia Benton – Milwaukee County | Present |
| | Chad Noel* – MATC | Present |
| | Lisa Elliott – Greenfield School District | Present |
| | Jeff Borland – WAMW School District | Excused |
| | Jon Duhr – Whitnall School District | Present |

*On behalf of Sherry M. Terrell-Webb

ALSO PRESENT: Gina Vlach – City Planner
Anna Kissel – Planner
Paula Schafer – Finance Director
Tim Sowinski – Assistant Finance Director
Joe Murray – Ehlers
Paul Boening - Ehlers

3. Appointments (as needed):

a. Public member.

Motion by Ald. Kastner to reaffirm Denise Collins as the Public Member, seconded by Celia Benton. Motion carried unanimously.

b. Chairperson.

Motion by Celia Benton to reaffirm Ald. Kastner as the Chairperson, seconded by Lisa Elliott. Motion carried unanimously.

4. Review responsibilities of the Joint Review Board.

Mr. Murray from Ehlers explained that purpose of the meeting was to review TID 10. Those in attendance represent the overlying taxing jurisdictions. As representatives of the taxing jurisdiction, it their responsibility to understand that, when the TID is created, their share of the tax revenue from the increment generated from the development will be contributed to help finance the TID project plan. Mr. Murray stated that it is not giving up revenue, base values stay the same as if the property stayed in its current vacant state. From the incremental value that is generated, until the TID closes, the taxing jurisdictions will be contributing their share to the TID. The TID, he explained, is different due to having two school districts represented within its boundaries. Mr. Murray explained that because the Greenfield School District has a majority of the property in the district, they are the voting member. The most important decision the Joint Review Board makes,

according to Mr. Murray, is the confirmation that the TID and the project plan meet the “but-for” test; that but-for the creation of the TID, development would not occur or would not occur in the manner desired by the City.

5. Review and discuss draft Project Plan.

Mr. Murray started by drawing attention to the map found on page 6. He stated that TID 10 would be a mixed used district, comprising approximately 121 acres. He identified which parcels corresponded to which school district.

Dr. Elliot questioned why the district included so many properties that are already developed. Mr. Murray responded that there are two reasons. First, that the 35% residential test is being satisfied and secondly, that the sanitary sewer project that is being installed west of 92nd Street will primarily improve the properties to the east of 92nd Street. Dr. Elliot asked how this would impact taxes, particularly with finances dedicated to the Greenfield School District. Mr. Murray responded that, because the land is already developed, that the school district will continue to receive the level of financing just as it is today. Dr. Elliot asked how reassessment would impact finances. Mr. Murray stated that if the reassessment resulted in a value greater than present, the difference would go to the TID, not to the school.

Dr. Elliot stated that an increase in assessed value would not benefit the school since it goes back to the TID. Mr. Murray echoed her statement saying that the school district would be foregoing any increase in value.

Mr. Murray stated that part of the reason for the size of the district is to account for potential boundary expansion in the future. Specifically, he noted that the parcels to the west could be included without impacting the 35% threshold.

Ms. Benson asked for clarification about why the boundary includes developed residential rather than the undeveloped land to the west. Mr. Murray explained that the newly platted residential can't be more than 35% of the TID.

Dr. Elliot asked for clarification regarding why the primary parcel being considered for development is already in TID 6. Mr. Murray stated that TID 10 will be an overlay district. Dr. Elliot asked how the donor status of TID 6 to TID 8 could impact the discussion. Mr. Boening stated that, because no development has occurred on the parcel yet, it has not contributed to the increment increase of TID 6 and therefore is not responsible for donations being made to TID 8.

Dr. Elliot voiced concerns about the amount and size of TIDs in the City of Greenfield. She noted that including so many parcels that are already developed was of particular concern for the Greenfield School District and how it may impact their revenue.

Mrs. Vlach asked Mr. Murray to speak about how the type of TID impacts the boundaries and land use types being discussed. Mr. Murray responded by reading Section 1: Executive Summary of the Project Plan. He continued through the remainder of the Project Plan. Mr. Murray noted that there is additional capacity with the current proposed district to add other parcels, if needed.

Mr. Murray explained that the sanitary sewer is not a project cost. Dr. Elliot asked if the sanitary sewer project could be paid for without the creation of the TID. Mr. Murray confirmed that the project is not being paid for from increment.

Ms. Benton asked about local job creation or purchasing from local businesses as an expectation of development. She also questioned if the developer had any precedent of doing this for other projects. Mr. Murray stated that the developer agreement had not been finalized with the developer yet. Ms. Benton stated that, without this information, we would not have a good sense of what the economic benefit will be. She continued by asking about the rental rates for the development. Mr. Murray stated that they are going to be market rate.

Discussion regarding affordable housing between the representative from Milwaukee County and the Greenfield School District. The parties noted the positive impact that that inclusion of affordable housing would have in benefiting their respective constituents.

6. Set next meeting date to consider approval of the TID.

The next meeting of the JRB will be held on July 9, 2025, at 1:00 p.m.

7. Adjournment.

**Motion by Celia Benton, seconded by Ald. Kastner, to adjourn the meeting at 4:36 p.m.
Motion carried unanimously.**

Respectfully submitted,
Gina Vlach
City Planner