

**CITY OF CEDARBURG  
JOINT REVIEW BOARD  
NOVEMBER 13, 2023**

**JRB20231113**

The annual meeting of the Joint Review Board for the City of Cedarburg, Wisconsin, was held on Monday, November 13, 2023 at 1:00 p.m. at City Hall, W63 N645 Washington Avenue, second floor Council Chambers and virtually utilizing the Zoom app

Roll Call: Present - Mayor Mike O’Keefe, City Representative  
Jeridon Clark, Cedarburg School District Representative  
Al Lorge, Public Member (via Zoom)  
Rich Busalacchi, MATC Representative  
David Irish, Ozaukee County Representative (via Zoom)

Also Present - City Administrator Mikko Hilvo, City Clerk Tracie Sette

**CALL TO ORDER**

Mayor O’Keefe called the meeting to order at 1:00 p.m. A State law requires that the Joint Review Board meet on an annual basis to review the annual report and the performance and status of TIDs in the City.

**REVIEW ANNUAL PE-300 REPORTS AND THE PERFORMANCE AND STATUS OF THE CITY’S ACTIVE TAX INCREMENTAL DISTRICTS (TIDs) AS REQUIRED BY WIS STAT § 66.1105(4M)(F)**

Ehlers Financial Representative Harry Allen reviewed the financial statements for Tax Incremental Districts (TIDs) No. 3 (Mill St & Washington Ave), No. 4 (Amcast), No. 5 (Arrabelle Apartments) and No. 6 (Business Park). He also provided a brief summary of TID No. 7 (Western Rd), however, it has been in existence for less than one year, so there is no PE-300 report to be filed this year.

**TID #3** – Created in 2014, the District was created to facilitate redevelopment of the former Karr Mill and Weber Haus properties located at Mill Street and Hanover Avenue. Development incentives were determined to be appropriate based on site limitations resulting from residual soil contamination from a leaking underground petroleum storage tank, and the potential need for the undertaking of additional remediation activities.

Harry Allen explained that TID #3 includes two (2) condominiums and one (1) restaurant. The 2022 year-end fund balance shows a very minor negative value. Incremental value generated, as of January 1, 2023, is \$2,898,300. The TID’s projected closure year was originally 2035, however, based on current cash flow, the closure has been moved to 2042.

No questions were raised by any general public attendees.

**TID #4** – Created in 2017, the District was created to facilitate redevelopment of the former Meta Mold Aluminum Company manufacturing site. Properties in the District are listed as part of a larger property included on the United States Environmental Protection Agency National Priorities List and were contaminated with various hazardous substances including polychlorinated biphenyl (PCB), polycyclic aromatic hydrocarbons (PAH), asbestos containing building materials (ACBMs), lead based paint, and other volatile organic compounds (VOCs).

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Harry Allen explained that TID #4 includes the Amcast sites located on Hamilton Road. The projected closure year for this site is 2046. The main project costs were for contamination clean-up of the property. The incremental value generated, as of January 1, 2023, is \$319,300. The 2022 year-end fund balance is –(\$928,828).

No questions were raised by any general public attendees.

**TID #5** – Created in 2018, the District was created to facilitate redevelopment of 4.25 acres at the south end of the City’s Historic Downtown District. The properties, formerly owned by the St. Francis Borgia congregation, were sold to HSI Properties which constructed 60 high end apartment units (Arrabelle Apartments), nine townhome style units and a single-family home site. The redevelopment project was completed in 2019.

The original projected closure year was 2032, however, based on current cash flow, the TID will close in 2029. Incremental value generated, as of January 1, 2023, is \$14,128,400.

No questions were raised by any general public attendees.

**TID #6** - Created in 2020, the District was created to promote industrial development on 60-acres of City owned property located south of State Highway 60. In 2022, WILO, a leading manufacturer of pumps and pump systems, completed construction of a 224,000 square foot headquarters and production facility that brought the combined operations of WILO USA, Weil Pump, Scot Pump, and Wilo Machine Co., to a single production site. Construction of public improvements to serve the park is complete and the City is actively marketing the five remaining lots with interested parties on four.

This is an industrial site which carries a maximum TID life of 20 years. Incremental value generated, as of January 1, 2023, is \$25,598,600. The 2022 year-end fund balance is \$302,626.

No questions were raised by any general public attendees.

**TID #7** – Created in 2022, the District was created to facilitate redevelopment in the 12.76 acre parcel located on Western Rd. which was the former site of the Mercury Marine plant. The first TID report (PE-300) will be available for this site next year. The approximate estimated value is anticipated to be \$50M with a closure date of 2047.

No questions were raised by any general public attendees.

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2023-19  
ACKNOWLEDGING FILING OF ANNUAL REPORTS AND COMPLIANCE WITH  
ANNUAL MEETING REQUIREMENT**

A motion was made by Mayor O’Keefe, seconded by Rich Busalacchi, to approve Resolution No. 2023-19 acknowledging filing of Annual Reports and Compliance with Annual Meeting Requirements. Motion carried without a negative vote.

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**ADJOURNMENT**

Motion made by Rich Busalacchi, seconded by Mayor O'Keefe, to adjourn meeting at 1:28 p.m.  
Motion carried without a negative vote.

Tracie Sette  
City Clerk