

**CITY OF CEDARBURG
JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 3 CREATION
NOVEMBER 18, 2014**

A meeting of the Joint Review Board for the creation of TID No. 3 in the City of Cedarburg, Wisconsin, was held on Monday, November 18, 2014 at 6:00 p.m. at City Hall, W63 N645 Washington Avenue, second floor Council Chambers

Roll Call: Present - Mayor Kip Kinzel, City Representative
Kathy Geracie, Ozaukee County Representative
Jonathan Lamberson, School District Representative
Jim Coutts, Public Member

Absent - Al Shoreibah, MATC Representative

Also Present - Todd Taves and Maureen Schiel, Ehlers
City Administrator Christy Mertes
Council Members Patricia Thome, John Czarnecki, Michael O’Keefe
Economic Development Board Members Chris Smith and Lynn Knutson
Economic Development Coordinator Mary Sheffield
Greg Zimmerschied, Applicant
Interested citizens and news media

CALL TO ORDER

Mayor Kinzel called the meeting to order at 6:00 p.m.

**REVIEW AND CONSIDERATION OF MINUTES FROM ORGANIZATIONAL MEETING
(OCTOBER 6, 2014)**

Motion made by Ms. Geracie, seconded by Mr. Coutts, to approve the minutes of the October 6, 2014 organizational meeting. Motion carried unanimously with Mr. Shoreibah absent.

**REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, PLAN COMMISSION
RESOLUTION ADOPTING THE PROJECT PLAN, AND THE RESOLUTION PASSED
BY THE COMMON COUNCIL APPROVING THE CREATION**

Mayor Kinzel said the Board reviewed related materials and the Project Plan at the organizational meeting. He asked for questions and comments from Board Members. There were none.

**CONSIDERATION OF RESOLUTION APPROVING TAX INCREMENTAL DISTRICT
NO. 3 CREATION**

Mr. Lamberson thanked Mr. Taves and his staff for taking time out of their busy schedules to discuss the proposed TID with the School Board. He said the School Board asked a number of questions and made three observations. The first being that the School Board would like to see the parcels in question developed, would have liked to see them developed years ago, and the parcels

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should be developed without a TID. The second observation was that there is not a compelling reason in this case for a TID. The School Board also struggled with the “but for” test. That being said, Mr. Lamberson said the School Board represented to him that it wanted to support the City’s decision on the creation of the TID.

Ms. Geracie said she had several discussions with residents both for and against the TID. The overall consensus was that residents would like to see something developed on the parcels. She said she supports the Plan Commission and Common Council in creation of the TID. She said the Project Plan as prepared does meet the criteria set forth in State Statutes.

Mr. Coutts said he agrees with Ms. Geracie. He said he also talked to several people regarding the creation of this TID. He said the responsibility of the Joint Review Board is to support the decisions of the Plan Commission and Common Council.

Brook Brown, N25 W5060 Hamilton Road, said the agenda offers no opportunity for public comments.

Mayor Kinzel said citizens had the opportunity to provide comments and input at the Plan Commission public hearing and other meetings. He asked for comment from members of the audience. There was none.

Motion made by Ms. Geracie, seconded by Mr. Coutts, to approve the resolution approving the creation of Tax Incremental District No. 3, City of Cedarburg. With Mayor Kinzel, Ms. Geracie, and Mr. Coutts voting aye, Mr. Lamberson abstaining, and Mr. Shoreibah absent, the motion carried.

CONSIDERATION TO DISBAND

Motion made by Mayor Kinzel, seconded by Ms. Geracie, to disband the Joint Review Board for the creation of TID No. 3. Motion carried unanimously with Mr. Shoreibah absent.

ADJOURNMENT

Motion made by Ms. Geracie, seconded by Mayor Kinzel, to adjourn at 6:10 p.m. Motion carried unanimously with Mr. Shoreibah absent.

Constance K. McHugh, MMC/WCPC
City Clerk