

**CITY OF CEDARBURG
JOINT REVIEW BOARD
JULY 26, 2021**

JRB20210726-1

The annual meeting of the Joint Review Board for the City of Cedarburg, Wisconsin, was held on Monday, July 26, 2021 at 6:00 p.m. at City Hall, W63 N645 Washington Avenue, second floor Council Chambers

Roll Call: Present - Mayor Mike O’Keefe, City Representative
 Kathy Geracie, Ozaukee County Representative
 Al Lorge, Public Member (via Zoom)
 Wilma Bonaparte (via Zoom), MATC Representative

 Excused - Todd Bugnacki, School District Representative

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

CALL TO ORDER

Mayor O’Keefe called the meeting to order at 6:00 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 REPORT AND THE PERFORMANCE AND STATUS OF CURRENT TAX INCREMENTAL DISTRICTS (TIDs) IN THE CITY OF CEDARBURG

Finance Director/Treasurer Mertes reviewed the financial statements of TID No. 4 (Amcast), TID No. 5 (Arrabelle Apartments) and TID No. 3 (Mill St. & Washington Ave). The borrowing was completed in 2018 for TID No. 4, a total of \$3,415,000. The project costs were \$474,687, which included payments to the developer for remediation, legal fees, and staff time. Another \$87,324 was incurred in interest and fees from the borrowing. There was an amendment to the developer’s agreement, approved by the Common Council this Spring, adding in \$50,000 for snow removal costs. The City Attorney recommended the contract be approved in order to avoid any liability that could incur by having City staff conduct the snow removal.

The project costs from the date of creation for TID No. 3 have been \$29,488 and are being covered by the General Fund. The project costs include payment to Ehlers for assistance with creation of the TID, legal fees, and staff time. The developer was supposed to complete construction by the end of 2019. He requested a one year extension, which was granted by the Common Council this past Spring. Mayor O’Keefe explained that the developer has been hesitant to begin without first finding a tenant.

TID No. 5 project costs from the date of creation have been \$22,868, which include the creation of the TID, legal fees, and staff time. The City received a \$13,000 payment from HSI, reimbursing for creation costs, which leaves a deficit balance of \$9,868, covered by the General Fund.

ADJOURNMENT

Motion made by Ms. Bonaparte, seconded by Ms. Geracie, to adjourn at 6:25 p.m. Motion carried with Mr. Bugnacki excused.

Tracie Sette, City Clerk