

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MINUTES

April 1, 2004

The Community Development Authority Meeting of April 1, 2004 was called to order by Mayor Wysocki at 7:30 A.M.

In attendance were Mayor Wysocki, Alderman Kenneth Harenda, Alderman Thomas Augustine, Danielle Cast, Bob Dude, John Fillar, Doug Barnes. Also present were Greg Kessler, Director of Community Development; Mike Holzinger, Director of Finance and Administration; Nikki Jones, Associate Planner; Mark Blum, City Attorney.

2. Special Presentation: Dave Anderson (Ehlers and Associates) "Redevelopment Financing and the State's New TIF Law"

Mr. Dave Anderson gave a power point presentation on Economic Development Tools available to the City of New Berlin. The presentation centered on explanations of Tax Increment Financing, Development Incentives, Grants, and Financing Mechanisms.

3. Approval of 02/05/04 CDA Meeting Minutes (CDA-04-01)

Motion by Mr. Barnes to approve CDA Minutes of February 5, 2004. Seconded by Alderman Augustine. Motion passes with Mr. Dude voting present.

4. Development Authority Secretary's Report. (CDA-04-02) - none
5. Finance and Occupancy Reports (CDA-04-04-01) - none
6. Apple Glen Certificate of Compliance (CDA-04-04-02) - none
7. Pinewood Creek Certificate of Compliance (CDA-04-04-03) - none

OLD BUSINESS

8. New Berlin Industrial Park Modernization Plan Update / Review Doug Barnes

A spreadsheet showing New Berlin Industrial Park preliminary road infrastructure construction costs was distributed. Mr. Barnes discussed the data on the spreadsheet.

It was the consensus of the CDA members to approach the industrial park business owners as soon as a draft plan was assembled to get their comments.

NEW BUSINESS

9. Mill Valley Redevelopment Plan Discussion / Introduction (currently known as the New Valley Sand & Gravel property - forwarded by Common Council on 3/23/04).

Mayor Wysocki asked the CDA members to review the CD they were given representing

a discussion that occurred at the Common Council and it's decision to send this item to the CDA.

Mr. Kessler supplied members with the written report given to CC, resolutions, location maps, zoning maps, etc. for the New Valley Sand & Gravel Redevelopment Concept. Mr. Kessler indicated the purpose of this meeting today is to provide knowledge of the current status of the property and Mr. Haines continued on with that information as well as the history of the property for the in the future to be known as the Mill Valley Business Center.

The plan may involve developing part of the quarry (New Valley) while the other part (Johnson Sand & Gravel) is still being extracted. Mr. Kessler said Johnson Sand & Gravel, just to the West, has a very similar reclamation plan. Mr. Dude asked about the time frame for reclamation of the site. Mr. Haines explained a map showing areas where reclaiming would be done now and throughout the next ten years. The areas that they will be mining in will be completed throughout the next five to fifteen years. Mayor Wysocki said that a tax increment district could accelerate this where it could happen in three to five years. Mayor Wysocki said this is only preliminary information with the purpose to bring this forward for public discussion since this is a major event consistent with our master plan as well as economic development.

Mr. Kessler said one of the decisions the CDA will need to make for requisition to the Common Council is the recommended project area. Discussion continued on the area to be included in the redevelopment district. Current zoning was discussed. Council has directed Plan Commission to look at recommended land uses and zoning. The recommended zoning and land use modifications were discussed. Mr. Kessler explained the components used to arrive at these land use decisions. Mr. Kessler summarized capital costs contained in his report. Attention was brought to the groundwater issues contained in the power point information distributed and the information in the report from the City Assessor.

Discussion on utilities and the TIF District. City Attorney Blum explained that Muskego has the utilities that the City needs and their costs to extend them to New Berlin can be incorporated as part of the TIF District through municipal agreement. Mr. Blum continued - There is a provision in the TIF law that allows for the sharing of out of site cost necessary to serve the TIF District site to be included in the TIF financing so the point is if you have costs such as extending those utilities from the City of Muskego that could be considered an eligible cost for the TIF District. I think as we move forward with discussions with Muskego there will points to raise when looking at long and short term and the evaluation of cost benefit to both cities can be looked at in a number of ways. Our job in negotiating will to be to make sure that we have the complete picture and everyone sees the benefits from both Muskego and New Berlin's perspective and come up with a fair and reasonable allocation of the costs and expenses accordingly. That is the art of negotiating.

Mr. Kessler broke down the CDA's efforts for this project into three sub-committee areas; planning and design, capital and infrastructure, finance. Mayor Wysocki said correspondence regarding this will be available by the next meeting.

10. Community Development Block Grant Authorization - Mill Valley Redevelopment Plan

Motion by Alderman Augustine to authorize staff to apply for Waukesha County Block Grant relative to the Mill Valley Redevelopment Plan.

Seconded by Mr. Dude. Motion carried unanimously.

11. Communication To: CDA
Communication From: Doug Barnes
Re: New Berlin Industrial Park Map

Mr. Barnes said the question has arose, based on all the requirements, how many companies could actually expand, put an addition on, and how would they be impacted? The map shows all the setbacks and based on what that shows, there is about 30% of the properties that cannot expand. That is only one portion of it. We need to talk about what expansion would do to the percentage of green space required and where that location would be. Part of the standards we talked about is an addition in the front of the building, public right of way, or in the back. Those are the other analysis we are doing so that we can really show you how many businesses can expand.

12. Adjournment. - Motion by Alderman Augustine to adjourn the Community Development Authority meeting at 9:15 A.M. Seconded by Mr. Dude. Motion carried unanimously.