



Village of River Hills
7650 N Pheasant Ln
River Hills, WI 53217

Village Hall: 352-8213
Public Works: 352-0080
Police: 247-2302

JOINT REVIEW BOARD MINUTES

Monday, September 28, 2020 @ 11:30 am

Members present: Steve Anderson (Village RH), Aaron Hertzberg (Milwaukee County), Wilma Bonaparte (MATC), Tim Joynt (Maple Dale Indian Hill), and Jeff Pruefer (Nicolet). Also present: Michael Weiss, Joe Murray Ehlers & Associates Inc., Mike Weaver (MDIH), Ryan Jenness (MDIH), John Machulak, Rita Horne, Peter Thornquist, Dr. Mary Washburne, Chris Soyke, Village Manager Tammy LaBorde, and Village Deputy Clerk Stephanie Waala.

This meeting was a virtual meeting through GoToMeeting – Meeting code 400-417-805

1. Call to Order.

River Hills Village President Steve Anderson called the meeting to order at 11:35 a.m.

2. Roll Call.

Village Manager LaBorde called roll. The following individuals were present: Aaron Hertzberg representing Milwaukee County, Wilma Bonaparte representing MATC, Tim Joynt representing Maple Dale Indian School District, Jeff Pruefer representing Nicolet School District, and Steve Anderson representing the Village of River Hills.

3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member

Village President Anderson brought forward the name of Michael Weiss to serve as the public member. Hertzberg asked if Mr. Weiss could provide some background information. Mr. Weiss stated that he has been a resident of River Hills for over 20 years, he has served on the Committee on the Environment and currently serves on the Plan Commission.

Motion by Hertzberg and seconded by Joynt to nominate Michael Weiss as the public member. On roll call vote – all members voting aye (Hertzberg, Bonaparte, Joynt, Pruefer, Anderson). Motion carried unanimously.

4. Election and/or reaffirmation of Chairperson

President Anderson expressed interest.

Motion by Hertzberg and seconded by Weiss to nominate Steve Anderson to serve as Chairperson. On roll call vote – all members voting aye (Hertzberg, Bonaparte, Joynt, Pruefer, Anderson, Weiss). Motion carried unanimously.

5. Discuss responsibilities of the Joint Review Board

Joe Murray of Ehlers & Associates stated that the role of this Board is to recognize the impacts the Tax Increment District will have on the taxing entities. This Board is not the initiating party of a proposal but will be meeting multiple times throughout the process to ensure the project plan is meeting the “but for” test.

The voting roll was confirmed that Nicolet School District will only have a half vote and the Maple Dale/Indian Hill School District will only have a half vote.

6. Discuss and review project plan

Joe Murray of Ehlers & Associates went through the 37-page TID No. 1 Project Plan dated September 9, 2020. The TID would be created as a Rehabilitation/Conservation District containing approximately 53.4 acres located on the north side of W. Brown Deer Road commonly referred to as “the Eder Property”.

Aaron Hertzberg questioned if the development plan has been created and if it is available for review. No development plan has been created.

Village resident John Machulak, 1400 W Good Hope Rd, questioned as to whether other alternative uses of the property could be proposed besides housing. President Steve Anderson responded that an email was sent in response to a letter sent to the Village by the Committee on the Environment and that this meeting is for the organizational structure of the Board and not for the development plan.

Jeff Pruefer questioned the difference between the property’s assessed value and purchase price. President Anderson stated that difference is due to the lawsuit brought forward by the current property owners and as part of the settlement the purchase price is larger.

Jeff Pruefer questioned the base value of the property once it is bought and that it would have a value of \$0. He wondered how that will affect all of the taxing entities. Joe Murray confirmed that this reduction will bring down the base value for all of the entities.

7. Set next meeting date

The proposed next meeting date will be Tuesday, October 27 or Wednesday, October 28. The Village Manager will distribute an email to find out which day works best for all.

8. Adjourn

Motion by Weiss and seconded by Bonaparte to adjourn meeting at 12:29 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk and Stephanie Waala, Deputy Clerk, on October 1, 2020.