



MINUTES - SHOREWOOD BOARD OF TRUSTEES
Village Board Meeting
March 1, 2021

1. Call to Order

President Rozek called the meeting of the Village Board to order at 7:36 p.m.

2. Roll Call

Clerk Bruckman called the roll. Present via teleconference: President Rozek, Trustees Davida Amenta, Tammy Bockhorst, Jessica Carpenter, Arthur Ircink, Kathy Stokebrand and Wesley Warren.

Others Present: Village Manager Rebecca Ewald, Village Attorney Nathan Bayer, Public Works Director Leeann Butschlick, Planning and Development Director Bart Griepentrog, Assistant Village Manager Tyler Burkart, Finance Director Mark Emanuelson, Senior Resource Center Coordinator Elizabeth Price, CDA Chair Peter Hammond

3. Statement of Public Notice

Clerk Bruckman stated that the meeting had been posted and noticed according to law.

4. Special Order of Business

a. Consider Little League request for electricity for livestreaming (7:36 p.m.)

Ian Berry introduced the request; they are trying to limit the number of spectators with COVID-19 last year and are not sure what all the protocols will be for this year but want to provide a livestreaming option. There will be one camera behind home plate and people would pay \$15.00 for a subscription to view the games. He further explained Livebarn will handle the installation.

Tr. Stokebrand questioned if DPW had input. Ms. Ewald explained DPW confirmed there is an outlet that can be utilized and they will not be a part of the installation.

Tr. Bockhorst questioned how they will be handling the permission of minors being broadcasted. Mr. Berry explained all families will be signing a waiver and there will be a sign behind home plate.

Tr. Carpenter moved, seconded by Tr. Bockhorst to approve Shorewood Little League to utilize the electricity at River Park for the purpose of livestreaming. Motion carried 6 – 0 – 1 with Tr. Ircink recused by a roll call vote.

b. Consider Resolution 2021-07 Approving a Single or Multi-Year Capital Budget to Purchase Large Apparatus Equipment for 2022, 2023, 2024 and 2025. (7:45 p.m.)

Chief Whitaker explained this is a four-year contribution to one of the four ways the Village contributes financially—operating fund, small capital fund, debt service fund, and the single or multi-year capital budget that is for large vehicles. This is a contribution that all seven communities have made since 2012 but does require renewal every few years. The Village's contribution is at 17.64% in 2021 and will go down to 17.42% in 2022. The funding will purchase a fire engine, two ambulances and a quint (ladder truck and a pump) over four years.

Tr. Carpenter questioned what is factoring in the decrease in percentages. Chief Whitaker explained it is based on historical data up until 2020 and it's the percentage as a whole of all seven communities. The percentage is locked in until 2025.

Tr. Ircink asked how does this reflect our current budget. Mr. Emanuelson explained this type of adjustment is anticipated so it should not have a significant impact.

Tr. Warren moved, seconded by Tr. Carpenter to approve Resolution 2021-07 Approving a Single or Multi-Year Capital Budget to Purchase Large Apparatus Equipment for 2022, 2023, 2024 and 2025. Motion carried 7 – 0 by a roll call vote.

- c. Consider extension of TID 1 for Affordable Housing– CDA Chair Hammond (7:55 p.m.)
Chair Hammond explained the CDA voted 4 – 2 to not recommend extending TID 1 for a year for purposes of affordable housing.

Tr. Amenta vote on the dissenting side and explained several people have been waiting for the TID to close for some tax benefit and members of the CDA were conscious of that.

Tr. Stokebrand explained it was the oldest and largest TID and voted on the prevailing side. Concerns about not offering an ownership piece, she further explained home ownership is one of the ways to build equity in our country and to continue looking at rentals may not be a way of helping people; lower taxes is a way to help housing affordability. She explained there are concerns about cost with the pandemic and global recession. There is a lack of trust in TIDS from previous experiences.

President Rozek questioned how leaving open the TID for another year will affect tax payers. Mr. Emanuelson explained the Village has been tracking the metric of potential property tax relief that the TID district would generate when they close. That relief is estimated at \$400.00 per household using the \$325,000 home value average. The question is: Is it acceptable to defer that tax relief for one year to take advantage of the affordable housing capabilities because the rest of the impact to the village budget is really unaffected?

Dr. Bryan Davis explained the school district had previously calculated the TID closing into their mill-rate calculation as part of the referendum process and wanted to clarify that was not accurate. The impact of extending the TID would not have an impact on the mill-rate for the school district.

Tr. Bockhorst questioned how the estimated relief would look on a homeowner's tax bill. Mr. Emanuelson explained it extends over the general tax base.

Tr. Bockhorst shared there maybe TID confusion and TID misinformation in the community.

Tr. Carpenter shared the outpouring of resident support to forgo their tax benefit during these difficult times shows this community wants to move forward with affordable housing. Tr. Carpenter asked who is the custodian of the funds. Ms. Ewald explained the funds would be held in a segregated account for purposes of affordable housing, their expenditure would be dictated by state statute.

Tr. Warren thanked all the residents for their input. Tonight the Village Board is presented with an opportunity to do something about this problem of segregation and classism. The problems touch every aspect of our society and it's no longer enough to be passive, the Village needs to be actively inclusive and anti-racist. This is an identified community need and the Village needs to hold themselves accountable to continue moving forward. Tr. Warren questioned when does this come back to the Village Board. Ms. Ewald explained the CDA is ready at the

Village Boards direction.

Tr. Amenta questioned who would actually control allocation of the money. Ms. Ewald explained it will be held by the village and as determined by the Village Board spent in accordance with the state statute definitions to spend for affordable housing. The CDA will recommend if the Village Board tasks them. Tr. Amenta voiced her support for extending the TID.

Tr. Ircink questioned how will the CDA work with us since they voted to not recommend the extension. Chair Hammond explained if the Village Board proceeds with extending the TID, the CDA will do an excellent job and can develop and implement a plan.

Tr. Stokebrand explained she is not opposed to affordable housing but had concerns on how the Village will get there.

President Rozek explained this is the time to support a village initiative proactively. She supports leaving the TID open an extra year and looking for future TID's to help with future affordable housing. She would like a program in place instead of a first come, first serve basis.

Tr. Bockhorst thanked Chair Hammond and the CDA and trusts the CDA to handle overseeing the project. Noted that some board members ran on an anti-TIF, 0% tax increase platform and is glad, based on tonight's conversation, that some of those same board members are changing their opinion related to TIF financing. She asked the CDA to work in collaboration with the board, county, WI fair housing and other stakeholders to develop thoughtful guidelines to give integrity to any project considerations. Tr. Bockhorst remarked she was glad that we are taking a proactive approach. Agrees that affordable housing in Shorewood is much needed that works for single headed families, people with disabilities, veterans, etc.

Tr. Carpenter explained she supports TIF dollars being spent for public benefit but believes TIF dollars should not be used for private subsidy and private development. This idea is providing good to the community and that is what tax dollars should be used for. The Village has a duty to right many wrongs in the affordable housing area.

Tr. Ircink moved, seconded by Tr. Warren to extend TID 1 for purposes of affordable housing and recommends the CDA develop a plan for utilization of the funds over the next 12 months.

Tr. Amenta echoed Tr. Carpenter's comment there is a difference of using TIF dollars to fund affordable housing in the community and using TIF dollars to subsidize luxury housing. She remarked President Rozek has brought this issue up in 2016 to the CDA and is happy the Village is moving forward with something.

Tr. Stokebrand clarified when she ran for the Village Board she did not oppose TIF's but encouraged transparency and accountability utilizing TIF funding. She also noted she did not run on a zero tax base platform but that she would be a good steward of tax payer dollars.

President Rozek clarified she ran on keeping the tax rate low to keep the Village affordable. There is a benefit for using public dollars for public good but does oppose funding luxury housing.

Kori Schneider Peragine, Metropolitan Milwaukee Fair Housing Council; the purpose of the Fair Housing Council is to promote fair housing throughout the state of Wisconsin by combating illegal housing discrimination by creating and maintaining racially and economically integrated housing covenants. The connection between affordable housing and fair housing, persons of color, persons of disability and single headed households are disproportionately

low income and are in greater need of affordable housing therefore any effort to limit affordable housing disproportionately affects persons of color, persons of disability and single headed households. She explained Shorewood is a high opportunity community and these families cannot find housing units in Shorewood, the fair housing council fully supports extending the TIF.

Louise Quinn, 2219 E Menlo Blvd., Shorewood, 53211; she explained 40 years ago she did a study on racially restricted covenants in Milwaukee County, she recalls the week she saw a covenant in Shorewood. She explained one of the most alarming parts of the covenants was the statement "the covenant could be reversed by the Shorewood Ordinance", the Village Board could have stopped the covenants many years ago but they didn't. You have chance to use this TIF fund to change what has been done.

Ellen Gilligan, 2726 E Shorewood Blvd, Shorewood, 53211; President and CEO of the Greater Milwaukee Foundation and has worked on the issues of affordable housing for many years. She explained she fully supports keeping the TIF open for the use of affordable housing. She also supports the development of a strategic plan.

Representative David Bowen, shared this group has thankless jobs and normally only hears from people when things are going wrong, this is an opportunity when something is going right. The fact that you're willing to work through this is very important. He believes tax dollars can be used for private development when it is leveraging projects that the private market would usually reject. He explained this is a great fit for the Village to make this decision, move in this direction and come back around after and review what are things the Village has learned from this process and how the Village has benefitted. Mr. Bowen recommended a friendly amendment to work with the Fair Housing Council in developing this plan.

Bruce Colburn, 3905 N Farwell Ave, Shorewood, 53211; thanked the Village Board for addressing the issue of affordable housing and asked them to start thinking about what more they can do in the future. Would like to see Shorewood take a stand and figure out how to get ahead what can be done in the future.

Carrie Patzer, single mother and has a court order that states she needs to live in Shorewood to maintain custody of her daughter and supports the need for affordable housing.

Beth Giacobassi, 3827 N Prospect Ave, Shorewood, 53211; explained her family was thrilled when they expanded the special needs programs through high school and then created a transitional program to obtain jobs in the area but many of the children cannot move out on their own because there is not an affordable place to live. She supports the Village moving forward with the TIF extension and hopes it will help diversify the Village.

Lindsay Maruszewski, 4511 N Newhall St, Shorewood, 53211; how will the Village ensure the affordable housing really impacts racial disparity as well as income disparity. Questioned if there are any plans to work with a group like HUD to utilize the section eight voucher program.

Senator Lena Taylor, thanked the Village Board and is really proud of the Village. Often came to the Village to talk about less positive things going on in the community and often not pleased with the leadership in a progressive community that could be a leader moving forward. Taking a step to extend the TIF is not only being a leader in the county, but a leader in the state. This is the beginning of saying the Village can do different and claiming what Shorewood really is. She seconds Representative Bowen's request to work with the Fair Housing Council but requests the Village Board to work on the county level because of the Office on African American Affairs to get the message that racism is a public health crisis.

She asked the Village to look at the challenges that gets noticed when these developments happen. Think of a tool or fund that might be available for people whose circumstance cause them to leave.

Tr. Ircink moved to amend, seconded by Tr. Bockhorst to request the CDA to work with the Milwaukee County Fair Housing Council and Milwaukee County Office on African American Affairs. The Village Board agreed on a friendly amendment.

Motion as amended: to extend TID 1 for purposes of affordable housing and recommend the CDA develops a plan for utilization of the funds over the next 12 months and to request the CDA to work with the Metropolitan Fair Housing Council and Milwaukee County Office on African American Affairs. Motion carried 7 – 0 by a roll call vote.

The Village Board recessed at 9:28 p.m.
The Village Board reconvened at 9:36 p.m.

5. Consent Agenda Items (9:36 p.m.)
 - a. Accept Presentation of Accounts – March 1, 2021
 - b. Consider regular Village Board Minutes – February 15, 2021
 - c. Consider 2021 Manhole Rehabilitation Program project management and communication plan.
 - d. Consider 2021 Sewer Lining Program project management and communication plan
 - e. Authorization to submit green infrastructure grant applications
 - f. Consider MOU with Brown Deer for Court Clerk Services
 - g. Consider Application for Special Privilege Approval for outdoor seating in the sidewalk public right of way at:
 1. Camp Bar, 4044 N. Oakland Ave.
 2. Stone Creek Coffee, 4106 N. Oakland Ave.
 3. MOD Pizza, 4151 N. Oakland Ave.
 4. Draft & Vessel, 4417 N. Oakland Ave.
 5. Cloud Red, 4488 N. Oakland Ave.
 6. Nana Fusion, 4511 N. Oakland Ave.
 7. Three Lions Pub, 4515 N. Oakland Ave.
 - h. Consider Application for Temporary Extension of Premise for Three Lions Pub for March 13 to March 17, 2021.

Tr. Carpenter moved, seconded by Tr. Ircink to approve the consent agenda. Tr. Bockhorst requested to remove item 5b, Tr. Amenta requested to remove item 5g. Motion carried with items 5b and 5g removed 7 – 0 by a roll call vote.

6. Items Removed from the Consent Agenda (9:37 p.m.) –

5b – Consider regular Village Board Minutes – February 15, 2021
Tr. Bockhorst will provided some amendments to Clerk Bruckman.

Tr. Bockhorst moved, seconded by Tr. Warren to defer the regular Village Board minutes – February 15, 2021. Motion carried 7 – 0 by a roll call vote.

Tr. Amenta questioned if the outdoor seating applications had been modified from last year. Mr. Griepentrog explained Draft and Vessel and Cloud Red had lighting above the sidewalk installed after last year's approval but there are no other changes to the outdoor seating. Both Cloud Red and Three Lions intend to extend beyond their store front.

Tr. Amenta moved, seconded by Tr. Warren to approve the Application for Special Privilege Approval for outdoor seating in the sidewalk public right of way at Camp Bar, 4044 N. Oakland Ave., Stone Creek Coffee, 4106 N. Oakland Ave., MOD Pizza, 4151 N. Oakland Ave., Draft & Vessel, 4417 N. Oakland Ave., Cloud Red, 4488 N. Oakland Ave., Nana Fusion, 4511 N. Oakland Ave. and Three Lions Pub, 4515 N. Oakland Ave. Motion carried 7 – 0 by a roll call vote.

7. Public Hearing(s) (9:42 p.m.) – None

8. Citizens to be heard – This item is for matters not on the agenda. Discussion may follow comment on non-agenda items or discussion and action may come at future meetings. (9:42 p.m.) – None

9. New Business

a. Consider amendment to crossing guard agreement (9:42 p.m.)

President Rozek moved, seconded by Tr. Carpenter to defer amendment to the crossing guard agreement until the March 15, 2021 Village Board meeting. Motion carried 7 – 0 by a roll call vote.

10. Reports of Village Officials (9:45 p.m.)

a. Village President – No report.

b. Village Trustees –

Tr. Stokebrand shared the virtual open house on the Comprehensive Plan will be March 17 6:30 p.m. to 7:30 p.m. There will be a Village wide postcard reminding everyone.

Tr. Bockhorst shared Plan Commission passed 5 – 1 the parking exemption the three parcels that are located on Capital Drive. Tr. Bockhorst shared she was part of a mock Plan Commission class at MSOE.

Tr. Ircink shared the BID has started conversation about potentially hosting the Shorewood Feast

Tr. Warren shared there was great turnout behind the effort to clear out buckthorn at Hubbard Park.

c. Village Manager – Discuss future meetings in person or zoom. There was unanimous consent to continue meeting virtually.

11. Items for future consideration (11:01 p.m.)

a. Neighbor mediation options/discussion (trustee/staff assistance) – Tr. Bockhorst

Tr. Ircink moved, seconded by Tr. Bockhorst to discuss a process to deal with neighbor conflict at the Strategic Initiative Standing Committee. Motion carried 4 – 3 with Tr. Amenta, Tr. Stokebrand and President Rozek voting nay.

12. Closed session – The Village Board upon a motion duly made, may convene into closed session, to confer with legal counsel for the governmental body pursuant to Wis. Stat 19.85 (1)(e) to confer with legal counsel for bargaining reasons regarding the police union agreement and pursuant to Wis. Stat. 19.85(1)(g) to confer with legal counsel on strategy regarding pending litigation regarding Roundy's assessment (10:04 p.m.)

Tr. Warren moved, seconded by Tr. Bockhorst to adjourn into closed session to confer with legal counsel for the governmental body pursuant to Wis. Stat 19.85 (1)(e) to confer with legal counsel for bargaining reasons regarding the police union agreement and pursuant to Wis. Stat. 19.85(1)(g) to confer with legal counsel on strategy regarding pending litigation regarding Roundy's assessment at 10:04 p.m. Motion carried 7 – 0 by a roll call vote.

The Village Board received an update on the police union negotiations and Roundy's litigation

13. Adjournment.

Tr. Warren moved and Tr. Carpenter seconded to adjourn at 11:14 p.m. Motion carried 7 - 0.

Respectfully submitted,
Sara Bruckman, CMC/WCMC
Village Clerk