

**JOINT MEETING OF THE  
BROWN DEER COMMUNITY DEVELOPMENT AUTHORITY  
AND VILLAGE BOARD  
JULY 10, 2006 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by Village President Jaberg at 5:35 P.M.

**I. Roll Call**

Present: Village President Margaret Jaberg, Trustees Boschert, Schilz, Krueger, Springman, Oates  
CDA Members: Kim Starz-Nicholas, Dave Wagner, Kathryn Berger, Ron Kundinger

Also Present: Russell Van Gompel, Village Manager; Jesse Thyges, Assistant Village Manager/Community Services Director; Nathaniel Piotrowski, Planning/Zoning Specialist; Alan Marcuvitz, Community Development Authority Legal Counsel; Rebecca Boyle and Catherine Demski, Village Attorneys

Excused: Scott Fleming, Trustee Baker

**II. Persons Desiring to be Heard**

None.

**III. Consideration of Minutes: June 8, 2006 Meeting**

*It was moved by Mr. Kundinger and seconded by Ms. Starz-Nicholas to approve the minutes from the June 8, 2006 Community Development Authority meeting. The motion carried unanimously with Trustee Schilz abstaining.*

**IV. Report of Staff**

Mr. Thyges provided an update on the environmental testing at the 7600 Teutonia Avenue site.

Mr. Piotrowski reported on staff's efforts in preparing an ordinance to govern temporary storage containers and their placement within residential areas.

Mr. Van Gompel stated that the closed session item on the agenda should be taken up out of sequence in order to update the Village Board on the previous discussions about the proposed projects and their accompanying agreements.

**VII. Recess into Closed Session pursuant to §19.85(1)(g) Wisconsin Statutes for the following reasons:**

- (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

*It was moved by Mr. Kundinger and seconded by Mr. Wagner to recess the Community Development Authority into closed session at 5:40 p.m. The motion carried unanimously with a roll call vote.*

*It was moved by Trustee Oates and seconded by Trustee Springman to recess the Village Board into closed session at 5:40 p.m. The motion carried unanimously with a roll call vote.*

**VIII. Reconvene into Open Session for Possible Action on Closed Session Deliberations**

*It was moved by Mr. Kunding and seconded by Mr. Wagner to reconvene the Community Development Authority into open session at 6:28 p.m. The motion carried unanimously with a roll call vote.*

*It was moved by Trustee Oates and seconded by Trustee Springman to reconvene the Village Board into open session at 6:28 p.m. The motion carried unanimously with a roll call vote.*

**V. Business Items (possible actions by each body):****1. Tax Incremental Financing Agreement for the TID #2 Project(s)**

Mr. Van Gompel provided a summary of the proposed redevelopment and the TIF assistance package.

Trustee Krueger asked about statutes that govern the increment generated by the district. Mr. Van Gompel stated that even though this project will not support itself, the district as a whole will have a positive value at the time of closure.

Trustee Springman asked about deliveries, street widths, and the timeframe for the development of the park. Michael Weiss, of General Capital Group, stated that these issues were to be determined through the finalization of the proposal. President Jaberg discussed the difference between the operational development agreement and the financing agreement that is being discussed.

Mr. Kunding asked the developer about his concern with the softening of the housing market. Mr. Weiss discussed the phased approach for the construction of the condominiums.

*It was moved by Mr. Wagner and seconded by Ms. Starz-Nicholas of the Community Development Authority to approve the Tax Incremental Financing Agreement for the TID #2 Project. The motion carried unanimously.*

*It was moved by Trustee Krueger and seconded by Trustee Springman of the Village Board to approve the Tax Incremental Financing Agreement for the TID #2 Project. The motion carried unanimously*

**2. Tax Incremental Financing Agreement for the TID #3 Project(s)**

Mr. Van Gompel provided a summary of the proposed redevelopment and the TIF assistance package.

President Jaberg explained that the operational development agreement has been approved for the commercial portion of the redevelopment project and that the proposed TIF agreement does not include the burying of the overhead utility lines. Mr. Van Gompel added that staff is looking into separate financing for the burying of the overhead utility lines.

Mr. Kunding asked about the proposed bridge over Beaver Creek and the potential for expansion of 60th Street to the north. Mr. Van Gompel stated that 60th Street will not be expanded to the north of the development, and that the bridge is meant to facilitate cross traffic between commercial areas.

President Jaberg added that the Village would be contributing the village-owned parcel towards the residential portion of the proposal.

*It was moved by Mr. Kunding and seconded by Ms. Berger of the Community Development Authority to approve the Tax Incremental Financing Agreement for the TID #2 Project. The motion carried unanimously.*

*It was the consensus of the Village Board to hold over action on the Tax Incremental Financing Agreement for the TID #3 Project until their July 17, 2006 regular meeting.*

**VI. Business Items (CDA only):**

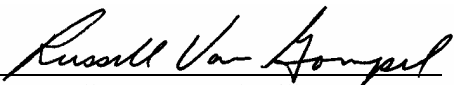
**1. Schedule Future Meeting Date(s)**

A future meeting was not scheduled.

**IX. Adjournment**

*It was moved by Trustee Springman and seconded by Trustee Krueger to adjourn the Village Board at 7:00 p.m. The motion carried unanimously.*

*It was moved by Ms. Berger and seconded by Mr. Kunding to adjourn the Community Development Authority at 7:00 p.m. The motion carried unanimously.*

  
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Russell Van Gompel, Village Manager