

**BROWN DEER VILLAGE BOARD
OCTOBER 2, 2006 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Jaberg at 7:00 P.M.

I. Roll Call

Present: Village President Jaberg; Trustees: Baker, Boschert, Krueger, Oates, Springman, Schilz

Also Present: Russell Van Gompel, Village Manager; Jesse Thyges, Assistant Village Manager/Community Services Director; John Fuchs, Village Attorney

II. Pledge of Allegiance

III. Persons Desiring to be Heard

A) Beautification Committee Recognition Awards Presentation

Beverly Lieven, Beautification Committee Chairperson, gave a slide show presentation and recognized the 2006 winners of the Landscape Beautification Awards Program and the Adopt-A-Flowerbed participants.

IV. Consideration of Minutes: September 18, 2006 – Regular Meeting

It was moved by Trustee Oates and seconded by Trustee Boschert to approve the minutes of the September 18, 2006 regular meeting. The motion carried unanimously, with Trustee Schilz abstaining.

V. Unfinished Business

None.

VI. New Business

A) Tax Incremental Financing Agreement for the TID #4 Project(s)

Mr. Van Gompel summarized the terms of the agreement and the assistance package that is proposed.

Attorney Fuchs clarified the comments forwarded to the Board from the CDA.

President Jaberg asked for clarification of the cost auditing provision. Attorney Fuchs discussed auditing incurred costs and the enforcement of the construction completion clause.

A discussion ensued regarding the audited cost amount for the project and the guarantee that the provision provides for the Village.

Trustee Krueger asked if the land value was included as a part of the overall project value. Attorney Fuchs indicated that the land value was included.

Trustee Baker inquired about the original request made by the developer. Mr. Van Gompel discussed what the TIF District could support for project costs versus the developer's original request.

Trustee Krueger asked about the percentage of assistance that is proposed versus past projects. Mr. Van Gompel discussed the minimal existing value as the reasoning behind the proposed assistance package.

Trustee Boschert asked if a public hearing was held. Attorney Fuchs stated that a hearing was not required; however, the Village did gather informal feedback about the proposal.

Trustee Baker asked if the proposed assistance package would affect the future ability to aid other development projects. Mr. Van Gompel discussed the subsidy versus the project cost and summarized the project's increment generation.

It was moved by President Jaberg and seconded by Trustee Boschert to approve the Redevelopment Agreement with Deerwood Offices, LLC. The motion carried unanimously.

B) Amended Conceptual Review of a Redevelopment Proposal for the Northwest Corner of the Intersection of 60th Street and Brown Deer Road

Mr. Van Gompel summarized the updated conceptual plans as well as the terms of the Substitute Redevelopment Agreement.

President Jaberg clarified the reasoning for a substitute agreement.

Trustee Oates asked about the timetable for development. Mr. Van Gompel discussed the phasing of the proposed construction.

Trustee Krueger asked for clarification of the differential payments. Mr. Van Gompel explained the provisions and reasoning the differential payments.

It was moved by President Jaberg and seconded by Trustee Schilz to approve the Substitute Redevelopment Agreement with Cook/Gen Cap Brown Deer, LLC. The motion carried unanimously.

C) Resolution No. CDA-6, "In the Matter of Amending the Comprehensive Plan of Redevelopment and Project Area Boundaries"

President Jaberg stated that the Community Development Authority has held over taking action on this matter until a definite redevelopment proposal has been identified.

No action was taken.

VII. Committee Appointments

It was moved by President Jaberg and seconded by Trustee Krueger to reappoint Earl Kittleson to the Fourth of July Committee. The motion carried unanimously.

VIII. Village President's Report

President Jaberg reported on the following:

Attending the Village's budget workshop

IX. Village Manager's Report

Mr. Van Gompel reported on the following:

The upcoming League of Wisconsin Municipalities conference

Mr. Thyges provided updates on the bike path paving project, the River Revitalization Foundation property purchase, and the start of construction on a senior citizen housing complex on 68th Street in Milwaukee.

X. Adjournment

It was moved by Trustee Springman and seconded by Trustee Schilz to adjourn at 7:52 p.m. The motion carried unanimously.

Russell Van Gompel, Village Manager