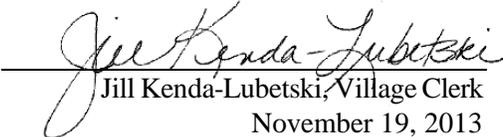


COMMUNITY DEVELOPMENT AUTHORITY
November 20, 2013
Earl McGovern Board Room, 6:30 P.M.



PLEASE TAKE NOTICE that a meeting of the Community Development Authority will be held in the EMG Board Room at the Village Hall of the Village of Brown Deer, 4800 West Green Brook Drive, Brown Deer, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

- I. Roll Call
- II. Persons Desiring to be Heard
- III. Consideration of Minutes: October 29, 2013 Meeting
- IV. Report of Staff
- V. Recess into Closed Session pursuant to §19.85 (1)(e) Wisconsin Statutes for the following reasons:
 - (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 1. Status of TID #3
 2. Designation of Project Area at the SE corner of 51st Street and Brown Deer Road
- VI. Reconvene into Open Session for Possible Action on Closed Session Deliberations
- VII. New Business
 - A) Designation of Project Area at the SE corner of 51st Street and Brown Deer Road
- VIII. Adjournment


Jill Kenda-Lubetski, Village Clerk
November 19, 2013

PERSONS REQUIRING SPECIAL ACCOMMODATIONS FOR ATTENDANCE AT THE MEETING SHOULD CONTACT THE VILLAGE CLERK AT LEAST ONE BUSINESS DAY PRIOR TO THE MEETING.

**COMMUNITY DEVELOPMENT AUTHORITY
OCTOBER 29, 2013 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 7:12 P.M.

I. Roll Call

Present: Village President Carl Krueger, Scott Fleming, John Coons, Claude Williams, Jr.

Also Present: Michael Hall, Village Manager; Alan Marcuvitz, CDA Counsel; Rebcca Boyle, Village Attorney

Excused: Tim Schilz, Ron Kundinger, Ted Wagner

II. Persons desiring to be heard

Don Uebelacker, 6195 W. Plaza Circle stated that he supported the blight designation for the former Citgo station and encouraged the CDA to take action.

Mike Christopolous, 8550 N. 59th Street stated that he also supported the blight designation.

Auggie Zanowski, 8614 N. 56th Street stated that he felt the way in which the owner has left the property was disgusting and said that it was a blight on the community.

Bruce Thomas, 6200 W. Pierner asked if there were any agreements on file between the owner and the Village particularly related to taxes. Mr. Hall replied that there were no agreements.

Dave Roettgers, representing Hwy K LLC stated that he was willing to sell the property to the Village if an agreeable price could be negotiated.

Nunzio Italiano, 5050 W. Beech Court stated that the current owner let the property deteriorate and it is now a blight.

III. Consideration of Minutes: August 13, 2013 Meeting

It was moved by Mr. Fleming and seconded by Mr. Coons to approve the minutes from the August 13, 2013 meeting. The motion carried unanimously.

IV. Report of Staff

Mr. Piotrowski reported on new development including the Dunkin Donuts/retail development at Deerwood Drive and Green Bay Road, the expansion of Poco Loco, the progress of Deerwood Crossing Phase Two and Bradley Crossing Phase Two. He also reported on the Original Village construction progress. Mr. Marcuvitz added that the Wisconsin Court of Appeals District 1 unanimously ruled in favor of the Village regarding the appealed right of way lawsuit.

V. Recess into Closed Session pursuant to §19.85 (1)(e) Wisconsin Statutes for the following reasons:

- (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

1. Real estate negotiation within TID #3

2. Blight designation - 5091 W. Brown Deer Road, Hwy K Brown Deer LLC

It was moved by President Krueger and seconded by Mr. Fleming to recess into closed session at 7:30 p.m. The motion carried unanimously.

VI. Reconvene into Open Session for Possible Action on Closed Session Deliberations

It was moved by Mr. Fleming and seconded by Mr. Williams to reconvene into open session at 8:15 p.m. The motion carried unanimously.

VII. New Business

A) Consideration of a possible blight designation for property at 5091 W. Brown Deer Road, Hwy K Brown Deer LLC

It was moved by President Krueger and seconded by Mr. Williams to layover the consideration of a possible blight designation until the next meeting of the Community Development Authority. The motion carried unanimously.

VIII. Adjournment

It was moved by President Krueger and seconded by Mr. Williams to adjourn at 8:20 p.m. The motion carried unanimously.



Nate Piotrowski, Community Development Director