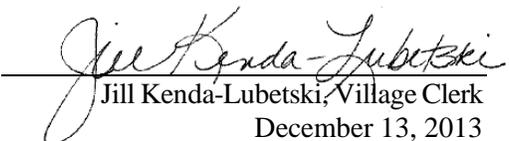


COMMUNITY DEVELOPMENT AUTHORITY
December 16, 2013
Earl McGovern Board Room, 6:00 P.M.



PLEASE TAKE NOTICE that a meeting of the Community Development Authority will be held in the Earl McGovern 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
 November 20, 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. Designation of Project Area at 47th Street and Woodale Avenue
- VI. Reconvene into Open Session for Possible Action on Closed Session Deliberations
- VII. New Business
 1. Designation of Project Area at 47th Street and Woodale Avenue
- VIII. Adjournment


Jill Kenda-Lubetski, Village Clerk
December 13, 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; Nate Piotrowski, Community Development Director; Alan Marcuvitz, CDA Counsel; Rebecca 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 Jr. 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 Jr. 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 Jr. to adjourn at 8:20 p.m. The motion carried unanimously.



Nate Piotrowski, Community Development Director

**COMMUNITY DEVELOPMENT AUTHORITY
NOVEMBER 20, 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 6:40 P.M.

I. Roll Call

Present: Village President Carl Krueger, Trustee Tim Schilz, Scott Fleming, John Coons, Claude Williams, Jr., Ron Kundinger, Ted Wagner

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Alan Marcuvitz, CDA Counsel

II. Persons desiring to be heard

None

III. Consideration of Minutes: October 29, 2013 Meeting

Consideration of the minutes was tabled until the next regularly scheduled meeting.

IV. Report of Staff

Mr. Piotrowski reported on the near completion of the Original Village streetscape project and provided a brief update on the timetable for Walmart. He stated an expectation for the store to open around May or June of 2014. Mr. Kundinger asked if there was any new development to report at the former Hearthside site on N. Green Bay Road. Mr. Piotrowski replied that the current property owner has contacted the Village and he expects a new proposal soon.

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. Status of TID #3

2. Designation of Project Area at the SE corner of 51st St. and Brown Deer Rd.

It was moved by President Krueger and seconded by Mr. Williams Jr. to recess into closed session at 6:45 p.m. The motion carried unanimously.

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

It was moved by Mr. Kundinger and seconded by Mr. Wagner to reconvene into open session at 7:29 p.m. The motion carried unanimously.

VII. New Business

- A) Designation of project Area at the SE corner of 51st St. and Brown Deer Rd.

It was moved by Mr. Fleming and seconded by Mr. Kunding to recommend approval of a resolution to the Village Board declaring the proposed project area, 8750 N. 51st Street and 5091 W. Brown Deer Road, to be a blighted area in need of an urban renewal project. The motion carried unanimously.

VIII. Adjournment

It was moved by President Krueger and seconded by Mr. Williams Jr. to adjourn at 7:30 p.m. The motion carried unanimously.

A handwritten signature in cursive script that reads "Nate Piotrowski". The signature is enclosed in a thin black rectangular border.

Nate Piotrowski, Community Development Director

A resolution approving the boundaries designated by the Community Development Authority of the Village of Brown Deer, Wisconsin and declaring the area within the designated boundaries to be blighted

Resolution No. 13-

WHEREAS, the function of the Community Development Authority of the Village of Brown Deer ("CDA") is to promote the health, safety and general welfare of the Village residents by eliminating substandard, deteriorated, slum and blighted areas and blighted properties; and,

WHEREAS, the Village Board of the Village of Brown Deer has authorized the CDA to proceed under Wis. Stats. §66.1333; and,

WHEREAS, that portion of the Village of Brown Deer located at 7909 North 47th Street in the Village of Brown Deer, depicted on Exhibit A attached hereto, is considered blighted and in need of redevelopment; and,

WHEREAS, pursuant to Wis. Stats. §66.1333(6)(b)1, the CDA considered the boundaries of a proposed project area at 7909 North 47th Street; and,

WHEREAS, on December 16, 2013 the CDA designated the boundaries for the proposed project area as shown on Exhibit A; and,

WHEREAS, the CDA has submitted the boundaries of the proposed project area to the Village Board for approval and for a determination that the area within the boundaries is blighted and in need of blight elimination, slum clearance or an urban renewal project.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Brown Deer:

1. That the Village Board hereby approves the designated boundaries as shown on Exhibit A; and
2. The Village Board hereby declares the area within the boundaries as shown on Exhibit A is a blighted area in need of a blight elimination, slum clearance or an urban renewal project.
3. The Village Board authorizes the acquisition by purchase of the properties shown on Exhibit A, subject to its final review and approval of the terms of such acquisition, and directs Village staff to commence negotiation for such purchases.

Adopted by the Village Board of the Village of Brown Deer on this 16th day of December, 2013.

Carl Krueger, Village President

Jill Kenda-Lubetski, Village Clerk

VOTE:

AYE

NAY

President Krueger _____

Trustee Baker _____

Trustee Boschert _____

Trustee Oates _____

Trustee Schilz _____

Trustee Springman _____

Trustee Weddle-Henning _____

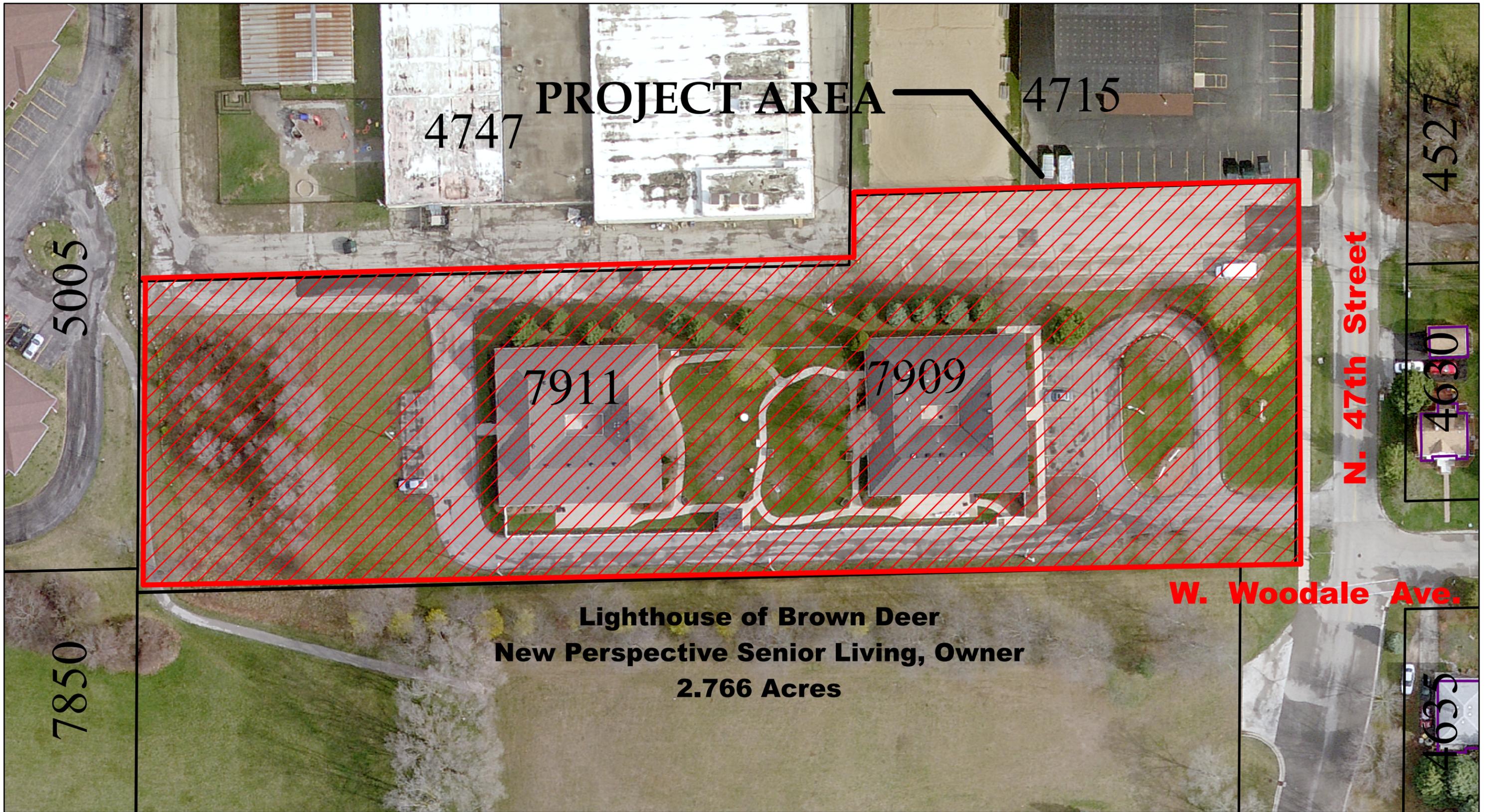


Exhibit A

**Site Map of
Lighthouse of Brown Deer
7909-7911 N. 47th Street**

12/12/13

