

COMMUNITY DEVELOPMENT AUTHORITY
Wednesday, August 1, 2012
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: June 28, 2012 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. Real Estate Transaction
 2. Possible Expansion of Existing or Creation of New Tax Incremental Financing District
- VI. Reconvene into Open Session for Possible Action on Closed Session Deliberations
- VII. Adjournment



Russell Van Gompel, Village Manager
July 26, 2012

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

**BROWN DEER COMMUNITY DEVELOPMENT AUTHORITY
JUNE 28, 2012 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:32 P.M.

I. Roll Call

Present: Village President Krueger, Trustee Tim Schilz, Scott Fleming, John Coons

Also Present: Russell Van Gompel, Village Manager; Matt Janecke, Assistant Village Manager; Nate Piotrowski, Community Development Director; John Fuchs, Village Attorney

Excused: Ron Kundinger, G. Neil Wood, Claude Williams Jr.

II. Persons Desiring to be Heard

None.

III. Consideration of Minutes: February 16, 2012 Meeting

It was moved by Mr. Fleming and seconded by Trustee Schilz to approve the minutes from the February 16, 2012 meeting. The motion carried unanimously.

IV. Report of Staff

Mr. Van Gompel reported on the status of the construction projects currently under way and noted Bradley Crossing is scheduled to open around the beginning of November. The Concentra building continues with the construction, as planned.

Mr. Piotrowski updated the committee on the ruling for the streetscape project in the Original Village neighborhood and reported the right-of-way disputes will go to trial in August or September. He also added that no progress has been made for future occupants to the 51st Street and Brown Deer Road intersection property, the former CITGO station.

V. New Business

A) Discussion about the possible creation of a Brown Deer Road Business Improvement District (BID)

Mr. Piotrowski reported on the effort by the Granville Brown Deer Chamber to spearhead the process of creating a BID along Brown Deer Road and adjacent manufacturing areas in the City of Milwaukee. The Chamber and Village Staff has had similar discussions of creating a possible Brown Deer BID with common goals to the Milwaukee BID, but being a completely separate entity. Both BIDs are proposed to be managed by the Chamber to facilitate coordination.

Village President Krueger inquired about the boundaries for the BID in Brown Deer. He noted the assessed value of the Lowe's property may present a problem with getting a BID approved. Mr. Fleming suggested Lowe's best interest may be to approve the district to help with their marketing effort for the site.

Village President Krueger asked staff if they had any preliminary discussions with the business owners of the proposed BID. Mr. Piotrowski said he and Michael Weiss from General Capital have had favorable discussions with a few of the businesses.

Mr. Van Gompel noted staff wanted to present the concept of the BID to the Community Development Authority before formally reaching out to the businesses. Final approval will be required from the Village Board.

A conversation ensued about the possibility of getting a BID approved with a number of high valued properties that may oppose the BID, the annual operating plan and budget preparations.

Trustee Schilz noted his frustration with the lack of cooperation from the City of Milwaukee in promoting the northwest side, especially the former Northridge Mall site.

It was moved by Village President Krueger and seconded by Mr. Coon to authorize staff to work with the Chamber to outreach to businesses within the proposed boundary to move the effort forward. The motion carried unanimously.

VI. Adjournment

It was moved by Trustee Schilz and seconded by Mr. Fleming to adjourn at 7:38 p.m. The motion carried unanimously.



Russell Van Gompel, Village Manager



REQUEST FOR CONSIDERATION

CONFIDENTIAL – Subject to Closed Session Discussion Per §19.85 (1)(e) Wisconsin Statutes

COMMITTEE CONSIDERATION: Community Development Authority
ITEM DESCRIPTION: Offers to purchase 8759 N. Deerwood Drive
PREPARED BY: Nate Piotrowski, Community Development Director
REPORT DATE: July 25, 2012
MANAGER'S REVIEW/COMMENTS: <ul style="list-style-type: none"><input type="checkbox"/> No additional comments to this report.<input type="checkbox"/> See additional comments attached.
EXPLANATION: <p>In 2011, the Village purchased 8759 N. Deerwood Drive for \$185,000, with the intent to utilize the northern portion of the property for a public parking lot while trying to find a new owner/tenant for the garage building. Due to legal delays with the streetscape project, the parking lot has not been constructed and the garage building has not been actively marketed.</p> <p>Nevertheless, Staff received an offer for the property from a local chiropractor, Dr. Bess Romagna, (see attached) who would like to lease the garage building site for up to two years while holding a purchase option for a price of \$70,000. The entire property, including what would become the public parking lot is currently assessed \$53,900 for the land and \$82,600 for the building; for a total assessment of \$136,500.</p> <p>Attached is an aerial photo that depicts how the property would be divided with the public parking lot parcel to the north and the garage parcel to the south. Also bear in mind that all land uses in the Original Village neighborhood require Village Board approval however it is staff's belief that a medical office use on the site would be viewed favorably.</p> <p>Feel free to contact Nate Piotrowski at (414) 371-3061 with any questions.</p>

Art of Wellness Chiropractic SC

Dr. Bess M. Romagna DC, CCN & Dr. Nicholas J. Lundbohm, DC

Get Well - Live Well - Stay Well

5600 W. Brown Deer Road, Suite 208, Brown Deer, WI 53223 (414) 365-3003 office (414) 221-0288 fax

www.ArtofWellnessChiropractic.com

July 23rd, 2012

Dear Village of Brown Deer Community Development Authority,

I am writing in regards to the property located at 8759 Deerwood Drive. I opened my chiropractic practice in January 2007 at 5600 W. Brown Deer Road. I started at that location because I worked for Chiropractic Care Centers which had been there for more than 10 years. I have been a working member of the Village of Brown Deer for more than 13 years. I fell in love with the historic downtown Brown Deer about three years ago when I was ready to expand. The opportunity to own this building and to be a part of the downtown community would fit my personality and my office. I run a personable, family oriented, clinic that specializes in patient-centered natural healthcare. I want to bring that quality to the community and I do not have that opportunity in my current office building.

I have the following proposition for the CDA:

I would like to purchase the building from the village utilizing Wisconsin Women's Business Initiative Corporation, a micro lending company that specializes in loans to small businesses featuring women and minority owners. They have a maximum loan amount of \$100,000. I have utilized WWBIC in the past for my initial start-up as well as an expansion loan and feel that they would support this next era of growth for my company without hesitation.

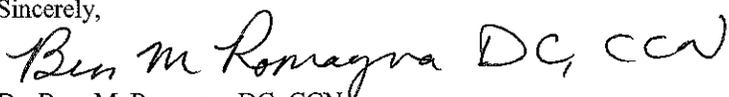
I currently have two years left on my current lease. I would like to lease the building located at 8759 Deerwood Drive for the next two years on a month to month basis at \$300/month to cover the village's expense of the property taxes. During this time, I will acquire a business loan through Wisconsin Women's Business Initiative Corporation for \$50,000 to start build-out on the property, which should facilitate the sale in the future. This will also allow for the village's construction project to take place without hindering my business. This project would be contingent upon the acquisition of the loan to build out the building, as well as inspection and estimates by a contractor that \$50,000 would be sufficient to bring the building up to office code. I would also be open to the use of the building for construction offices in lieu of my lease payment while still being able to have access and make improvements.

In two years, I will acquire another business loan from WWBIC for \$50,000 to purchase the building for a set price of \$70,000. The purchase is contingent upon the Village's construction project being completed and I would have the opportunity to renew my lease until the project has been completed. The purchase would also be contingent upon inspection and financing.

I believe this offer benefits both the Village and my business. The building will not sit empty while Village construction is on hold. My business' presence in the community will help in the Village's efforts to go through with the development by bringing a professional appeal to the area. The lease will give me the opportunity to build out the building without hindering my business during the build out or the Village construction project. The building will be brought up to office code and I will be able to purchase my efforts for a fair price.

I appreciate your time in this matter and I look forward to your decision.

Sincerely,


Dr. Bess M. Romagna DC, CCN

43RD STREET

52+00

PRIME TIME PUB

Public Parking Lot

IRON PIPE

17'-6"

8'-0"

ASPHALT PAVING

8759 N. DEERWOOD DRIVE

GARAGE LOT

PAVING LIMITS

REMOVE EXISTING FENCING INCIDENTAL TO SITE PREPARATION

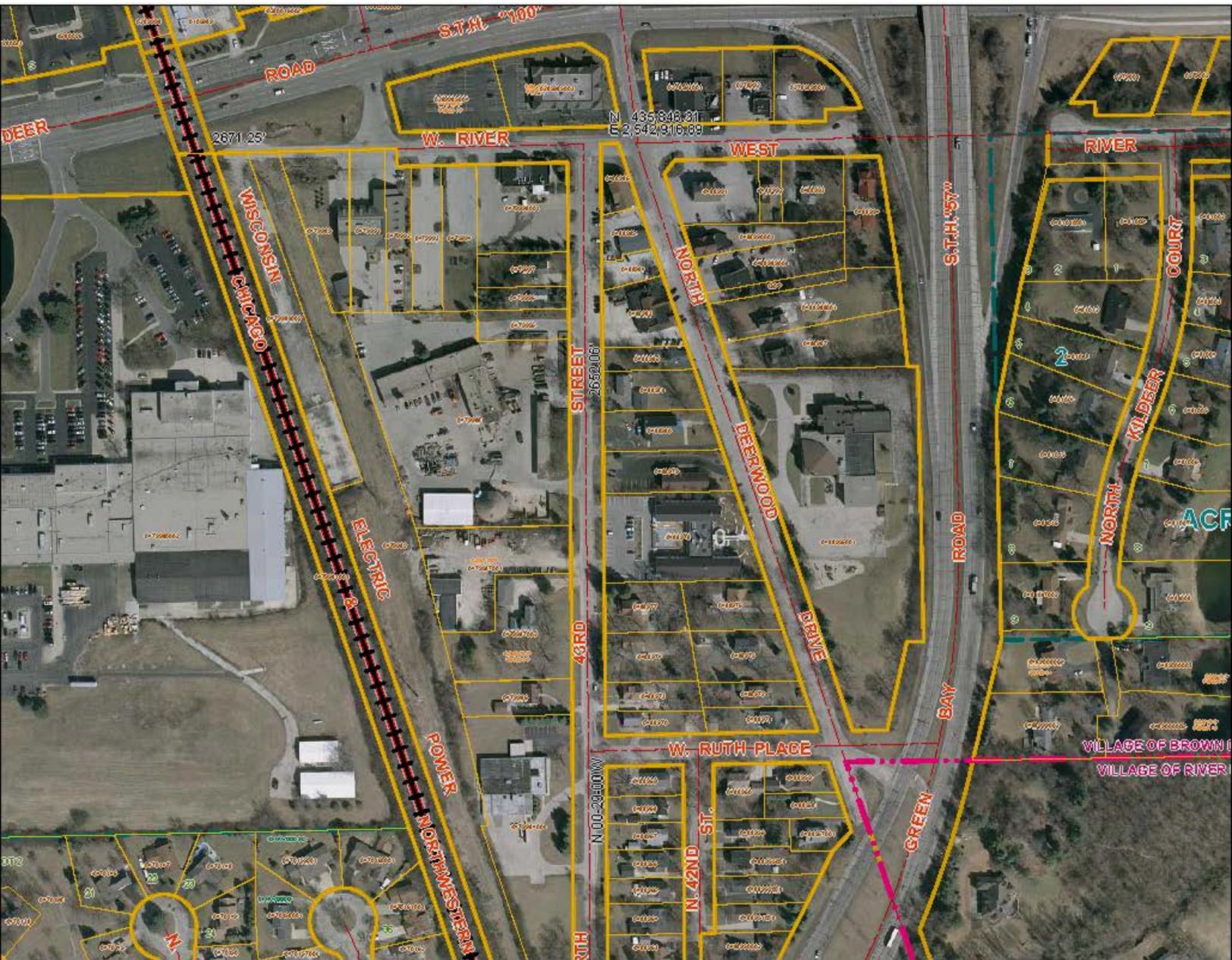
18'-0"

8'-0"

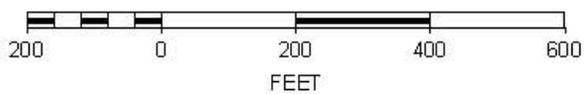
ASPHALT PAVING

8'-0"





SCALE 1 : 3,400





REQUEST FOR CONSIDERATION

CONFIDENTIAL – Subject to Closed Session Discussion Per §19.85 (1)(e) Wisconsin Statutes

COMMITTEE CONSIDERATION: Community Development Authority
ITEM DESCRIPTION: Brown Deer Business Park possible TIF and Land Use
PREPARED BY: Nate Piotrowski, Community Development Director
REPORT DATE: July 25, 2012
MANAGER'S REVIEW/COMMENTS: <ul style="list-style-type: none"><input type="checkbox"/> No additional comments to this report.<input type="checkbox"/> See additional comments attached.
EXPLANATION: <p>The Village has been approached by the owners of the Brown Deer Business Park (see attached map) who are interested in changing land uses for the majority of office space in the center of the park, between Deerbrook Trail and Deerwood Drive. They are looking at concepts to change the office land use to a retail land use in order to accommodate one or several “box” retailers. Staff will provide more information as to this concept at the meeting.</p> <p>In addition, the Business Park owners have inquired as to whether or not the Village could provide TIF assistance for this redevelopment either through an expansion of the adjacent TIF #4 or the creation of a new TIF district. A breakdown of impacted property values is also attached.</p> <p>Please feel free to contact Nate Piotrowski at (414) 371-3061 with any questions.</p>

Brown Deer Business Park Evaluation 2005 - 2011

Option A

Parcel Numbers	2011	2010	2009	2008	2007	2006	2005
028-0019	\$ 2,222,800	\$ 2,222,800	\$ 2,611,800	\$ 2,720,200	\$ 1,937,400	\$ 2,141,800	\$ 2,141,800
028-0020-001	\$ 2,091,000	\$ 2,318,600	\$ 2,429,800	\$ 2,003,600	\$ 1,916,300	\$ 2,044,200	\$ 2,044,200
028-0020-003	\$ 2,720,500	\$ 2,720,500	\$ 2,720,500	\$ 5,542,800	\$ 4,111,900	\$ 5,012,800	\$ 5,012,800
028-0020-005	\$ 1,875,400	\$ 2,344,300	\$ 2,434,500	\$ 2,345,600	\$ 1,845,900	\$ 2,067,000	\$ 2,067,000
028-0020-006	\$ 2,095,400	\$ 2,619,200	\$ 3,651,400	\$ 3,833,400	\$ 3,963,900	\$ 4,938,100	\$ 4,938,100
Total	\$ 11,005,100	\$ 12,225,400	\$ 13,848,000	\$ 16,445,600	\$ 13,775,400	\$ 16,203,900	\$ 16,203,900

Option B

Parcel Numbers	2011	2010	2009	2008	2007	2006	2005
027-8998-001	\$ 1,600,000	\$ 1,600,000	\$ 1,728,000	\$ 1,944,000	\$ 1,692,700	\$ 1,692,700	\$ 1,687,800
027-8999-001	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 513,500	\$ 513,500	\$ 513,500
027-8999-006	\$ 7,920,300	\$ 7,920,300	\$ 7,920,300	\$ 7,920,300	\$ 6,653,400	\$ 6,653,400	\$ 6,653,400
028-0016-001	\$ 2,780,900	\$ 2,780,900	\$ 2,793,400	\$ 2,169,700	\$ 1,293,600	\$ 1,837,400	\$ 1,837,400
028-0016-002	\$ 2,834,000	\$ 2,834,000	\$ 2,834,000	\$ 3,242,900	\$ 2,348,600	\$ 2,348,600	\$ 647,800
028-0017	\$ 1,700,000	\$ 2,120,000	\$ 2,653,100	\$ 3,203,300	\$ 1,628,100	\$ 2,342,700	\$ 2,342,700
028-0018-002	\$ 4,010,000	\$ 4,010,000	\$ 5,012,400	\$ 5,476,400	\$ 4,220,400	\$ 4,220,400	\$ 4,220,400
028-0018-003	\$ 2,620,600	\$ 2,620,600	\$ 2,850,300	\$ 3,569,600	\$ 2,873,400	\$ 3,445,200	\$ 3,445,200
028-0018-004	\$ 3,605,900	\$ 3,605,900	\$ 4,636,300	\$ 3,786,000	\$ 2,899,600	\$ 3,450,900	\$ 3,450,900
028-0018-006	\$ 812,800	\$ 1,295,000	\$ 1,225,700	\$ 1,225,700	\$ 812,500	\$ 812,500	\$ 812,500
028-0018-007	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 791,500	\$ 791,500	\$ 791,500
028-0019	\$ 2,222,800	\$ 2,222,800	\$ 2,611,800	\$ 2,720,200	\$ 1,937,400	\$ 2,141,800	\$ 2,141,800
028-0020-001	\$ 2,091,000	\$ 2,318,600	\$ 2,429,800	\$ 2,003,600	\$ 1,916,300	\$ 2,044,200	\$ 2,044,200
028-0020-003	\$ 2,720,500	\$ 2,720,500	\$ 2,720,500	\$ 5,542,800	\$ 4,111,900	\$ 5,012,800	\$ 5,012,800
028-0020-005	\$ 1,875,400	\$ 2,344,300	\$ 2,434,500	\$ 2,345,600	\$ 1,845,900	\$ 2,067,000	\$ 2,067,000
028-0020-006	\$ 2,095,400	\$ 2,619,200	\$ 3,651,400	\$ 3,833,400	\$ 3,963,900	\$ 4,938,100	\$ 4,938,100
Total	\$ 40,544,900	\$ 42,667,400	\$ 47,158,809	\$ 50,638,800	\$ 39,502,700	\$ 44,312,700	\$ 42,607,000

