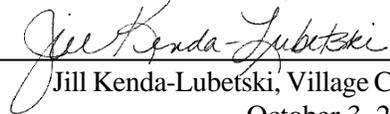


COMMUNITY DEVELOPMENT AUTHORITY
October 7, 2014
Earl McGovern Board Room, 5:30 P.M.



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: September 8, 2014 - Meeting
- IV. Report of Staff
- V. New Business
 - A) Consideration of a possible amendment to the TID #2 redevelopment plan project boundaries
- VI. 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. Update on real estate in TID #3
- VII. Reconvene into Open Session for Possible Action on Closed Session Deliberations
- VIII. Adjournment



Jill Kenda-Lubetski, Village Clerk
October 3, 2014

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



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Community Development Authority
ITEM DESCRIPTION: Resolution to Amend the Project Plan Redevelopment Area Boundaries in TID #2
PREPARED BY: Nate Piotrowski, Community Development Director
REPORT DATE: October 3, 2014
<p>EXPLANATION: The Project Plan of Redevelopment for TID #2 sets forth a project area (see attached image for TID boundary) in which redevelopment may occur. At the time the original project area was established, the redevelopment plans for the Bradley Road corridor were uncertain. A large project area boundary was established that encompassed much of the Bradley Road corridor along with the residential properties along the north side of Woodale Avenue, between 47th Street and Teutonia Avenue.</p> <p>The Woodale Avenue homes located immediately south of Bradley Village, between 47th Street and Sherman Boulevard, were released from the project plan boundaries many years ago. The last few residential properties along Woodale Avenue between Sherman Boulevard and Teutonia Avenue were released in 2006. Now, Mr. Francis Patrick the owner of 7926 N. Sherman Boulevard (see attached map) is requesting to be released from the project boundary because it is his opinion that it is adversely affecting his ability to sell his single family home. The property is immediately south of the Deerwood Crossing apartments. A letter from Mr. Patrick is included in the packet.</p> <p>Staff feels that the request has some merit given the short remaining life of TID #2 and the previous boundary change action. However, it should be noted that a recent interested party contacted the Village to explore further redevelopment of this land and was interested in leveraging TIF assistance.</p> <p>Please feel free to contact Nate Piotrowski at (414) 371-3061 with any questions.</p>



SHERMAN
AVE.

7926 N. Sherman

Previously released parcels

AVE.

W. WOODALE
AVE.

Dear Mr. Piotrowski,

I am writing to you regarding my property at 7926 Sherman Blvd Brown Deer. I have owned this property since June 2001. In 2004 the Village put on my property title Redevelopment. I am trying to sell my home, however due to the Redevelopment on my title with the 32 pages which leads people to believe that the property is a deteriorated slum home.

Copy of sections from the 32 pages which the village attached to my title.

Goals and Objectives

The broad planning goal of the redevelopment project is for the purposes stated in the blight elimination and slum clearance statute, and, more specific to the subject area in Brown Deer:

- to protect the Village against the deterioration and decline of properties and areas located within the project area, and surrounding properties and areas;
- to supplement and enhance housing alternatives for residents;
- to reinvigorate and revitalize the commercial and residential environment within the project area;
- to enhance the availability and sustainability of neighborhood commercial and service orientated businesses;
- to provide functional integration and interaction between currently separate development sites; and finally,
- to enhance the aesthetic appeal of development within the project area.

Development goals and objectives for the project area are as follows:

With wording like slum, deteriorated, blight, is not going to give a buyer a good impression of my home. I had two offers one for 180,000.00 and the offer for 181,000.00 a contract was written and accepted for the 181,000.00. The party backed out of the deal because of the Redevelopment. We would have closed on this property June 26th.

Two offers were given on the basis of the condition of my property. The Village of Brown Deer building inspector checked my home and gave us a Certificate of Code Compliant. However anyone reading what the Village of Brown Deer a government body put on my title makes my home sound like it is a deteriorated slum house.

Would you as a buyer of a new home for you and your family want to buy a home that government entities classified as a slum, deteriorated and in need to be eliminated.

Webster dictionary states slum: a densely populated urban area marked by crowding, dirty run down housing, poverty, and social disorganization.

I am therefore requesting that the Village take Redevelopment off of my title, so I can sell my home.

Your prompt attention to this matter would be greatly appreciated. With this redevelopment on my title, I feel like the Village of Brown Deer has caused my home not to be sellable. I have always abided the laws of the Village and have paid my property taxes timely. I don't feel this is fair treatment in return.

Please rectify this as soon as possible.

Very truly yours,

Fran Patrick

678-8538

I. Introduction

This comprehensive plan of redevelopment has been prepared by the Village of Brown Deer Community Development Authority pursuant to the requirements of Wisconsin Statutes Section 66.1333(6), as authorized under Wisconsin Statutes 66.1335, Housing and Community Development Authorities, and Wisconsin Statutes 66.13333, Blight Elimination.

In the blight elimination and slum clearance statute, the following is stated:

"...it is found and declared that the existence of substandard, deteriorated, slum and blighted areas and blighted properties is a matter of statewide concern, and that it is the policy of this state to protect and promote the health, safety, morals and general welfare of the people of the state in which these areas and blighted properties exist by the elimination and prevention of these areas and blighted properties through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe, and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in these areas and blighted properties. The purposes of this section are to provide for the elimination and prevention of substandard, deteriorated, slum and blighted areas and blighted properties through redevelopment and other activities by state created agencies and the utilization of all other available public and private agencies and the utilization of all other available public and private agencies and resources. State agencies are necessary in order to carry out in the most effective and efficient manner the state's policy and declared purposes for the prevention and elimination of substandard, deteriorated, slum and blighted areas and blighted properties. State agencies shall be available in all the cities in the state to be known as the redevelopment authorities of particular cities and carry out and effectuate the provisions of this section when the local legislative bodies of the cities determine there is a need for them to carry out within their cities the powers and purposes of this section. Assistance which may be given by the cities or any other public bodies under this section is a public use and purpose for which public money may be expended. The necessity in the public interest for the provisions of this section is declared a matter of legislative determination."

The comprehensive plan of redevelopment is intended to serve as a general framework or guide of development within which the various area, redevelopment and renewal projects may be more precisely planned and calculated. The plan designates the boundaries of the project area, and includes an existing land use plan which designates the general distribution and location of the various categories of land uses within the project area.

In the Matter of Amending the
Comprehensive Plan of Redevelopment
and Project Area Boundaries for
TID #2

RESOLUTION NO. CDA

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 Village residents by eliminating substandard, deteriorated, slum and blighted areas and blighted properties; and

WHEREAS, CDA and Village Board of the Village of Brown Deer (“Village Board”) have acted pursuant to sec. 66.1333(6), Stats., and adopted a comprehensive plan of redevelopment and project area boundaries for a portion of the Village of Brown Deer located along West Bradley Road between North 51st Street and North Teutonia Avenue; and

WHEREAS, on October 7th, 2014 the CDA, pursuant to a property owner request, has voted to delete said property from the comprehensive plan of redevelopment and project area boundaries.

NOW, THEREFORE, be it resolved by CDA, that:

1. The comprehensive plan of redevelopment and project area boundaries are hereby amended to delete the property described on the attached Exhibit A.
2. CDA recommends to Village Board that it amend the comprehensive plan of redevelopment and project area boundaries to delete the properties described on the attached Exhibit A.

PASSED AND ADOPTED by the Community Development Authority of the Village of Brown Deer, this 7th day of October, 2014.

CDA of the Village of Brown Deer

Carl Krueger, Chairperson

Countersigned:

Michael Hall, Executive Director