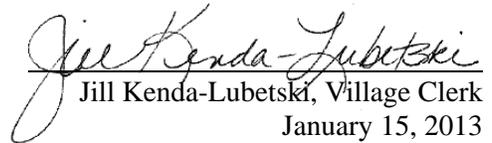


**JOINT MEETING  
COMMUNITY DEVELOPMENT AUTHORITY  
VILLAGE BOARD  
Tuesday, January 22, 2013  
Village Hall, Room B26, 6:00 P.M.**



**PLEASE TAKE NOTICE** that a joint meeting of the Community Development Authority and the Village Board will be held 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. Pledge of Allegiance
- III. Persons Desiring to be Heard
- IV. Consideration of Minutes – November 27, 2012 Meeting
- V. Unfinished Business
- VI. New Business
- VII. 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 closed session for the purpose of the Beaver Creek Development; 6th Substitute TID Redevelopment Agreement.
- VIII. Reconvene into Open Session for Possible Action on Closed Session Deliberations.
- IX. Adjournment

  
Jill Kenda-Lubetski, Village Clerk  
January 15, 2013

**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  
NOVEMBER 27, 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 5:32 P.M.

**I. Roll Call**

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

Also Present: Dave Berner, Interim Village Manager; Matt Janecke, Assistant Village Manager; Nate Piotrowski, Community Development Director; John Fuchs, Village Attorney; Alan Marcuvitz, CDA counsel

Excused: Claude Williams Jr., Ron Kundinger

**II. Persons Desiring to be Heard**

None.

**III. Consideration of Minutes: August 1, 2012 Meeting**

*It was moved by Mr. Fleming and seconded by Trustee Schilz to approve the minutes from the August 1, 2012 meeting. The motion carried unanimously.*

**IV. Report of Staff**

Mr. Dave Berner introduced himself as the Interim Village Manager and provide a synopsis of his professional experience.

**VII. New Business**

*It was consensus of the committee to take up the new business item first prior to recessing into closed session.*

**A) Amending the JFS Housing, Inc./Deerwood Crossing Phase II Development Agreement**

Attorney Marcuvitz provided a synopsis of the changes to the Deerwood Crossing Phase II Development Agreement. He noted the two major changes involved the beginning and end dates of construction which were pushed back from 2012 to 2013 and that the overall guaranteed value of the project was dropping from \$2,250,000 to \$1,625,000.

Mr. Fleming asked why the value was dropping. Mr. Steve Schnoll of General Capital Group explained that the project plan had changed from providing market rate apartments to providing units that were subsidized. These new units have a lower estimated value. Additionally, the project would provide three less units than what was originally contemplated.

Mr. Berner asked if Staff had completed a review of the value change on the overall TIF District. Mr. Piotrowski replied that this was not done but it could be prepared for the Village Board.

Mr. Fleming asked about the capital structure of the project. Mr. Schnoll replied that the project was leveraging \$5,872,000 for construction from a variety of sources including WHEDA, Milwaukee County, local banks and Jewish Family Services.

Mr. Fleming stated that he felt the proposal for phase two was still worthwhile as a land use but wanted to make sure that the value change did not have a negative impact on the TIF District.

*It was moved by Mr. Fleming and seconded by Mr. Wagner to recommend approval of the Substitute Development Agreement with JFS Housing Inc./Deerwood Crossing Phase Two subject to a favorable summary at the Village Board on the impact of the changes on TIF closure. The motion carried unanimously.*

**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

*It was moved by Mr. Fleming and seconded by Trustee Schilz to recess into closed session at 6:20p.m. The motion carried unanimously.*

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

*It was moved by Trustee Schilz and seconded by Mr. Coons to reconvene into open session at 6:50 p.m. The motion carried unanimously.*

No action was taken on closed session deliberations.

**VIII. Adjournment**

*It was moved by Trustee Schilz and seconded by Mr. Coons to adjourn at 6:51 p.m. The motion carried unanimously.*



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Nate Piotrowski, Community Development Director