

**BROWN DEER VILLAGE BOARD  
OCTOBER 17, 2016 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:30 P.M.

**I. Roll Call**

Present: Village President Krueger; Trustees: Awe, Baker, Boschert, Oates, Schilz, Springman

Also Present: Michael Hall, Village Manager; Erin Hirn, Assistant Village Manager/Deputy Clerk; John Fuchs, Village Attorney; Michael Kass, Chief of Police; Nate Piotrowski, Director of Community Development; Matthew Maederer, Director of Department of Public Works; Susan Hudson, Treasurer/Comptroller;

**II. Pledge of Allegiance**

**III. Persons Desiring to be Heard**

None

**IV. Consent Agenda**

- A. Consideration of Minutes: October 3, 2016
- B. August 2016 Financial Report
- C. September 2016 Vouchers

*It was moved by Trustee Oates and seconded by Trustee Schilz to approve the consent agenda item A through C. The motion carried unanimously.*

**V. New Business**

- A. Review and consider approval of Offer to Sell, 7909-11 47<sup>th</sup> Street to Castle Senior Living, Inc. and Chase Management LLC**

Mr. Piotrowski explained that before demolition of the former Lighthouse building someone stepped up and offered to buy it for a senior living facility for \$300,000 without receiving TIF assistance. This has been approved by the Community Development Authority. The Village would include a clause in the development agreement for a guaranteed value of 1.5 million for the remaining five-year life of the TIF.

The owners, Kevin Kiefer and Kristopher Kiefer, were present and gave a brief presentation on how they operate their current facilities.

Trustee Oates asked what is the current assessed value for the property. Mr. Piotrowski noted that the property is currently assessed at \$0 because it is owned by the Village and has been discounted in its cost because when Lighthouse left the facility they took many furnishings that will now have to be updated including the fire alarms which makes the new owners follow new regulations regarding size of rooms as well as other fire related regulations.

Trustee Schilz asked about their time table. Mr. Kiefer responded that they will go out to bid shortly after approval and then they are hoping for six months or less.

Attorney Fuchs reminded Mr. Piotrowski that the guaranteed value of 1.5 million was not included in the original offer and would have to be modified to follow the motion.

*It was moved by President Krueger and seconded by Trustee Springman to approve the offer to sell, 7909-11 47<sup>th</sup> Street to Castle Senior Living, Inc. The motion carried unanimously.*

**B. Approve Offer to Purchase, 4740 West Bradley Road (Celebrations)**

Mr. Piotrowski proposed the purchase of the 4740 West Bradley Road property for \$375,000 where the property is assessed at over \$500,000. This has been suggested by the Community Development Authority and would remove blight by demolishing the current building and dividing the land into four separate lots. Three of these lots would be on the North end and be sold for single family houses to be developed, the southern lot would be made available for commercial development.

Mr. Hall described the situation we are currently in regarding TIF #2 and that our spending is only allowed up until the end of the year. This is one of the reasons the village is suggesting this purchase. The remaining balance would be \$185,000 at this moment. If the money is not used before the end of the year, the village would receive 20% and the remainder would be distributed to the other taxing entities.

Trustee Baker brought up the property next door to Celebrations, 4730 West Bradley Road and wanted to know what the village and the CDA thought regarding its effect on the redevelopment of the Celebrations property.

Mr. Piotrowski said that it had been brought up at the CDA meeting because of its current appearance; however, currently the building is not for sale and the village was using that \$185,000 as a buffer since the TIF is still open for another five years and it's hard to predict the market and the potential effect it will have on the TIF.

Attorney Fuchs said that we are not allowed to make the initiation to the property owner for the sale of their land unless we have a public purpose for the land. In the case of Celebrations, the property owner came to the Village.

Further discussion will continue with staff regarding this issue.

Trustee Boschert asked if demolition included removal of asphalt. Mr. Piotrowski verified that it would be removed.

*It was moved by Trustee Schilz and seconded by Trustee Awe to approve the offer to purchase, 4740 West Bradley Road (Celebrations). The motion carried 6-1 with Trustee Baker in opposition.*

**C. Approve IT Services Contract for 2017 with Sieve Networks**

Mrs. Hirn gave a brief summary of the contract and the decision to continue with Sieve Networks this year.

Trustee Boschert requested that competitive bids be looked at for 2018. Mrs. Hirn verified this would be looked into further next year.

*It was moved by Trustee Springman and seconded by Trustee Awe to approve the IT Services Contract for 2017 with Sieve Networks. The motion carried unanimously.*

**D. Approve the Police Department 2017 CIP squad purchases**

Chief Kass gave a presentation on the squad purchases for 2017 and explained that in order to get the \$1500 discount they needed to move forward before November 21, 2016.

President Krueger asked about the bid regarding equipping the vehicle. Chief Kass explained that this will come in a separate bid to board if it exceeds his spending authority.

Further discussion ensued regarding the body equipment.

*It was moved by Trustee Baker and seconded by Trustee Springman to approve the Police Department 2017 CIP squad purchases. The motion carried unanimously.*

**E. Approve Resolution No. 16-, Approving the 2017 NSFD Fees for Service Schedule**

Mr. Hall gave an explanation of the North Shore Fire Department fee schedule.

*It was moved by President Krueger and seconded by Trustee Schilz to approve Resolution No. 16-, Approving the 2017 NSFD Fees for Service Schedule. The motion carried unanimously.*

**VI. Village President's Report**

- None

**VII. Village Committee Chairperson Report**

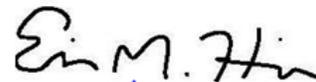
- None

**VIII. Village Manager's Report**

- Budget Workshop at 6:00 on October 18
- Aldi ribbon cutting October 27<sup>th</sup> at 8:45 a.m.

**IX. Adjournment**

*It was moved by Trustee Springman and seconded by Trustee Schilz to adjourn at 7:27 p.m. The motion carried unanimously.*



Erin M. Hirn, Assistant Manager/Deputy Clerk