

**COMMUNITY DEVELOPMENT AUTHORITY
FEBRUARY 1, 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 5:31 P.M.

I. Roll Call

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

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Village Attorney Collette Reinke

Excused: Ron Kunding

II. Persons Desiring to be Heard

None

III. Consideration of Minutes: October 12, 2015 – Meeting

It was moved by Mr. Fleming and seconded by Mr. Coons to approve the minutes from the October 12, 2015 meeting. The motion carried unanimously.

IV. Report of Staff

Mr. Piotrowski reported that Ross Dress For Less, Armed Forces Recruiting and Pastiche have all been granted occupancy and are open for business.

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 bargaining reasons require closed session.

1. Reviewing possible new development proposal in Tax Incremental District #4

It was moved by President Krueger and seconded by Mr. Wagner to recess into Closed Session at 5:36p.m. The motion carried unanimously.

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

It was moved by President Krueger and seconded by Mr. Wagner to reconvene into Open Session at 6:02 p.m. The motion carried unanimously.

VII. New Business

- A) Review and Recommendation of an Intergovernmental Cooperation/Sale and Development Agreement with Milwaukee County for 8655 N. 43rd Street

It was moved by Trustee Schilz and seconded by Mr. Wagner to table the consideration of the agreement. The motion carried unanimously.

- B) Review and Recommendation of a Development Agreement with Jennifer Jambor-Raninen for offices and a fitness studio at 8655 N. 43rd Street

Jennifer Jambor-Raninen presented an overview of her reuse of the former Bella landscaping property.

Attorney Reinke asked Ms. Jambor-Raninen if she was prepared to guarantee completion of environmental remediation. She indicated that she was and noted that terms could be added to the proposed agreement.

Mr. Fleming asked if a remediation contractor had been selected. Ms. Jambor-Raninen replied that she did not have a remediation specialist in place but noted that she has researched the issue with the Wisconsin DNR and other construction professionals.

Mr. Coons asked about the amount of money budgeted for remediation. Ms. Jambor-Raninen stated that she anticipated \$150,000 as a maximum cleanup amount but hoped for less.

Trustee Schilz asked about the amount budgeted for building renovations. Ms. Jambor-Raninen replied that her budget was \$150,000 for remodeling.

Mr. Williams asked if a stormwater management plan was to be required. Mr. Piotrowski replied that a stormwater plan was not required but that engineering staff will review plans for grading, erosion control and stormwater conveyance related to the proposed new driveway and parking area.

Mr. Williams asked that the CDA have an opportunity to review Phase 1 and 2 environmental reports. Ms. Jambor-Raninen stated that these could be shared.

The committee directed Staff to make modifications to the development agreement in order to guarantee completion of remediation and also to ascertain whether the proposed owner had adequate assets to handle such a redevelopment.

It was moved by Trustee Schilz and seconded by Mr. Wagner to table the consideration of the memorandum of understanding. The motion carried unanimously.

VIII. Adjournment

It was moved by President Krueger and seconded by Trustee Schilz to adjourn at 6:23 p.m. The motion carried unanimously.



Nate Piotrowski, Community Development Director