

**COMMUNITY DEVELOPMENT AUTHORITY  
AUGUST 8, 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 5:30 P.M.

**I. Roll Call**

Present: Village President Krueger; Trustee Tim Schilz, John Coons, Ron Kunding, Claude Williams

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Village Attorneys John Fuchs and Rebecca Boyle

Excused: Ted Wagner, Scott Fleming

**II. Persons Desiring to be Heard**

None

**III. Consideration of Minutes: June 13, 2016 – Meeting**

*It was moved by Mr. Kunding and seconded by Mr. Coons to approve the minutes from the June 13, 2016 meeting. The motion carried unanimously.*

**IV. Report of Staff**

Mr. Hall reported that the State of Wisconsin released updated equalized values for all TIF Districts and that the numbers were as expected for TIF's #3 and #4 but there appeared to be an error with TIF #2 and he was researching this with the Village's financial advisers from Baird.

**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. TIF #3 Funds

*It was moved by President Krueger and seconded by Mr. Kunding to recess into Closed Session at 5:33p.m. The motion carried unanimously.*

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

*It was moved by Mr. Williams and seconded by Mr. Kunding to reconvene into Open Session at 6:10 p.m. The motion carried unanimously.*

No action was taken on closed session items.

**VII. New Business**

- A) Third Amendment to TID Redevelopment Agreement for Bradley Village, 7979 N. Sherman Blvd./4301 W. Bradley Road

Mr. Piotrowski reviewed the proposal. He indicated that the applicant was burdened by a high guaranteed

value that caused inflated expenses and pushed rental rates well above market averages thereby hurting occupancy. He added that recent state of Wisconsin changes in equalized value to the TIF made the outlook for the TIF less favorable and cast doubt on the Village's ability to amend the redevelopment agreement for Bradley Village.

*It was moved by Mr. Kunding and seconded by Mr. Coons to table the request until further information about TIF values was available. The motion carried unanimously.*

### **VIII. Adjournment**

*It was moved by Mr. Kunding and seconded by Mr. Williams to adjourn at 6:20 p.m. The motion carried unanimously.*



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Nate Piotrowski, Community Development Director