

**COMMUNITY DEVELOPMENT AUTHORITY  
FEBRUARY 8, 2016 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by Trustee Schilz at 5:35 P.M.

**I. Roll Call**

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

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

Excused: President Carl Krueger, Ron Kundinger, Claude Williams

**II. Persons Desiring to be Heard**

None

**III. Consideration of Minutes: February 1, 2016 – Meeting**

*It was moved by Mr. Fleming and seconded by Mr. Coons to approve the minutes from the February 1, 2016 meeting. The motion carried unanimously.*

**IV. Report of Staff**

None

**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. Fleming to recess into Closed Session at 5:37p.m. The motion carried unanimously.*

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

*It was moved by Mr. Coons and seconded by Mr. Fleming to reconvene into Open Session at 6:00 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. 43<sup>rd</sup> Street

*It was moved by Mr. Fleming and seconded by Mr. Wagner to recommend approval of the agreement to the Village Board. 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. 43<sup>rd</sup> Street

Mr. Fleming asked if the applicant was prepared to remediate the site via capping. Jennifer Jambor-Raninen indicated that she was prepared to do this and noted that the DNR advised her that this was the preferred procedure. Mr. Fleming asked if Ms. Jambor-Raninen was the sole member of the LLC. Ms. Jambor-Raninen stated the LLC also included her husband Bill Raninen.

Mr. Coons asked about the proposed timetable for build-out. Ms. Jambor-Raninen stated she expected a three month build-out.

Attorney Boyle asked the applicants if they would accept an adjustment to the language of the development agreement putting a shorter timetable on completion of remediation along with a requirement to provide progress reports to the Village. Ms. Jambor-Raninen stated this would be acceptable. Attorney Boyle stated that staff would make said changes for presentation to the Village Board.

*It was moved by Mr. Fleming and seconded by Mr. Coons to recommend approval of the development agreement to the Village Board. The motion carried unanimously.*

### **VIII. Adjournment**

*It was moved by Mr. Fleming and seconded by Mr. Wagner to adjourn at 6:15 p.m. The motion carried unanimously.*



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Nate Piotrowski, Community Development Director