

**COMMUNITY DEVELOPMENT AUTHORITY  
MAY 15, 2013 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:32 P.M.

**I. Roll Call**

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

Also Present: Michael Hall, Village Manager; Matt Janecke, Assistant Village Manager; Nate Piotrowski, Community Development Director; John Fuchs, Village Attorney; Alan Marcuvitz and Andrea Roschke, CDA Counsel

Excused: Claude Williams Jr.

**II. Persons Desiring to be Heard**

None

**III. Consideration of Minutes: February 7, 2013 CDA Meeting**

*It was moved by Mr. Kundinger and seconded by Mr. Coons to approve the minutes from the February 7, 2013 meeting. The motion carried unanimously.*

**IV. Report of Staff**

Mr. Piotrowski reported that the Original Village construction project was schedule to begin in earnest on May 28<sup>th</sup>. Current work in the area generally involved WE Energies electric and gas crews.

**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. Lowe's termination agreement

*It was moved by President Krueger and seconded by Mr. Kundinger to recess into closed session at 6:40 p.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 7:50 p.m. The motion carried unanimously.*

**VII. New Business**

A) Consideration of an Amendment to the Deerwood Crossing Phase Two TID Redevelopment Agreement

Mr. Marcuvitz explained that the amendment allows for several additional weeks so that General Capital Group and Jewish Family Services can mobilize their construction crews and finalize paperwork so that the obligations to return land to the Village do not come into effect. He added that having the land for Phase Two revert to the Village is undesirable.

*It was moved by President Krueger and seconded by Trustee Schilz to recommend to the Village Board the approval of the Amendment to the Deerwood Crossing Phase Two TID Redevelopment Agreement. The motion carried unanimously.*

- B) Consideration of a Termination of TID Redevelopment Agreement with Lowe's

*It was moved by Mr. Kunding and seconded by Mr. Wagner to recommend to the Village Board the approval of the Termination of TID Redevelopment Agreement with Lowe's. The motion carried unanimously.*

- C) Consideration of a TID Redevelopment Agreement with Wal-Mart at 6300 W. Brown Deer Road

Mr. Marcuvitz reviewed the agreement and discussed that it should be evaluated in conjunction with the Lowe's Termination Agreement.

*It was moved by Mr. Kunding and seconded by Mr. Coons to recommend to the Village Board the approval of the TID Redevelopment Agreement with Wal-Mart at 6300 W. Brown Deer Road. The motion carried unanimously.*

### **VIII. Adjournment**

*It was moved by Trustee Schilz and seconded by Mr. Coons to adjourn at 7:58 p.m. The motion carried unanimously.*



Nate Piotrowski, Community Development Director