Office of the Town Clerk
Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045
Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

JOINT MEETING AGENDA

	Town Board	Eric Gnant Room
Wednesday, November 4, 2026	&	TOB Municipal Building
7 P.M.	Community Development Authority (CDA)	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
   a. February 17, 2025 Joint TB & CDA.
5. Citizen Comments: Three-minute limit.
6. Old Business: None.
7. New Business:
   a. Discussion and possible action regarding TID1A Increment Payment Approval Report.
   b. Discussion and possible action regarding the Tax Incremental Financing District TID No. 1A increment payments.
   c. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(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: The Corners – TIF Update and West End Development Agreement Negotiation
   d. Reconvene into **OPEN SESSION**, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session.
   e.
8. Approval of Vouchers and Checks.
9. Communication and Announcements.
10. Adjourn.

Posted October 30, 2026
Emily Howells, Town Clerk

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

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MEETING MINUTES

	Town Board	Eric Gnant Room
Tuesday, February 17, 2026	&	TOB Municipal Building
7 P.M.	Community Development Authority (CDA)	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.

   Chairman Henderson called the meeting to order at 7:00 p.m.

   Present: Chairman Keith Henderson; Supervisors Steve Kohlmann, John Charlier, John Schatzman and Ryan Stanelle.

   A quorum was met (5-0).

   Present: Chairman Ryan Stanelle; Committee members Steve Kohlmann, Tom Koplin, Dan Zuperku, and Don Mueller. Committee members Jason Krogsund and Dick Diercksmeier were absent, and unexcused.

   A quorum was met (5-2).

   Staff Present: Administrator Tom Hagie, Fire Chief John Schilling, Assistant Fire Chief Tony D'Amico, Town Attorney Michael Van Kleunen, Town Planner Rebekah Leto and Clerk Emily Howells.

2. Meeting Notices.

   Howells confirmed the meeting notices were posted as required by law.

3. Approval of Agenda.

   Motion by Stanelle to approve the agenda; seconded by Schatzman.

   Motion prevailed by a voice vote unanimously.

4. Approval of Minutes:
   a. December 16, 2025 meeting of the Joint TB & CDA.

      Motion by Stanelle to approve the minutes of December 16, 2025 as presented; seconded by Schatzman.

      Motion prevailed by a voice vote unanimously.

5. Citizen Comments: Three-minute limit. None.
6. Old Business: None.
7. New Business:
   a. Discussion and possible action regarding the Third Joint Direction to Deposit Escrow Agreements.

      Motion by Charlier to approve the Third Joint Direction to Deposit Escrow Agreements; seconded by Kohlmann.

      Motion prevailed by a voice vote unanimously.

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8. Approval of Vouchers and Checks. None.
9. Communication and Announcements. None.
10. Adjourn.

    Motion by Charlier to adjourn at 7:05 p.m.; seconded by Zuperku.

    Motion prevailed by a voice vote unanimously.

Respectfully submitted by,

Emily Howells, Town Clerk

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Tax Increment District No. 1
Developer Incentive Projection
Corners Development Only (Page 1 of 2) **Version: Showing New Development**

Year	Tax Increments													Other Sources			Priority Reductions to Gross Revenues				Net Revenues
																	Priority 1		Priority 2	Priority 3	
	Von Maur Tax Increments	Corners Tax Increments W/O Personal Property	Non Corners Improvements Tax Increments (less Wimmer & existing West End)	Non Corners Improvements Wimmer Existing Development Tax Increments	Wimmer Poplar Creek Historical Value Tax Increments	Wimmer Poplar Creek New Development Tax Increments	Non Corners Improvements West End Existing Development Tax Increments	Non Corners Improvements West End New Development Tax Increments	Non Corners Land Tax Increments	Personal Property Tax Increments	Personal Property Aid Payment	DOR Correction	Gross Tax Increments	Capitalized Interest	Interest on Reserve Fund ~	Reserve Fund Payout	2016 Admin Expenses	Less Administrative Expenses for Town Adjusted by CPI Formula	Less 75% Retention of Non-Corners Impr Increment for Other Plan costs	Less (Payments) to Von Maur for Excess over $17M Value	
2015														1,987,494	0	0					1,987,494
2016	0	0	0	0	0	0	0	0	0	0			0		0				0		0
2017	67,643	432,653	5,761	0	2,604	0	0	0	(703)	(42,703)			465,256		0		(50,000)	(50,914)	(6,274)		358,068
2018	203,463	1,553,063	15,760	0	6,850	0	5,322	0	61,263	8,557		37,868	1,892,146		4,465			(51,757)	(20,949)	41,191	1,865,096
2019	449,755	2,361,389	33,204	12,863	1,341	0	5,234	0	116,836	179,577		473,800	3,633,999		48,546			(53,650)	(39,481)	(93,707)	3,495,707
2020	384,918	2,283,980	47,798	299,873	(922)	0	12,679	0	98,212	183,180		(130,214)	3,179,505		16,885			(53,594)	(269,571)	(94,955)	2,778,270
2021	320,820	2,390,799	96,552	294,211	(2,527)	0	7,171	0	144,631	186,509		53,651	3,491,816		1,346			(54,204)	(296,556)	(87,818)	3,054,584
2022	318,882	2,386,862	105,271	291,067	13,464	0	23,022	0	165,042	109,148		(15,128)	3,397,631		33,983			(54,882)	(324,618)	(81,155)	2,970,959
2023	255,518	1,967,641	71,879	324,970	(6,274)	0	(38,666)	0	186,379	101,870		27,839	2,891,157		116,745			(65,971)	(268,359)	(67,223)	2,606,349
2024	257,671	1,976,693	100,104	278,959	(3,962)	0	(36,828)	0	202,402	107,587		82,154	2,964,780		158,258			(62,773)	(249,279)	(60,044)	2,750,942
2025	263,512	1,976,595	111,354	277,659	(3,833)	358,774	(35,630)	0	243,832	(31,514)		(12,089)	3,148,660		115,965			(64,454)	(531,243)	(50,769)	2,618,159
2026	235,735	1,705,896	119,444	252,587	(3,584)	473,796	(33,315)	0	195,412	1		(10,419)	2,935,551		78,473			(68,680)	(606,695)	(55,696)	2,282,952
2027	265,666	1,886,291	154,499	277,938	(3,549)	658,977	(32,982)	0	237,138	1		170,292	3,614,270		78,473			(69,524)	(791,163)	(57,927)	2,774,129
2028	263,966	1,873,859	154,429	276,067	(3,525)	665,435	(32,760)	0	236,203	1		0	3,433,676		78,473			(71,610)	(794,735)	(58,118)	2,587,686
2029	262,278	1,861,509	154,350	274,208	(3,501)	671,956	(32,540)	872,517	235,268	1		0	4,296,046		78,473			(73,758)	(1,452,743)	(58,310)	2,789,708
2030	263,232	1,867,918	155,820	275,113	(3,513)	685,395	(32,647)	875,396	236,700	1		0	4,323,415		78,473			(75,971)	(1,466,673)	(58,502)	2,800,742
2031	264,190	1,874,349	157,294	276,021	(3,524)	699,103	(32,755)	878,285	238,136	1		0	4,351,100		78,473			(78,250)	(1,480,818)	(58,695)	2,811,809
2032	265,150	1,880,800	158,774	276,932	(3,536)	713,085	(32,863)	881,183	239,577	1		0	4,379,104		78,473			(80,598)	(1,495,182)	(58,889)	2,822,908
2033	266,114	1,887,273	160,258	277,846	(3,547)	727,347	(32,971)	884,091	241,023	1		0	4,407,434		78,473			(83,016)	(1,509,768)	(59,083)	2,834,040
2034	267,081	1,893,768	161,748	278,763	(3,559)	741,894	(33,080)	887,008	242,474	1		0	4,436,096		78,473			(85,506)	(1,524,580)	(59,278)	2,845,205
2035	268,051	1,900,283	163,242	279,682	(3,571)	756,732	(33,189)	889,936	243,929	1		0	4,465,096		78,473	2,615,760		(88,071)	(1,539,624)	(59,474)	5,472,160
2036													0								0
2037													0								0
2038													0								0
2039													0								0
2040													0								0
2041													0								0
Total	**5,143,647**	**35,961,620**	**2,127,542**	**4,524,760**	**(28,667)**	**7,152,495**	**(386,798)**	**6,168,415**	**3,563,755**	**802,218**	**0**	**677,754**	**65,706,740**	**1,987,494**	**1,280,921**	**2,615,760**	**(50,000)**	**(1,287,183)**	**(14,668,311)**	**(1,078,452)**	**52,519,475**

Tax Increment District No. 1
Developer Incentive Projection
Corners Development Only (Page 2 of 2)

Year	Expenditures											Annual	Balances			Debt/MRO/Von Maur Obligations Balance	Year
	Priority 4					Priority 5											
	CDA Revenue Bonds $34,710,000 Dated 12/3/15			Total CDA Debt P & I	Amount Available for Payment of MRO	TID Installment Obligation / PAYGO-MRO ** $9,495,000 Interest calculated annually based on Cumulative Outstanding Principal Balance			Annual Applied to MRO Balance	Cumulative Outstanding MRO Principal Balance	Total Debt Expenditures		Unrestrictive Cummulative	Restricted Cumulative (Capitalized Interest)	Total Cumulative		
	Prin (6/1)	Rate *	Interest			Prin (9/1)	Est Rate	Interest									
2015				0						9,495,000		1,987,494	0	1,987,494	1,987,494	44,205,000	2015
2016			990,979	990,979	**0**				0	9,495,000	990,979	(990,979)	0	996,515	996,515	44,205,000	2016
2017			996,515	996,515	**0**				0	9,495,000	996,515	(638,447)	358,068	0	358,068	44,205,000	2017
2018	1,140,000	1.150%	990,571	2,130,571	**92,593**	0	6.500%	617,175	(524,582)	10,019,582	2,223,164	(358,068)	(0)	0	(0)	43,589,582	2018
2019	1,380,000	1.350%	974,090	2,354,090	**1,120,467**	469,195	6.500%	651,273	469,195	9,550,387	3,474,557	21,150	21,150	0	21,150	41,740,387	2019
2020	1,375,000	1.600%	953,775	2,328,775	**479,918**	0	6.500%	620,775	(140,857)	9,691,244	2,808,693	(30,423)	(9,273)	0	(9,273)	40,506,244	2020
2021	1,375,000	1.850%	930,056	2,305,056	**741,525**	111,594	6.500%	629,931	111,594	9,579,650	3,046,581	8,003	(1,270)	0	(1,270)	39,019,650	2021
2022	1,415,000	2.100%	902,480	2,317,480	**620,842**	0	6.500%	622,677	(1,835)	9,581,485	2,938,322	32,637	31,367	0	31,367	37,606,485	2022
2023	1,460,000	2.300%	870,664	2,330,664	**279,915**	0	6.500%	622,797	(342,882)	9,924,367	2,610,579	(4,229)	27,138	0	27,138	36,489,367	2023
2024	1,625,000	2.450%	834,136	2,459,136	**239,158**	0	6.500%	645,084	(405,926)	10,330,293	2,698,294	52,648	79,785	0	79,785	35,270,293	2024
2025	1,680,000	2.600%	792,390	2,472,390	**188,062**	0	6.500%	671,469	(483,407)	10,813,700	2,660,452	(42,293)	37,493	0	37,493	34,073,700	2025
2026	1,745,000	2.750%	746,556	2,491,556	**(171,111)**	0	6.500%	702,890	(874,001)	11,687,701	2,320,445	(37,493)	0	0	0	33,202,701	2026
2027	1,810,000	2.900%	696,318	2,506,318	**267,812**	0	6.500%	759,701	(491,889)	12,179,590	2,774,129	0	0	0	0	31,884,590	2027
2028	1,880,000	3.000%	641,873	2,521,873	**65,813**	0	6.500%	791,673	(725,860)	12,905,450	2,587,686	0	0	0	0	30,730,450	2028
2029	1,955,000	3.150%	582,881	2,537,881	**251,826**	0	6.500%	838,854	(587,028)	13,492,478	2,789,708	0	0	0	0	29,362,478	2029
2030	2,035,000	3.250%	519,021	2,554,021	**246,721**	0	6.500%	877,011	(630,290)	14,122,768	2,800,742	0	0	0	0	27,957,768	2030
2031	2,120,000	3.350%	450,443	2,570,443	**241,367**	0	6.500%	917,980	(676,613)	14,799,382	2,811,809	0	0	0	0	26,514,382	2031
2032	2,205,000	3.450%	376,896	2,581,896	**241,012**	0	6.500%	961,960	(720,948)	15,520,330	2,822,908	0	0	0	0	25,030,330	2032
2033	2,300,000	3.500%	298,610	2,598,610	**235,430**	0	6.500%	1,008,821	(773,391)	16,293,721	2,834,040	0	0	0	0	23,503,721	2033
2034	2,400,000	3.550%	215,760	2,615,760	**229,445**	0	6.500%	1,059,092	(829,647)	17,123,368	2,845,205	0	0	0	0	21,933,368	2034
2035	4,810,000	3.600%	86,580	4,896,580	**575,580**	0	6.500%	1,113,019	(537,439)	17,660,807	5,472,160	0	0	0	0	17,660,807	2035
2036											0	0	0	0	0	0	2036
2037											0	0	0	0	0	0	2037
2038											0	0	0	0	0	0	2038
2039											0	0	0	0	0	0	2039
2040											0	0	0	0	0	0	2040
2041											0	0	0	0	0	0	2041
Total	**34,710,000**		**13,850,593**	**48,560,593**	**5,946,376**	**580,789**		**14,112,182**	**(8,165,807)**		**54,506,969**	**(1,987,494)**					

NOTES:

Projected TID Closure

TID 1 Schedule of Payments and Transfers
For Levy Year 2025/Budget Year 2026
Installment 3 of 3

The following is a list of payments/transfers required by the Brookfield Corners Development Agreement.
This schedule will act as the schedule of approval for installment 1 and 2.
Installment 3 will be adjusted to reflect adjustments, if any, based on audited results for the prior fiscal year.

Priority 1 - Transfer to Town for Administration

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ 68,680	$ 25,283
2	02/28/25	30.81%	68,680	21,162
3	08/31/25	32.37%	68,680	22,235
	Total	*100.00%*		*$ 68,680*

Priority 2 - Transfer to Town for share of Non-Corners Improvement Increment (75%)

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ 606,695	$ 223,341
2	02/28/25	30.81%	606,695	186,939
3	08/31/25	32.37%	606,695	196,415
	Total	*100.00%*		*$ 606,695*

Priority 3 - To Von Maur Payment For Value in Excess of $17 million

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ 55,696	$ 20,503
2	02/28/25	30.81%	55,696	17,161
3	08/31/25	32.37%	55,696	18,032
	Total	*100.00%*		*$ 55,696*

Priority 4 - Transfer to CDA for payment of CDA Revenue Bonds

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ 2,491,556	$ 917,209
2	02/28/25	30.81%	2,491,556	767,716
3	08/31/25	32.37%	2,491,556	806,631
	Total	*100.00%*		*$ 2,491,556*

Priority 5 - To Developer for PAYGO-MRO

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ -	$ -
2	02/28/25	30.81%	-	-
3	08/31/25	32.37%	-	-
	Total	*100.00%*		*$ -*

The above payments are approved for payment to the parties listed above:

Signed CDA Chairman or authorized representative _____ Dated _____

Tax Increment District No. 1
Developer Incentive Projection
Wimmer Development Only

Year	Wimmer Proposed TID Properties Increment	Gross Tax Increments	Priority Reductions to Gross Revenues: Less Tax Increments Retained by the Corners	Net Revenues	Year	Expenditures: Public Infrastructure Costs: Wimmer Cash Advance Repayment $780,000 Dated 3/1/26 Prin (6/1)	Rate	Interest	Total Debt P & I	Priority 1: Total Expenditures	Annual	Unrestrictive Annual	Priority 2: 10% Retained by Town	Priority 3: 90% Avaliable Increment	Year
2023				0	2023				0	0	0	0			2023
2024				0	2024				0	0	0	0	0	0	2024
2025	358,774	358,774	(89,694)	269,081	2025				0	0	269,081	269,081	26,908	242,173	2025
2026	473,796	473,796	(118,449)	355,347	2026				0	0	355,347	355,347	35,535	319,812	2026
2027	658,977	658,977	(164,744)	494,233	2027	71,734	4.000%	21,965	93,699	93,699	400,533	400,533	40,053	360,480	2027
2028	665,435	665,435	(166,359)	499,076	2028	66,703	4.000%	26,997	93,699	93,699	405,377	405,377	40,538	364,839	2028
2029	671,956	671,956	(167,989)	503,967	2029	69,425	4.000%	24,274	93,699	93,699	410,268	410,268	41,027	369,241	2029
2030	685,395	685,395	(171,349)	514,047	2030	72,259	4.000%	21,440	93,699	93,699	420,347	420,347	42,035	378,313	2030
2031	699,103	699,103	(174,776)	524,327	2031	75,208	4.000%	18,491	93,699	93,699	430,628	430,628	43,063	387,565	2031
2032	713,085	713,085	(178,271)	534,814	2032	78,278	4.000%	15,421	93,699	93,699	441,115	441,115	44,111	397,003	2032
2033	727,347	727,347	(181,837)	545,510	2033	81,473	4.000%	12,226	93,699	93,699	451,811	451,811	45,181	406,630	2033
2034	741,894	741,894	(185,473)	556,420	2034	84,798	4.000%	8,901	93,699	93,699	462,721	462,721	46,272	416,449	2034
2035	756,732	756,732	(189,183)	567,549	2035	88,260	4.000%	5,440	93,699	93,699	473,850	473,850	47,385	426,465	2035
2036	771,866	771,866		771,866	2036	91,862	4.000%	1,837	93,699	93,699	678,167	678,167	67,817	610,351	2036
2037	787,304	787,304		787,304	2037				0	0	787,304	787,304	78,730	708,573	2037
2038	803,050	803,050		803,050	2038				0	0	803,050	803,050	80,305	722,745	2038
2039	819,111	819,111		819,111	2039				0	0	819,111	819,111	81,911	737,200	2039
2040	835,493	835,493		835,493	2040				0	0	835,493	835,493	83,549	751,944	2040
2041	852,203	852,203		852,203	2041				0	0	852,203	852,203	85,220	766,983	2041
Total	**12,021,522**	**12,021,522**	**(1,788,124)**	**10,233,398**	**Total**	**780,000**		**156,993**	**936,993**	**938,675**	**9,294,311**		**929,641**	**8,366,765**	

Projected TID Closure

TID 1 Schedule of Payments and Transfers
For Levy Year 2025/Budget Year 2026
Installment 3 of 3

The following is a list of payments/transfers required by the Wimmer Development, LLC agreement.
This schedule will act as the schedule of approval for installment 1 and 2.
Installment 3 will be adjusted to reflect adjustments, if any, based on audited results for the prior fiscal year.

Priority 1 - Transfer to Town for $780,000 Cash Advance Repayment

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ 93,699	$ 34,493
2	02/28/25	30.81%	93,699	28,871
3	08/31/25	32.37%	-	(63,364)
	Total	*100.00%*		*$ -*

Priority 2 - Transfer to Town

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ 26,165	$ 9,632
2	02/28/25	30.81%	26,165	8,062
3	08/31/25	32.37%	35,535	17,841
	Total	*100.00%*		*$ 35,535*

Priority 3 - To Developer for PAYGO-MRO

Installment	Payment Date	Tax Roll Collection %	Increment Payment	Installment Payment
1	01/31/25	36.81%	$ 235,483	$ 86,688
2	02/28/25	30.81%	235,483	72,559
3	08/31/25	32.37%	319,812	160,565
	Total	*100.00%*		*$ 319,812*

The above payments are approved for payment to the parties listed above:

Signed CDA Chairman or authorized representative

Dated