Office of the Town Clerk
Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045
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MEETING MINUTES

	Town Board (TB)	Erich 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.

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

   Present (TB): Chairman Keith Henderson, Supervisors Steve Kohlmann, John Charlier, Matthew Paris and Ryan Stanelle.

   A quorum was met (5-0).

   Present (CDA): Ryan Stanelle, Steve Kohlmann, Don Mueller, and Dan Zuperku.

   A quorum was met (4-3).

   Staff Present: Administrator Tom Hagie, Fire Chief John Schilling, Assistant Fire Chief Tony D'Amico, Town Attorney Michael Van Kleunen 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 Kohlmann.

   Motion prevailed by a voice vote unanimously.

4. Approval of Minutes:

   a. February 17, 2026 Joint TB & CDA.

      Motion by Stanelle to approve the Joint TB & CDA minutes of February 17, 2026; seconded by Charlier.

      Motion prevailed by a voice vote CDA (3-0) TB (4-0-1); Matt Paris abstained.

5. Citizen Comments: Three-minute limit.

   a. Resident Tim Wilson raised concerns regarding going into closed session.

   b. Resident Jeff North raised concerns regarding WE Energies burying the power lines in the Summit Lawn Estates and locating property records to identify anything buried on the properties.

6. Committee/Commission Reports/Recommendations: None.

7. Old Business: None.

8. New Business:

   a. Discussion and possible action regarding TID1A Increment Payment Approval Report.
      Motion by Kohlmann to approve the TID1A Increment Payment Approval Report (Corners); seconded by Charlier.
      Motion prevailed by a voice vote TB (5-0).
      Motion by Kohlmann to approve the TID1A Increment Payment Approval Report (Corners); seconded by Mueller.
      Motion prevailed by a voice vote CDA (4-0).

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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.

b. Discussion and possible action regarding the Tax Incremental Financing District TID No. 1A increment payments.
Motion by Charlier to approve the Tax Incremental Financing District TID No. 1A increment payments (Wimmer); seconded by Kohlmann.
Motion prevailed by a voice vote TB (5-0).
Motion by Kohlmann to approve the Tax Incremental Financing District TID No. 1A increment payments (Wimmer); seconded by Mueller.
Motion prevailed by a voice vote CDA (4-0).

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
Motion by Paris at 7:12 p.m. to 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; seconded by Kohlmann.
Motion prevailed by a voice vote unanimously.

d. Reconvene into **OPEN SESSION**, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session.
Motion by Charlier at 8:19 p.m. to reconvene into **OPEN SESSION**, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session; seconded by Kohlmann.
Motion prevailed by a voice vote unanimously.
Motion by Paris to approve the general business terms presented by Ehlers in closed session, subject to the parties entering into a development agreement, and to further direct the Town Administrator to draft a letter summarizing the terms for the developer and its lender; seconded by Kohlmann.
Motion prevailed by a voice vote TB (5-0).
Motion by Stanelle to approve the general business terms presented by Ehlers in closed session, subject to the parties entering into a development agreement, and to further direct the Town Administrator to draft a letter summarizing the terms for the developer and its lender; seconded by Mueller.
Motion prevailed by a voice vote CDA (4-0).

9. Departments Reports/Recommendations: None.

10. Approval of Vouchers and Checks.

    None.

11. Communication and Announcements.

    None.

12. Adjourn.

    Motion by Charlier to adjourn at 8:22 p.m.; seconded by Kohlmann.

    Motion prevailed by a voice vote unanimously.

Respectfully submitted by,

Emily Howells, Town Clerk

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