



## Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfield.com

---

### JOINT MEETING MINUTES

---

Tuesday, October 7, 2025

7:00 P.M.

Town Board

&

Community Development Authority (CDA)

Eric Gnant Room

TOB Municipal Building

645 N. Janacek Rd., Brookfield, WI

---

1. Call to Order & Roll Call.

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

Present: Chairman Keith Henderson; Supervisors John Charlier, Steve Kohlmann, John Schatzman (Via Zoom), and Ryan Stanelle; Committee Members Dan Zuperku, Tom Koplin, Don Mueller, and Richard Diercksmeier.

A quorum of the Town Board was met (5-0) and a quorum of the CDA was met (6-0).

Staff Present: Administrator/Interim-Clerk Tom Hagie, Town Attorney Michael Van Kleunen, Fire Chief John Schilling, Police Chief Chris Perket, Department of Public Works Highway Superintendent Scott Hartung, Town Engineer Justin Gutoski and Deputy Clerk Emily Howells.

2. Meeting Notices.

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

3. Approval of Agenda.

Motion by Charlier to adopt the agenda; seconded by Kohlmann.

Motion prevailed unanimously.

4. Approval of Minutes: None.

5. Citizen Comments: Three-minute limit. None.

6. Old Business: None.

7. New Business:

a. Discussion and possible action regarding the Tax Incremental Financing District TID No. 1A increment payments.

Motion by Charlier to approve the Corners' installment 2 and 3 increment payments as well as the Wimmer Development's installments 1, 2, and 3 increment payments; seconded by Kohlmann.

Motion prevailed by a voice vote by the TB (5-0).

Motion by Stanelle to approve the Corners' installment 2 and 3 increment payments as well as the Wimmer Development's installments 1, 2, and 3 increment payments; seconded by Koplin.

Motion prevailed by a voice vote by the CDA (6-0).

b. Discussion and possible action regarding the Engagement Letter for 30% audit services of the Tax Incremental Financing District TID No.1 by Baker Tilly.

Motion by Kohlmann to approve the Engagement Letter for 30% audit services of the Tax Incremental Financing District TID No.1 by Baker Tilly.; seconded by Charlier.

Motion prevailed by a voice vote by the TB (5-0).

Motion by Koplin to approve the Engagement Letter for 30% audit services of the Tax Incremental Financing District TID No.1 by Baker Tilly.; seconded by Stanelle.

Motion prevailed by a voice vote by the CDA (6-0).

8. Approval of Vouchers and Checks. No action.

9. Communication and Announcements.

- a. Hagie noted that Silverspot was closed. Changes at the Corners are underway.
- b. Hagie provided an update that the CDA should anticipate a meeting regarding the West End Project at the end of the year.
- c. Hagie noted that Wimmer buildings are set to be completed by 2027.

10. Adjourn.

Motion by Charlier to adjourn at 7:15 p.m.; seconded by Stanelle.

Motion prevailed unanimously.

Respectfully submitted by,  
Emily Howells, Deputy Town Clerk