



Office of the Town Clerk

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

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

JOINT MEETING AGENDA

Tuesday, February 17, 2026
7 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.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
 - a. December 16, 2025 Joint TB & CDA.
5. Citizen Comments: Three-minute limit.
6. Old Business: None.
7. New Business:
 - a. Discussion and possible action regarding the Third Joint Direction to Deposit Escrow Agreements.
8. Approval of Vouchers and Checks.
9. Communication and Announcements.
10. Adjourn.

Posted February 13, 2026
Emily Howells, Town Clerk



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MEETING MINUTES

Tuesday, December 16, 2025	Town Board & Community Development Authority (CDA)	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
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1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:08 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.

A quorum was met (5-2).

Staff Present: Administrator/Interim-Clerk Tom Hagie, Town Attorney Jim Hammes, Highway Superintendent Scott Hartung, Sanitary District No. 4 Superintendent Tony Skof, Fire Chief John Schilling, Town Planner Rebekah Leto, and Deputy Clerk Emily Howells.

2. Meeting Notices.

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

3. Approval of Agenda.

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

Motion prevailed by a voice vote unanimously.

4. Approval of Minutes:

a. October 7, 2025 meeting of the TB, UD1, SD4.

Motion by Kohlmann to approve the minutes of October 7, 2025 as presented; seconded by Charlier.

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 Resolution 2025-11 by the Town Board and Community Development Authority for Tax Chargeback Disbursement.

Motion by Charlier to approve Resolution 2025-11 by the Town Board and Community Development Authority for Tax Chargeback Disbursement.; seconded by Koplin.

Motion prevailed by a voice vote unanimously.

- b. Discussion and possible action regarding Resolution 2025-09 Approving an Amendment to the Project Plan for Tax Incremental District No. 1A.

Motion by Koplin to approve Resolution 2025-09 Approving an Amendment to the Project Plan for Tax Incremental District No. 1A.; seconded by Zuperku.

Motion prevailed by a voice vote unanimously.

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

Motion by Kohlmann to adjourn at 7:16 p.m.; seconded by Schatzman.

Motion prevailed by a voice vote unanimously.

Respectfully submitted by,
Emily Howells, Town Clerk

DRAFT

JOINT DIRECTION TO ESCROW AGENT

January 26, 2026

Escrow Officer: Andres Bardelas
Escrow No.: 201705405-001
Phone No.: 312-223-2708
E-mail: andres.bardelas@ctt.com

Chicago Title Insurance Company 10
South LaSalle Street, Suite 3100
Chicago, Illinois 60603
Attention: Andres Bardelas

Reference is made to that certain Deposit Escrow Agreement dated October 3, 2017, between the Town of Brookfield (the “**Town**”), the Community Development and Redevelopment Authority of The Town of Brookfield (the “**Authority**”), Brookfield Corners LLC (“**Developer**”), and Chicago Title Insurance Company (“**Escrow Agent**”) (the “**Escrow Agreement**”); and that certain The Corners of Brookfield Project - TID No. 1 Development Agreement dated February 25, 2015 (as amended, the “**Development Agreement**”) by and between the Town, the Authority, Developer, and, originally, the Marcus Corporation.

WHEREAS, the Town, Authority, and Developer wish to direct Escrow Agent to take such actions pursuant to the terms and conditions hereinafter set forth.

WHEREAS, all capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Escrow Agreement.

Pursuant to the Escrow Agreement, the Deposit shall be reduced under certain conditions. Pursuant to Section 2 of the Escrow Agreement, the amount of the Deposit shall be reduced to Zero Dollars and No Cents (\$0.00) upon the second anniversary of the Letter of Credit Reduction Date and the entire amount of the Deposit (said amount, the “**Third Reduction Balance**”) shall be immediately and unconditionally disbursed to Developer. The Letter of Credit Reduction Date was January 1, 2024, and the second anniversary thereof was January 1, 2026. Accordingly, the Third Reduction Balance shall be immediately and unconditionally disbursed to Developer by Escrow Agent, including, without limitation, any accrued but undisbursed interest to date.

This Joint Direction to Escrow Agent may be executed by the parties or their respective attorneys acting on their behalf, in multiple counterparts, each of which shall be an original, but such counterparts together shall constitute but one and the same instrument. Signatures of the parties hereto may be exchanged by facsimile or by electronic or digital transmission and shall be accepted as original signatures.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Developer, Town, Authority, and Escrow Agent have executed this Joint Direction to Escrow Agent under seal as of the date first above written.

DEVELOPER:

BROOKFIELD CORNERS LLC

By: _____
Name: Robert Gould
Its: President

TOWN:

TOWN OF BROOKFIELD

By: _____
Name: Keith Henderson
Its: Chairman

[Attest]: _____
Name: Emily Howells
Its: Clerk

AUTHORITY:

COMMUNITY DEVELOPMENT AND
REDEVELOPMENT AUTHORITY OF
THE TOWN OF BROOKFIELD

By: _____
Name: Ryan Stanelle
Its: Chairperson

ESCROW AGENT:

CHICAGO TITLE INSURANCE COMPANY

By: _____
Name: _____
Its: _____