

VILLAGE OF ELM GROVE  
13600 Juneau Blvd  
Elm Grove WI 53122

**COMMITTEE OF THE WHOLE**

Joint Working Session with Board of Trustees & Finance Committee

**Court Room - Monday, November 8, 2021 7:00 PM**

*Updated Meeting Materials posted 11/9/2021 (Now All Documents Double Sided Scans)*

AGENDA

Roll Call

1. **Bring Meeting To Order.**
2. **Review And Discussion On The Tax Incremental Finance Request From The Mandel Group LLC As It Relates To The Proposed Redevelopment Of The School Sisters Of Notre Dame Campus Including The Financial Feasibility Analysis Completed By Ehlers & Associates In Conjunction With The Concord Group's Independent Evaluation Of TIF Eligible Construction Costs.**

Documents:

*letter to dave deangelis regarding ssnd tif request - 20210611.pdf*  
*letter to dave deangelis regarding ssnd amended tif request - 20211019.pdf*  
*elm grove school sisters apts update summary memo 11.02.2021.docx.pdf*  
*school sisters apts 9.8m paygo 11.03.21.pdf*  
*school sisters apts 10.7m paygo 11.03.21.pdf*  
*2021a167 ssnd redevelopment tif evaluation report 2021\_08\_11.pdf*

3. **Review And Discussion On The Development Agreement Between The Village Of Elm Grove And The Mandel Group LLC As It Relates To The Proposed Redevelopment Of The School Sisters Of Notre Dame Campus; Further Identified As 13105 Watertown Plank Road.**

Documents:

*mandel elm grove tif development agreement 11.05.21.pdf*  
*ssnd da - exhibit 1 - property legal description.pdf*  
*ssnd da - exhibit 2 - apartment property legal description.pdf*  
*ssnd da - exhibit 3 - red barn parcel legal description.pdf*  
*ssnd da - exhibit 4 - green meadow parcel legal description.pdf*  
*ssnd da - exhibit 5 - property rezoning map.pdf*  
*ssnd da - exhibit 6 tid 3 boundary map.pdf*  
*ssnd da - exhibit 7 plans and specifications (08.11.21 binder).pdf*  
*ssnd da - exhibit 8 - public improvements.pdf*  
*ssnd da - exhibit 9 - water supply.pdf*  
*ssnd da - exhibit 10 - water main costs.pdf*  
*ssnd da - exhibit 11 swm agreement.pdf*  
*ssnd da - exhibit 12 guaranty through completion.pdf*  
*ssnd da - exhibit 13 walking path and sidewalk easement.pdf*  
*ssnd da - exhibit 16 - single family preliminary plats.pdf*  
*ssnd da - developer authority.pdf*

- 4. Closed Session - May Convene Into Closed Session Pursuant To Wis. Stat. Ss.19.85 (1)(E) To Deliberate Or Negotiate 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 ; More Specifically The Developers Agreement Between The Village Of Elm Grove And The Mandel Group LLC.**
- 5. Reconvene Into Open Session. No Action To Be Taken On Any Closed Session Items.**
- 6. Other Business**
- 7. Adjourn**

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Michelle Luedtke , at 262-782-6700 or 13600 Juneau Blvd by 3:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice.