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**VILLAGE BOARD OF CLEVELAND. WISCONSIN  
SPECIAL MEETING**

**THURSDAY, JANUARY 12, 2017  
7:02 PM – 9:00 PM  
CLEVELAND VILLAGE HALL**

**MINUTES**

- I. CALL TO ORDER/ROLL CALL.** Village President Kathy Stolzmann called the meeting to order at 7:02pm on Thursday, January 12, 2017, at the Cleveland Village Hall, 1150 W. Washington Avenue, Cleveland, Wisconsin.

Board Present: Kathy Stolzmann, President  
John Ader  
Robert Fink  
Jacob Holzwart  
Nicholas Jaeger  
Andy Williams

Board Absent: Joel Roehrig (excused)

Staff Present: Katherine M. Reynolds of Michael, Best & Friedrich, Village Attorney  
Ben Zeier, PE, of MSA Professional Services, Village Engineer (left 8:37pm)  
Stacy Grunwald, Director of Village Services  
Christopher Jost, Public Works/Utility Operator

**II. CLOSED SESSION**

- A. CONVENE IN CLOSED SESSION PURSUANT TO SEC. 19.85(1)(e), WIS. STATS., AND SEC. 19.85(1)(g), WIS. STATS.** Motion Kathy Stolzmann/Nick Jaeger to convene in closed session pursuant to Sec. 19.85(1)(e), Wis. Stats., to conduct other public business with regard to development agreements affecting the Tax Increment District, where competitive reasons require a closed session; and Sec. 19.85(1)(g), Wis. Stats., to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Roll call—all ayes. Motion carried. Village Attorney Katherine Reynolds, Village Engineer Ben Zeier, Director of Village Services Stacy Grunwald, and Public Works/Utility Operator Christopher Jost were invited to remain.

The Board received reports from Engineer Zeier and Atty. Reynolds regarding various development agreements for projects in Tax Increment District No. 1. The Board and staff discussed options and strategy to respond to defaults or possible defaults with the terms of one or more agreements.

*[Engineer Zeier left the meeting—8:37pm]*

- B. RECONVENE IN OPEN SESSION PURSUANT TO SEC. 19.85(2), WIS. STATS., IF NEEDED.** Motion Andy Williams/Jacob Holzwart to reconvene in open session pursuant to Sec. 19.85(2), Wis. Stats. Roll call—all ayes. Motion carried.
- C. POSSIBLE ACTION ON MATTERS DISCUSSED IN CLOSED SESSION.** Motion Nick Jaeger/Kathy Stolzmann to notify the owner of Hilltop Development of a default related to the plans and specifications for the wet detention pond; carried without negative vote. Motion Kathy Stolzmann/John Ader to authorize staff to research compliance with the terms and conditions of the Development Agreements for Hilary Heights Phase II and provide notice of default as appropriate; carried without negative vote.

- III. ADJOURNMENT.** Motion Jacob Holzwart/Andy Williams to adjourn; carried without negative vote. The meeting adjourned at 9:00pm.

Respectfully submitted,

**/S/ Stacy Grunwald**

Stacy Grunwald  
Director of Village Services