

On Tuesday, February 23<sup>rd</sup> I received a mailing from "SAVE RIVER HILLS...." which apparently was sent to all residents by an anonymous person(s). Unfortunately, claims and innuendoes in that mailing are false and/or misleading. As Village President I am writing to set forth an accurate picture of this situation.

The Village Trustees decided to purchase the 54-acre farmland on Brown Deer Rd. for \$2.5 million last fall to settle litigation claiming damages of \$2.9 million and so that the Village will always have total control over how the land will be developed.

**The mailing implies that Trustees are considering commercial and/or dense residential development similar to the multi-family rental development proposal by the Mandel Group in 2018.**

**This is completely false.**

Last fall the Village Plan Commission held two public meetings seeking proposals for development of the property. Two concepts were presented. One is to have a conservancy and the second is to develop a community of 2,000-2,500 sq.ft. owner-occupied single-family homes. A small group of Village residents feel that both concepts can work well together. All of us agree this project must incorporate the best-known environmental practices appropriate for this property.

**The mailing states: "Apparently, in early March, the trustees will vote to approve a multi-family residential development of THEIR choice on the site." "What next...commercial development?"**

**This is completely false.**

The Board of Trustees next meeting is on March 10, 2021. It is a virtual meeting that residents are invited to attend beginning at 5:00pm at <https://zoom.us/j/95453389375>. There will be no action taken by the Board with respect to the land at that meeting.

**Because of TIF financing "the earliest that the Village will see ANY tax relief will be in 13 years, if not longer."**

The Village retained Ehlers Public Finance Advisors, specialists in municipal financing. Their financial model for the Village bonds sold to buy and develop the property projects the bonds could be retired in 5-7 years after development starts. When the bonds are retired, property taxes flow to the Village, schools and other entities in the district.

**Contact Trustees and Village officials QUICKLY or "THEY WILL DECIDE FOR YOU."**

**Yes**, the Village Trustees will make the decisions concerning the property but only after public hearings by the Plan Commission. Two hearings to receive proposals from residents were held last fall and more hearings for detailed proposals will occur.

**Yes**, contact the River Hills Trustees. They are dedicated to doing what is in the best interest of all the residents in the Village. They can answer your questions and welcome your suggestions. Keep in mind that this is a work-in-progress. There is no deadline to be met. Our goal is to develop this property in the best way possible and we are open to all proposals that would benefit the Village.

