

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
March 19, 2008
4:30 p.m.**

A meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, March 19, 2008. Meeting called to order at 4:30 p.m. Present were John P. Steinbrink, Mike Serpe, Larry Nelson, Gary Hutchins, Phil Godin and Tom Reiherzer. Kate Jerome was excused. Also present were Mike Pollocoff, Executive Director, Jane Romanowski, Secretary and Jean Werbie, Community Development Director.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES OF MEETINGS - FEBRUARY 20, 2008**

**NELSON MOVED TO APPROVE THE COMMUNITY DEVELOPMENT AUTHORITY
MINUTES OF THE FEBRUARY 20, 2008 MEETING AS PRESENTED IN THEIR WRITTEN
FORM; SECONDED BY HUTCHINS; MOTION CARRIED 6-0.**

4. CITIZEN COMMENTS

John Steinbrink:

We just need your name and address for the record.

Jerry Franke:

Jerry Franke, 10411 Corporate Drive. I don't know, do you want to hear my comments on items 6B now or when you get to that item?

John Steinbrink:

We could hear them now.

Jerry Franke:

Okay, I'll be very quick. First of all, I have not had the opportunity to appear before the Community Development Authority before, and I just want to say that we at WisPark really appreciate everything you've done to upgrade the I-94 corridor. I think we're seeing the fruits of those efforts with the Uline and the Abbott projects and all the other things. So, once again, we think it's been a great aggressive role the Village has played here and we applaud you for that. I think we've had a good relationship over the year. When it come to the TIF the Village has been very good, the RecPlex, things that we've worked together.

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I would be remiss if I didn't say we were concerned about the Village getting into the land selling business because we have 80 acres of land at the northeast and southeast quadrant of this same intersection. We haven't exactly been turning away the buyers and we have a lot of money invested in that. We pay a lot of property taxes annually on that. Land that you'll be selling does not generate property taxes so right off the bat yours carries a little bit less than ours. We've tried to be patient to wait for the highest and best use to go there. Unfortunately, the office demand has not reached this far north yet.

Again, I'm not here to whine. I'm here to say we would like to work with the Village. In fact, I've already started to talk to some land buyers. Those are pretty far and few between right now given what happened with Bear Sterns last Friday. Not a lot of people wanted to tie up money in dirt, and I understand you do have money tied up in that and you want to get it out as soon as possible. But I'm here to say we'd like to work with you. We did actually do a cursory retail market analysis in 2006 that I'd be happy to share with Village staff. I think that it's time for us to look at what are the uses we're going to do in our respective quadrants. I know that's a Plan Commission matter.

But I'm just here to say today to the CDA that we are very interested in this. We're very impacted by whatever you do. We think that with the Abbott acquisition, with Uline going forward, this is the time to look at the whole interchange and not just part of it. We understand that costs money and we're willing to financially participate in that. I guess my job here is done for the time being. I will be showing up at these meetings because, as I said, we are very interested in what's being proposed here. Thank you.

John Steinbrink:

Thank you. Anyone else wishing to speak under citizens' comments? Hearing none I'll close citizens' comments.

5. COMMISSION COMMENTS – None.

6. NEW BUSINESS

A. Consider a Professional Services Agreement with Crispell-Snyder, Inc. for the I-94 West Frontage Road Loop infrastructure design.

Mike Pollocoff:

Mr. Chairman, we've received announcements from Mike Spence, the Village Engineer, on an engineering services agreement to provide for engineering services with the realignment of that loop road, the frontage road in that southwest quadrant of I-94 and 165. This is going to be financed through the TIF District but it's part of the Community Development Authority's project plan for this area to undertake. The fee for this work is \$23,000. It would be my recommendation that I be authorized along with the Secretary to enter into this agreement with Crispell-Snyder.

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Phil Godin:

Move to approve.

Mike Serpe:

Second.

John Steinbrink:

We have a motion and a second for approval. Any further discussion on this item?

Larry Nelson:

There are a couple items I saw, it says the following items are not anticipated in their quote, coordination of geotechnical engineering services, soil borings. Soil borings was supposed to be done as part of the west frontage road, but that site I think we're talking about is right on the corner there with that little service road, that little one that's going to run through our property. I'm fairly confident that there's fill there. I think we've been dumping in clean fill there and I'm just wondering if there's going to be some issues and should we get a cost from them. It's kind of easier to negotiate before you give them a contract than after. So that was one concern I had.

Then it looks like they're going to analyze their bids and so forth at the same time as the other bids are coming in for the frontage road. And so if it doesn't happen is that an additional cost or are they setting us up for a cost increase?

Mike Pollocoff:

You mean if you don't award a contract?

Larry Nelson:

Yeah, I mean if we wanted to hold it up for some reason. I don't know why we would.

Mike Pollocoff:

Let me answer the first question first. We did do a series of soil borings in that land that we acquired that we did think was filled. Now, we haven't done any in the area that has been filled. We had a pretty good layout of the land that the CDA purchased on both sides of the frontage road, what was fill site and what structurally hadn't been touched other than agricultural uses. After we go through, and I think that might be part of our grading contract to get the compaction and soil borings if we do come up with that grading plan that we're going to do and how we grade that out, but we do have quite a bit of soil borings that helped us. We were going through to determine whether or not—and we did have to take out a lot of junk and debris that's been buried there over the years and we finally came down to what we identified as virgin clay and then we

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built up from there. Mike, with respect to if we'd have an exposure on this if we decided not to pull the trigger on . . . work.

Mike Spence:

Mike Spence, 8600 Green Bay, Village Engineer. I think the amount of money that we'd be talking about analyzing bids or whatever I don't think it would be significant and I'm sure that they would even—I can ask them but I don't think they'd come back for an extra for that. It's not a lot of effort. What we were trying to do to be most efficient was to pair this work with the work that we've got going on on the frontage road as well as Q so there's a pretty economy there. They're planning on getting everything done at the same time. So time is critical. I guess if we delay it it would potentially not allow us to bid it at the same time which you might lose some economy from the contractors. So the whole hope was to try to keep things going at the same time.

Larry Nelson:

Did we get any other bids at all?

Mike Spence:

Not specifically for this because Crispell-Snyder was picked originally to do. We had bids on the other frontage road work but I recommended that we continue with them because of all the work they're doing in the area. They had already done some preliminary layouts and that. I think we would have lost some economies if we would have went with someone else on this.

Larry Nelson:

But based on other things that the Village has done this price to you seems very reasonable?

Mike Spence:

Yes.

Larry Nelson:

Do you think \$23,000 is the high—it's an estimate it looks like of other services. It's not a firm price either. It looks like, okay, we think it's going to be around this price. Is that a high estimate, low estimate? In other words are we going to—

Mike Spence:

I would anticipate when it's all said and done unless we change something in the scope that it would be close to that amount. I try to monitor every month when I get invoices where they're at financially with where I see them in the work that we've authorized. So based on my limited experience being here with Crispell-Snyder they've been pretty close to their budgets. Again, we

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have the benefit that they're doing other projects in the area so there's less likelihood for them to come back and nickel and dime us for other efforts.

John Steinbrink:

Other comments or questions?

GODIN MOVED TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH CRISPELL-SNYDER, INC. FOR THE I-94 WEST FRONTAGE ROAD LOOP INFRASTRUCTURE DESIGN AS PRESENTED; SECONDED BY SERPE; MOTION CARRIED 6-0.

B. Consider Authorizing the Executive Director to issue a Request for Proposal for a marketing study for the properties owned by the Community Development Authority.

Mike Pollocoff:

Mr. Chairman, I'd like to be authorized to prepare a request for proposals to have a marketing study done for the properties owned by the Authority. And in particular would be that southwest quadrant, the 30 acres we own south of the Jockey property. Then we have roughly 30 acres on the other side of the Interstate north of Q, but out of that there's probably 10 acres that's developable. The rest we've agreed to donate to the Kenosha-Racine Land Trust for floodplain.

We've been receiving, especially since we've worked on the conceptual plan, a lot of requests. And I've indicated to everybody that this is our conceptual plan and we've got to get our work done on the frontage road to fulfill our responsibilities to Uline so that they can get their project under way. I think we need to be able to evaluate what the land is worth. If the proposed uses that have been identified in the land use plan, what's the relationship of that to the real market. Mr. Franke has indicated he'd be willing to share some information he has with us, but I think without having that we're kind of walking in the dark without somebody to take a good look at it for us So I'd like to get that done and I'd like to get it done reasonably soon so we'd be able to conclude in the RFP the last question about putting in all the improvements in most particularly in the southwest quadrant or waiting and seeing what's going to have a great impact on the value versus what we're inputting.

We could be farther ahead having that money identified in the TIF District and making it a contribution for the development of that site rather than determining that everything lays out exactly like that and freezing it in place. We need to have some proposals from some people that will help us take a look at that and understand what the market value is. I'd like to be able to get that out and hopefully have it back so we could look at it at our next meeting or the meeting after.

Tom Reiherzer:

Mike, do you have I mind who you want to use?

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Mike Pollocoff:

No.

Tom Reiherzer:

Will you have a couple different realtors?

Mike Pollocoff:

Well, not realtors but marketing people.

Mike Serpe:

Is there any downside to joining up with WisPark on doing the study with this and the offer that Jerry has made that they would help pay for some of the study? Would there be an advantage or disadvantage to that? And we may be in this like competitors because of the land sales with each other, but I think one does complement the other.

Mike Pollocoff:

I don't believe there is. The thing that we need to keep kind of our eye on the ball is that when we structured our bond payment schedule up for the improvements that the Authority was going to make in the redevelopment area that was comprised of how we thought we were going to amortize the debt based on the increments that are coming. Now, we're not doing bad. If Abbott starts building buildings we're going to do really good. But in that if Abbott doesn't start building buildings right away it's pretty critical that we're able to retire some of that debt through land sales. We had anticipated that we would be in that \$10 to \$12 million range over a six year period. We'll, we've kind of waited a year because we knew that was coming and that was going to alter the pricing scheme some, but we can't wait a long time.

I can appreciate where Mr. Franke is coming from, too. They need to be able to sell land over there as well, but if we can't come up with the increments to pay for the land acquisitions then we have to put that on the tax roll and we just don't want to be in that position. So we've got to kind of weigh those dynamics out and it could put us in a competitive position where the Authority and the Board may be saying, well, we have a buyer at a certain price and we don't want to lose that buyer. So that's where we're going to be. Once we get the study we can share that. We're paying for it. If WisPark wants to do it then it would be something they can share as well. We've all got to work together, but at the end of the day we've got to be able to take on something.

Phil Godin:

All we're talking about here is just issuing the RFP. I think we should issue the RFP, figure out how much it's going to cost, then we can always call Mr. Franke and catch up with him. But I

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think it's a little premature to decide that right now. I make a motion to approve Mr. Pollocoff issuing the RFP.

Tom Reiherzer:

Second.

John Steinbrink:

We have a motion and a second. Jerry, do you want to talk about it? We don't have you scheduled as a public hearing and unfortunately if I start that then—but we're open to listening to your input.

Jerry Franke:

Jerry Franke, 10411 Corporate Drive. I think Mike was being kind. And if you noticed the furnace kicked in and that was God's way of kind of saying—we are competitors in this. And that's why I think it's even more important that we work together because it looks nice on a land use plan map but we just don't know what the market is. And I think if we take a look at all the quadrants of this corner including perhaps the KABA parcel which is maybe a little bit longer down, we'll have a better idea as to the quickest way to get the high quality development that the Village of Pleasant Prairie expects. But to not hold out for just—we've got to figure out what works and can generate quality development and the increment the quickest. So to that extent we're in the same boat. If it comes down to a particular user wanting a particular site then everybody has to figure out what's the fairest way to handle that and we'll go from there. But we would just like to be involved in the process so that we can get as much information. We think this land is becoming more valuable and when Abbott does something or something happens there it should be a lot better. Thank you for your indulgence.

John Steinbrink:

We have a motion and a second.

Larry Nelson:

Did you say you had a study done?

Jerry Franke:

Yeah, it was a cursory study. What we did was we basically took a look at—we actually went back and looked at Highway 50 over time because Highway 50 has gotten a lot of—everybody wants to be on Highway 50. I don't think any of us want this particular interchange to be like Highway 50, but we looked at what were the demographics of that over time and how do we compare to that at this point in time. Because I think for freeway highway service oriented uses this interchange has got some potential that brings with it some issues as well. I don't think that's what we ultimately wanted there to begin with.

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John Steinbrink:

Further comment or question?

GODIN MOVED TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ISSUE A REQUEST FOR PROPOSAL FOR A MARKETING STUDY FOR THE PROPERTIES OWNED BY THE COMMUNITY DEVELOPMENT AUTHORITY; SECONDED BY REIHERZER; MOTION CARRIED 6-0.

7. CONSIDER ENTERING INTO EXECUTIVE SESSION:

- A. Pursuant to Section 19.85(1)(e) Wis. Stats. to deliberate or negotiate the purchase of public property, investing of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session with Centerpoint Properties for land owned by the Community Development Authority generally located South of CTH Q and west of the 120th Avenue right-of-way.**

John Steinbrink:

We are probably going to get feedback from the Administrator on what's been going on out there. We're going to probably open it up to questions from the Commission members and probably going to ask even for guidance or may even give guidance to him on the proceedings that will occur after he meets with the Centerpoint folks. With that we will entertain a motion.

Tom Reiherzer:

Make a motion to move into executive session.

Larry Nelson:

Second.

John Steinbrink:

A motion and a second. Roll call vote.

REIHERZER MOVED TO ENTER INTO EXECUTIVE SESSION AS PRESENTED; SECONDED BY NELSON; ROLL CALL VOTE – STEINBRINK – YES; HUTCHINS – YES; GODIN – YES; SERPE – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 6-0.

John Steinbrink:

The Commission will return to open session for the purposes of adjournment only. No other business will be conducted.

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8. RETURN TO OPEN SESSION

After discussion in closed session was concluded, **GODIN MOVED TO RETURN TO OPEN SESSION; SECONDED BY HUTCHINS; ROLL CALL VOTE – STEINBRINK – YES; HUTCHINS – YES; GODIN – YES; SERPE – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 6-0.**

9. ADJOURNMENT

REIHERZER MOVED TO ADJOURN THE MEETING; SECONDED BY SERPE; MOITON CARRIED 6-0 AND MEETING ADJOURNED AT 5:20 P.M.