

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
November 18, 2009
4:30 p.m.**

A regular meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, November 18, 2009. Meeting called to order at 4:50 p.m. Present were Monica Yuhas, Gary Hutchins, Kate Jerome, Tom Reiherzer and Larry Nelson. John Steinbrink and Phil Godin were excused. Also present were Mike Pollocoff, Executive Director, Mike Spence, Village Engineer, Kathy Goessl, Treasurer and Jane Romanowski, Secretary.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES OF MEETING – OCTOBER 21, 2009**

**REIHERZER MOVED TO APPROVE THE MINUTES OF THE OCTOBER 21, 2009
COMMUNITY DEVELOPMENT AUTHORITY MEETING AS PRESENTED; SECONDED BY
JEROME; MOTION CARRIED 5-0.**

- 4. CITIZEN COMMENTS – None.**
- 5. COMMISSION COMMENTS – None.**
- 6. NEW BUSINESS**

- A. Consider preliminary redevelopment plan for property located at 9115
26th Avenue.**

Mike Pollocoff:

The plan before you is identified as the Midwest Copier or Manu-Tronics parcels and we have some discussions with the owner of it through a realtor for acquiring that property. It is need of redevelopment in that it was a 1986 expansion of an existing metal structure that formerly housed the Manu-Tronics Corporation. When that expansion occurred, they installed a 36-inch galvanized storm sewer that was constructed north of the building and it kind of traverses across the parking lot that was constructed over it and out to a bridge on 24th Avenue. That galvanized culvert was not large enough so consequently if we have any significant rain events, we had flooding through the neighborhood. The original profile was an open stream from 26th to 24th. When we say neighborhood flooding, we have had flooding to the extent that we have had to sandbag houses from keeping the water from getting into the houses and not completely with success. We have also had impacts on the sanitary sewer system where it became surcharged during the flood events.

The proposed redevelopment use for the site would be to remove that northern portion of the building, remove the 36-inch storm sewer, take out the asphalt parking lot on the eastern portion of the property and use the remaining building for seasonal storage for the Pleasant Prairie Public Works Department. So in the summertime, there would be plows in there and in the wintertime there would be lawn mowers and landscape equipment that parks uses. That opens up space for us at the Roger Prange Center to store more vehicles. We also would keep things such as the garbage bins that we give out to the new residents or when they need replacing as we'd like to keep those inside if we can.

I'm also recommending that we meet with Gateway Technical College, allocate about 2,000 square feet of that building for a light industrial incubator, not something that would be an intensive use in that area, but something that would serve the purpose of a light incubator to get a light industrial or maybe any other proposed business that would be suitable for that building in that neighborhood to be started up.

Over the long run, it is my recommendation that as we acquire or construct more space at the Prange building, we consider taking the building down completely and making the entire parcel a park. I think the long-term use of that building will be difficult and will need more money and rather than putting a lot of money into the building we are farther ahead to use that money over at Prange. In addition, that area would function as a neighborhood better if they had an internal park. They have Anderson Park that is fairly close but that is it.

From a stormwater management standpoint and just from a neighborhood standpoint we would be better if that building, over the long haul, was gone. When I say the long run, I am talking that could be 20 years. We could have a substantial period of time where we would be using it for indoor storage. So we would minimize the in and out of that building quite a bit.

The cost for the proposed acquisition would be \$475,000. The assessed value that we have on it right now is \$477,000. I do not think we have any parcel in the Village of Pleasant Prairie right now that their assessed value really reflects market value but nonetheless that is what it is. The list price on it was \$549,000. We could close on December 18 for the earliest closing and then they would like another month to be able to get their business out of there. They rehabilitate copy machines and they also store lawn furniture, outdoor furniture, things like that. It is kind of a Heinz 57 for all the space he is using in there but everybody would be out and we would be ready to take possession of it.

With that, that is my recommendation. We would be applying for, under the storm water grant under a flooding program, to reconstruct the stream channel and pay for the demolition of the north end of the building which is estimated at \$58,000. We would need additional money to take and provide for a new wall on that where the demolition occurs so we don't end up with a bad wall. But those would be items that we would apply for a grant to help us with that. Most of the work, outside of the demolition would be done by Village crews so we would be able to get that out and get that done as inexpensively as possible.

With that, if you have any questions.

Tom Reiherzer:

I have a couple. Is there any problem with the trailers back there yet? You had mentioned before there was people living back in the trailers. Are those trailers still there?

Mike Pollocoff:

There are some trailers there now but those are his stock trailers.

Tom Reiherzer:

They are just like a tractor trailer – storing stuff in. So no one is living back there?

Mike Pollocoff:

No. They have cleaned it up from what it was, but that all will be cleared out. We don't want anything on the site when we take possession.

Tom Reiherzer:

We are going to take it you figured December 18th you said and we are going to give them a month to clear everything out?

Mike Pollocoff:

Right.

Tom Reiherzer:

O.K.

Mike Pollocoff:

He really gets a little bit more time now he knows now that if the Authority approves it to purchase it then he has a month added on that to get everything out. I am proposing that we charge him \$500 a day beyond that 30 day period.

Gary Hutchins;

I have a question. Seeing that it is going to be used for a park and thinking of safety, why would the decision be to put a swale and have it open as opposed to keeping some sort of underground drainage?

Mike Pollocoff:

Well, the size of the pipe could approach a 90-inch diameter in order to accommodate the drainage. I think an open channel stream can be accommodated with gentle slopping side banks as we are going to have all the land we need to work with and use that as a method for conveying the water. It is a stream channel before it comes to 24th and it is stream channel when it leaves 26th so it is a stream already from both ends, it is just this one piece where it bottlenecks. I think to the extent that there is a hazard, the hazard exists during a high rain event and it is already in that neighborhood on either side. I think we could really make that whole area safer by taking the bottleneck out making that stream lower and flatter as it is going through the area.

Gary Hutchins:

O.K. and then you mentioned the grant. Do you expect the expenses the \$58,000 and whatever you talked about, to be fully covered by the grant or what size of a grant do you think you might get?

Mike Pollocoff:

I doubt it will be fully covered. If we could get 50/50 I would be happy. We are in the process of just getting ready to apply for that grant since it was just made available to us about two weeks ago.

Mike Spence:

We found out about the grant information about three weeks ago so we are currently preparing the grant information and that will be submitted on December 4th. As Mike said, we would be looking at covering as much as we can of the project and then I don't know specifically if it's a total match or if it is 80 percent. I have to find that out.

Mike Pollocoff:

The grant is basically surplus money from flood damage when it was made available. So they are looking to move that money as much as they can. I don't think we will be competing with a big pool of people because most of the reconstruction and rebuilding needs that were funded by this originally in 2008 have been taken care of.

Mike Spence:

The amount of money available is actually fairly large and like Mike said, I think we have a pretty good chance of getting the money.

Gary Hutchins:

O.K., thank you.

Larry Nelson:

From a cost standpoint, it looks like it is coming out to about – the purchase price - \$18.30 (sq. ft.) – plus or minus, that is a very good price for that building. If we had to rebuild that building like it is, you are talking with precast and so forth, it would cost at least three times as much as what we are going to buy it for. So as far as space goes, you know it is a very cheap way to buy space and plus you are getting the land and a future park. Eventually with the two, in my opinion, it is very good buy for what we are going to use it for plus you are going to clean up the problem with the water issues. I don't have any problem with this.

Monica Yuhas:

Mike, I have one question in regards to the partnering with GTC for an incubator. When do you propose that plan to be put in place or start discussions?

Mike Pollocoff:

Well, I'll start discussions with them as soon as possible but until the seller is out and we can actually sit down with them and take a look at what space would be good and the kind of restrictions we are going to want to place on them because we don't want a nuisance in the neighborhood; and if there is anything in that part of the building that is going to be demolished that we can use, we have some office space basically on the north side, if there is anything we can take out of the office building part and put it into the old part to accommodate some small office space and things like that so hopefully we can get working on going that by the middle of January and coming up with a plan to take care of it.

Monica Yuhas:

On this map, where do you see that 2,000 square feet being in that building?

Mike Pollocoff:

In the front of the building. What we would want to do for Public Works is just have enough of that space which I have indicated in blue, maybe a little more than that to turn a truck around, but get around in there and be able to unload whatever we have to unload or be able to drive the mowers in there and use that space but have the incubator space in the front so the only parking that would be available for incubator space would be that front parking and they would have to stay out of the back area.

Monica Yuhas:

O.K., thank you.

Kate Jerome:

Have you looked at any needs for remediation in the soil if this is going to be a public park?

Mike Pollocoff:

They have given us a Phase 1 report on the site and it is clean. I know the guy that built that parking lot and I wouldn't be surprised to see just about anything in there but for what has been sampled, it is O.K.

Monica Yuhas:

So are you looking for a motion?

Mike Pollocoff:

I would be looking for two separate motions. One, to consider the preliminary redevelopment plan and then a second motion to authorize the purchase.

**HUTCHINS MOVED TO CONSIDER THE PRELIMINARY
REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 9115 26TH AVENUE;
SECONDED BY REIHERZER; MOTION CARRIED 6-0.**

**B. Consider the purchase of the former Manu-Tronics building located at 9115
26th Avenue.**

**NELSON MOVED TO PURCHASE THE PROPERTY LOCATED AT 9115 26TH
AVENUE FOR \$475,000; SECONDED BY JEROME; MOTION CARRIED 6-0.**

7. ADJOURNMENT

**HUTCHINS MOVED TO ADJOURN THE MEETING; SECONDED BY
REIHERZER; MOTION CARRIED 6-0 AND MEETING ADJOURNED AT 4:45 P.M.**