

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

A regular meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, February 18, 2009. Meeting called to order at 4:40 p.m. Present were Mike Serpe, Larry Nelson, Gary Hutchins, Kate Jerome (4:45 p.m.) and Tom Reiherzer. John Steinbrink and Phil Godin were excused. Also present were Mike Pollocoff, Executive Director, Kathy Goessl, Treasurer and Jane Romanowski, Secretary.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES OF MEETINGS – NOVEMBER 19, 2008

HUTCHINES MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 19, 2008 CDA MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY REIHERZER; MOTION CARRIED 4-0.

4. CITIZEN COMMENTS - None.

5. COMMISSION COMMENTS – None.

6. 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.**

Mike Serpe:

This will be for the purpose of negotiating land purchase and to strategize the cost of which we are going to purchase property.

REIHERZER MOVED TO ENTER INTO CLOSED SESSION; SECONDED BY NELSON; ROLL CALL VOTE – SERPE – YES; HUTCHINS – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 4-0.

Mike Serpe:

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

CLOSED SESSION

(Kate Jerome in attendance at the start of closed session)

Mike Pollocoff indicated the old Manu-Tronics building located at 9115 26th Avenue has been for sale for approximately three years and totals 2.25 acres. The building is surrounded by residential development. The asking price is \$559,400. The area experiences flooding and there have been complaints on the junk and debris from the neighbors and the Village has worked with the owners to get that cleaned up. Mike indicated there are probably some environmental issues due to metals and a Phase I clean up study would need to take place to determine the nature of the contamination if any. The building would need to be torn down and Mike suggested the land on 26th Avenue could be developed as a green space park and the back of the property could be developed as a cul de sac with patio/condo homes to fit in with the neighborhood. Mike indicated a Brown Field Grant might be obtained – 30%. Mike stated \$300,000 is in the budget to purchase this property. Larry Nelson estimated the price to demolish the building to be \$100,000 - \$120,000. In 2010, as part of the Comprehensive Land Use Plan, the property will be rezoned from manufacturing to residential and will then become a non-conforming use.

REIHERZER MOVED TO AUTHORIZE THE EXECUTIVE ADMINISTRATOR TO CREATE A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 9115 26TH AVENUE, NEGOTIATE A PURCHASE NOT TO EXCEED \$300,000 AND ORDER A PHASE 1 ENVIRONMENTAL IMPACT STUDY; SECONDED BY JEROME; MOTION CARRIED 5-0.

7. RETURN TO OPEN SESSION

After discussion was held, **REIHERZER MOVED TO RETURN TO OPEN SESSION; SECONDED BY JEROME; ROLL CALL VOTE – SERPE – YES; HUTCHIINS – YES; JEROME – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 5-0.**

8. ADJOURNMENT

REIHERZER MOVED TO ADJOURN THE MEETING; SECONDED BY JEROME; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 5:15 P.M.

Approved October 21, 2009

Approved with closed session minutes 3-25-10