

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
June 17, 2009
4:30 p.m.**

A regular meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, June 17, 2009. Meeting called to order at 4:30 p.m. Present were Monica Yuhas, Larry Nelson, Gary Hutchins and Phil Godin. John Steinbrink, Sr., Kate Jerome and Tom Reiherzer were excused. Also present were Mike Pollocoff, Executive Director, Kathy Goessl, Treasurer and Vesna Savic, Deputy Village Clerk.

Mike Pollocoff:

John is on his way back from Madison and since this is the first meeting Mike Serpe is not a member of the Authority and was the Vice Chairman in John's absence, a new vice chair needs to be nominated to conduct the meeting.

Larry Nelson:

I nominate Monica Yuhas;

Phil Godin:

Second.

NELSON MOVED TO NOMINATE MONICA YUHAS AS VICE CHAIRPERSON OF THE COMMUNITY DEVELOPMENT AUTHORITY; SECONDED BY GODIN; MOTION CARRIED 4-0.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CITIZEN COMMENTS – None.**
- 4. COMMISSION COMMENTS – None.**
- 5. NEW BUSINESS**
 - A. Consider proposed jurisdictional agreement with the State of Wisconsin Department of Transportation for conveyance of frontage roads within the redevelopment area.**

Mike Pollocoff:

Before you tonight is a draft agreement we really just completed about ½ hour ago. We have been in negotiations with the state on transferring the frontage roads that the Authority and the Village are

currently constructing and have constructed over the years back to the State. For a long while, the State would not allow you to do any development on the frontage roads unless you accepted jurisdiction of it so that the municipalities paid for 100 percent of the improvements. Well under Homeland Security, all that is reverting now and the State wants all the frontage roads back.

The State's position has been that they will pay for the improvements that the communities have made to the frontage roads but they will only pay for a two-lane road because they feel that is all they would need for a frontage road, and, of course, the traffic impact analysis and the studies we have done were basically starting off with four-lane roads and in the future they will get even bigger. So we have gone through some protracted negotiations on this for awhile and what we came up with is in order to facilitate this thing is a financial agreement where the State is agreeing to pay us \$7.2 million over a four-year period as a reimbursement. When we first had our discussions last year, we really felt that the best we could get at that time was \$4 million so we have come out pretty good on this as far as how much we have been able to get. Our expenditures were approximately \$11 million on it and this is including the land acquisitions and the actual road construction. So, we are going to be a little bit ahead of the curve on where we thought we would be.

We have also negotiated, if you look at Exhibit B, getting the swap of land that the State owns that we knew about over on that southwest quadrant and they are signing that over to the Village and we are signing over the land that we have. The other side is a realignment that is part of the Abbott project where the State is going to give the yellow area to the Village and they will take the blue area and then in turn we will give that yellow area to KABA because that land in that area is part of the that KABA holding that is part of the \$12 million grant from the State for the Abbott development. What it does really makes for a more buildable site just like we did on the other side because the setbacks that we have in that area.

In as much as these are parcels and acquisitions that were made by the CDA and the CDA in a previous action has agreed when things are completed that the CDA would convey this land to the Village and the Village in turn would convey it to the State, I wanted to bring this back to you and give you an opportunity to look at it and see the numbers.

We have also requested that the state permit the Village - and this is really going to be part of the association between Uline, Abbott and then our properties - the public areas where the clover leaf island is and then everything between the existing deceleration lane and the Interstate that kind of tear drop area - we are going to landscape that and dress it up so it looks like a business park and a corporate park and that was probably one of the harder negotiations we had to do just to get that approved it really allowed us to not leave things natural which is o.k. but it was not the image we were looking for. So this buys us a little bit of room to complete our work and it reimburses the Village for more than our expenses to get this done.

(Inaudible from authority)

Mike Pollocoff:

The blue in the case of the area south of STH 165 that is already built and then the yellow south of STH 165 is the old road that we have abandoned and filled that area and built it so that has already taken place, we just haven't done the land swap yet. On the north side by Abbott, the blue area is going to be constructed this late summer and fall as part of the frontage road project in the TIF district and then the gold area is going to be given to the Village by the State and then the Village in turn is going to give it

to Abbott. Abbott is going to give this piece of land between the gold area and the blue area to KABA so KABA will have that entire area for their site.

Phil Godin:

Do we have any expense on the frontage road building there in the blue area on the north?

Mike Pollocoff:

Yes, that is part of the original TIF project prior to Abbott.

Phil Godin:

So we had it either way.

Mike Pollocoff:

We had to do that either way.

Phil Godin:

We are going to do it now and the State will get it.

Mike Pollocoff:

Right. It is more of a road than what the State says they need. It is a little peculiar for the State to say we need this, in case the highways fail we need this for emergencies but we only need two lanes but they are getting an urban profile. In the end, that KABA site ends up being a bigger piece for them to develop and again part of our agreement with KABA when we received that grant is when KABA disposes of that parcel, then that money comes back to the Village, the value for the land and the Village will be able to use that, the Village and the CDA, are going to be able to use that for other improvements that need to be made that are off site from the Abbott site. So that would be non-TIF where we wouldn't have to TIF or bond for these improvements.

Phil Godin:

I move to approve.

Larry Nelson:

Second.

GODIN MOVED TO APPROVE A JURISDICTIONAL AGREEMENT WITH THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION FOR CONVEYANCE OF FRONTAGE ROADS WITHIN THE REDEVELOPMENT AREA AS PRESENTED; SECONDED BY NELSON; MOTION CARRIED 4-0.

6. ADJOURNMENT

HUTCHINS MOVED TO ADJOURN THE MEETING; SECONDED BY GODIN; MOTION CARRIED UNANIMOUSLY AND MEETING ADJOURNED AT 4:45 P.M.