

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
August 4, 2010
5:30 p.m.**

A special meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, August 4, 2010. Meeting called to order at 6:10 p.m. Present were Monica Yuhas, Gary Hutchins, Kate Jerome, Phil Godin and Tom Reiherzer. John Steinbrink and Larry Nelson were excused. Also present were Mike Pollocoff, Executive Director, Tom Shircel, Assistant to the Administrator and Jane Romanowski, Secretary. Two citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES OF MEETING - APRIL 28, 2010**

Phil Godin:

Move to approve.

Gary Hutchins:

Second.

Jane Romanowski:

There is one correction on page two. There was a word missed in the fourth paragraph. So I'll add the word "think" in there and we'll process them after that. So one correction.

Monica Yuhas:

So the motion is to approve with the correction.

GODIN MOVED TO APPROVE THE MINUTES OF THE APRIL 28, 2010 COMUNITY DEVELOPMENT AUTHORITY MEETING; SECONDED BY HUTCHINS; MOTION CARRIED 5-0.

- 4. CITIZEN COMMENTS – None.**
- 5. COMMISSION COMMENTS – None.**
- 6. PUBLIC HEARING**
 - A. Consider Conceptual Plan for the development of the Southeast Wisconsin Innovation Center located in the vicinity of Springbrook Road and 39th Avenue.**

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Mike Pollocoff:

Thank you, Monica. Tonight we have a hearing to basically describe the process that the Village and the Kenosha Area Business Alliance (KABA) has been going through to secure a U.S. Economic Development Administration grant for an Innovation Center. From a background standpoint, the Village has, since their incorporation taken, a traditional outlook on how we work to create economic development. We've done a lot of work in Lakeview Corporate Park and TID District #2, and that's primarily been the type of work where we've financed public improvements through the TIF District. In the case of LakeView, there was a private developer that was selling the land and making those improvements. As time went on we expanded it. The CDA, this body, acquired blighted areas, redeveloped those. Uline is a perfect example of what came out of that Greenfield development and changing those blighted land uses over there.

Like I say, for the last 20 years, that's been a good model for the Village as far as creating good economic development, and the work we did at the Interstate raised that to the next level. As you can see, we have the conceptual site plans for Abbott which is north of Uline. Again, that wouldn't have happened and neither would Uline had we not removed the milk farms, the military salvage yard and the adult bookstores and put those improvements in.

But as the economy really started to grind down in 2008 and '09, even though it's not as bad as it was, it became apparent that we had been drifting into an economy that had been focusing in on the large corporate parks. There had been some developments that brought value to the communities as far as tax base and that would be primarily the large distribution centers, and the jobs that were created with those were minimal. They have good construction jobs but not a lot of jobs after the place was built up. And those jobs typically weren't in some cases as high paying as you'd like.

KABA started the process to develop the strategic plan to take a look at what could be done in the greater Kenosha area. We had a good list of people. I was on that committee and we had a consultant work with us. And what we did is we evaluated and compared Pleasant Prairie and Kenosha to areas outside of Washington D.C. and Pennsylvania, areas where you had a similar size with a college that's located in the community and some older manufacturing base that was transitioning. And what we learned was that Kenosha didn't compare well with any of those communities.

We had some of the basic elements to make the infrastructure work. We had a pretty good public school system. That ranked well. We had a trained workforce. But the average income for the workers was lower. The number of college graduates in the community was lower. Some of the developments had not kept pace with some of the more modern urban developments that occur in the other areas. So they worked with us on coming up with a strategy of how to turn that around so that we would perform at a higher level. They came up with five business strategies. Three in reviewing it as we went through it really did apply to what we saw as a shortcoming in the area and an opportunity for Pleasant Prairie and Kenosha.

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The first strategy was to bring business and the workforce training and education communities closer together for greater partnerships. We have two really good universities in the area. One of the findings that the consultant found is that there were silos between the universities, even between themselves, the business community and the local governments. And there just wasn't a connected effort to coordinate some of the assets and possibilities in the community.

The second one was that the community had really strayed away from entrepreneurship for small businesses and startup. We were a large automotive community, we had some larger big businesses here, and there wasn't a lot of small businesses by comparison that were starting up. In a difficult economic time it was still important to make economic development infrastructure so we could compete for new investments and talent over a longer period of time.

So as a result of that - really the results and study came out probably about a month after the financial crash. It was fresh in everybody's mind. One of the things as we were looking at it, we were aware of what the recommendations were as the study was being developed. The Village President was seeing what we could do through the Legislature to get something going, and he directed that we put together a proposal for a bio-medical incubator. We were trying to secure \$700,000 in the State budget to get that going. One of the reasons we looked at a bio-medical incubator is that one of the findings in the KABA study was that was an opportunity the consultants felt would be good here. The Village has just undergone the development plan with Abbott Laboratories and we had gained some knowledge as to what those industries need. There's no question with Abbott and Baxter and Takeda, and then we look at Kenosha County being home to the largest employer is Abbott Laboratories, we have a solid base of individuals that are trained in the bio-sciences and bio-medical and mechanical sciences. So this would be a good way to start.

We asked for \$700,000 and as everything goes through the State budget they whittled that down. They took a zero off in the veto so it went from \$700,000 to \$70,000. But they did say we liked your proposal. There's another route we'd like you to go to help get this funded. So the State Department of Commerce connected us with the U.S. Department of Commerce - Economic Development Administration. Myself and Todd Battle visited with them, and we gave them the idea of what we wanted to do. So they gave us some encouragement to start on it. As you think back the Authority authorized the application to go forward a few months back.

We heard back not too long ago, about a month ago, that EDA was looking at the project. I forget the buzz word they used, but it looked promising and they wanted to have us progress. The level of detail that they were seeking from us almost in some ways represents a completed project. So as we looked in our research on getting one of these things put together, one of the things was apparent that some of the more successful ones didn't happen in a typical corporate park environment. They happened in a neighborhood environment or a commercial environment.

So along with this process the Village was working on the Village Green Center, the downtown across the street, so we took a look at putting the Innovation Center in there. And for Village Green we're looking for that to be green because it's got a lot of open space, but we also want it to be environmentally green. So we visited with a developer and we needed about an acre of land. He agreed to carve out an acre of land and donate it to the Authority. That's not done yet.

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We're in the process of doing it and that advance would take place once we know we've got the grant and the project is going to proceed to create what we've named the Southeast Wisconsin Innovation Center. We've partnered up with—the primary partners in this is KABA and the CDA. Also in this group is UW-Whitewater, Parkside and the other development corporations in the area that can bring as much expertise and knowledge as we can to this.

So the proposed project involves a 40,350 square foot business incubator. The function of the Innovation Center facility would be to accommodate startup and early stage technology firms concentrating in the life science, bio-technology and bio-medical industries. The initial design of the facility is a three story structure and includes office, lab and flexible research and development space as well as administrative and support resource space. It's really proposed to be a major component of the Village Green downtown. This would be the first building we put up.

Tom Reiherzer:

Mike, when you say we've got an acre of land, that's just across the street just south of the bank?

Mike Pollocoff:

Right, straight across.

Tom Reiherzer:

Do we own that land?

Mike Pollocoff:

No, we've come to an agreement that they'll (the developer) convey it to us. One of the items we'll have later on as a part of this is we're going to get a CSM created. And then what we'll do is we'll have the land, the CSM, created and it won't be signed and conveyed until the point that we know that we have the grant and it's going to proceed.

Tom Reiherzer:

Who is the owner right now?

Mike Pollocoff:

It's Land and Lakes Development. And we have a representative here. He'll give out a lot of land if you guys are asking. What we have here is just an architect's visual rendition of what the building will look like. It looks a little—it's a conceptual plan, but the styles that we're working from is to kind of follow the lannon stone and the nature of the Village Hall and that kind of motif. But this one would be geothermally heated. It would be looking at least a LEED silver qualification. You've got the big windows on the south and you've got the overhangs. It would be a three story building. And it would have flexible space. There's a dead front-on look at it.

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Predominant use of the facility would be the biomedical. These types of innovations and entrepreneur efforts would be dependent upon the mix of tenants that occupied it. It's flexible space so as time goes on that's how that mix works. Each floor would be designed to accommodate and be as flexible as possible. We're looking right now at one of the floors being a wet laboratory and the other two be a dry flexible space. Then we've got some floor plans that you can see there for the first floor. They're basically running about 13,000 square feet per floor.

So in the grant application we submitted we're asking for \$3.5 million from Commerce for the construction of the Innovation Center. The goal of the project is that the Community Development Authority in this redevelopment of this land here would own the building. I don't think that's really one of the requirements. And then we'd be looking to have KABA, they've got a lot more expertise in overseeing business, evaluating proposed businesses and operating it. They would actually operate the Innovation Center. We haven't completed—we just have some concepts on how we'd make that arrangement work so we need to still put that together.

One of the things we're looking at doing is having KABA administer the program and the building and then put together a panel of people. We've talked to Abbott Laboratories and they're willing to help us with this and they think some of the other pharmaceuticals will too - but help us evaluate promising proposals that are going to be considered to go into the facility. KABA will take a look at their business plan and see if it's reasonable.

So as these businesses go into the facility, they'll basically lease a space and some of the build out they might do. We're going to try to connect them with some angel investors or some capital or new development capital so they can get up and running. They could stay there up to three years. But at some point we want to graduate them out and hopefully graduating out with a good business plan and then they go on and go from there.

The funding would be \$3.5 million from the feds, \$2 million from the Village through the CDA which would come through a TIF District we would create in the Village Green, \$2 million from KABA. And we've already received the \$70,000 from the State of Wisconsin. And the other part of the TIF District would be what we're asking for in the grant is basically the building and just the perimeter around the sides. There's going to have to be other improvements that are made to facilitate parking and the other components of the Innovation Center site. Tom will continue.

Phil Godin:

On the building are there any specialty things that have to be in this building for this that normally isn't being done?

Mike Pollocoff:

Definitely the wet lab, that's not typical. But we are looking at it as a component structure where it gives you the most flexibility to move walls, have chases underneath the floor or above ground and then be able to segment these offices off. This is our first run at it and this is what we've

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submitted to the EDA. The site actually accommodates more of a rectangular building which will create more useful space. Because you look at this space here and we have a lot of space that gets sucked up by hallways and things like that. We want to keep that dead space down to a minimum and create as much office and research and flex space as possible. Probably as we go through and get to the point where we're actually going to final architectural work and actual design I think this will change. This looks good and I think it gets us the minimums but I know we can get more out of this.

Phil Godin:

Mike, did Partners in Design say we can build this building for \$200 a square foot?

Mike Pollocoff:

Yes. They came up with a concept design based on what we knew we needed to do. And then we had Riley Construction price it for us. Anything that we would do to this over the \$7.5 million, all we would get from EDA would be \$3 million and all KABA is going to spring for is \$2 million, so the rest would have to be paid for by the CDA and the TIF District. We think we can get this thing done at that budget. There was one added thing we wanted to add in at the last minute is a basement. If we put a basement in we can get all the mechanicals down in the basement so we don't use up floor space for that. But that's going to be the real challenge.

The way the project is working is Partners has agreed to do the concept for us and get the information to a level that is required to be evaluated by the EDA, and Riley is pricing that work as it's evolving. But, we come to the point where we stopped because once we get the grant we have to in essence start over again and go get an RFP out for an architect and get an RFP out for construction management. Riley and Partners have the chance to bid back again. We can't go any farther really than what we need for the grant.

Phil Godin:

But the preliminary figures it just doesn't—I'd be impressed if we can build that for that price. I see a lot of building plans at Carthage, every one, and this looks like more than \$200 a square foot.

Mike Pollocoff:

Even just the exterior of the building I can almost guarantee we're not going to have all the eye candy on there that's in the picture.

Gary Hutchins:

Is the money from KABA a grant and not a loan?

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Mike Pollocoff:

Right. That's a direct payment from KABA. And from KABA's standpoint, Todd Battle has done an enormous amount of work on this. They're taking that same TIP report and the strategies that they identified in there, and one of the strategies was that you guys as KABA has been doing a good job of giving out low interest loans and facilitating existing businesses coming here but that market is tough. What they were recommending is using some of the financial power they have, not all of it but a segment of it, trying to create new businesses that are going to grow here, have some roots here and develop here. That fits in with the strategy that they're working on.

Two million dollars is a lot of money. I don't think it's a lot for KABA. They have a pretty good fund, but it's still a \$2 million commitment. Typically they've just done loans. Now, as they evaluate tenants that are in the Innovation Center, they may look at giving them some loans or helping facilitate some other investors to get them. I think they're going to be really valuable for that. But this is a \$2 million contribution to get it started.

The other thing that we'd be looking at from the TIF is identifying how much money we're going to need for startup operations. We're not going to lease it out overnight at the first shot so we're going to need operational money. We're proposing to use some of the \$70,000 grant from the State that we have, and as we get to the next step then issue an RFP to have somebody come up with a business plan and a management plan for the incubator. And out of that come up with what we think we're going to need for startup funding.

Tom Reiherzer:

And you said KABA will manage this property. How many jobs are we talking here?

Mike Pollocoff:

We're looking at it could peak out at about 100. In investigating how the other similar incubators work, when we say 100 jobs a lot of these guys have been doing this for—they're working all hours. These are companies where these guys are putting their heart and soul into it and they're doing everything they can to get it up. So it would be over—it's not an 8 to 5 place because then there would be more people into it. But we looked at Milwaukee County, the medical incubator they have on the County fairgrounds, and they've been up and running since '93. They have a 70 percent graduation rate. I think it's like 8 or 90 companies that have developed and started out in that incubator. Some of them are located right in that area there and some have gone to other places.

The best example of a local one is Bradford Medical. It started off as a real small medical business and now they have a 75,000 or 100,000 square foot building with 125 employees. So there's a lot of communities trying to do this. I think that it's a possibility that you can get something started and that's great. I think some of the key things here in our discussions with Commerce is that some of those initial tools that if you're trying to start this in a place where there was no employment depending on biologists or people in bio-mechanical work it would tough. But that's an ongoing activity here. There are a lot of people that are in that feel and it's

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something to draw from. Plus we'd want to be able to compete Statewide. There's an enormous effort on this in Madison as well. Whatever doesn't get in there we'd be able to pull it over here. Tom?

Tom Shircel:

Sure. I'll give a brief overview of the Village Green Center and what's progressed over the last 20 years or so. As the CDA is aware, the Village Green Center, located within the demographic center of the Village basically in the 104th Street area, Springbrook Road and 39th Avenue as you can see on the slide. In the winter of 2004, nearly 15 years after so since 1990, the first discussions emerged regarding the creation of a community center or our downtown for Pleasant Prairie. The owner and developer of a large portion of the area to be developed as the Village Green Center contracted with a planning and architectural firm to jump-start the process again to vision and plan with the community and to prepare plans for the Village Green Center.

So as you can see on the slide, this is the latest iteration of the master plan of the Village Green Center. And you can see where the Innovation Center is proposed to be just south and west of the Village Hall on the west side of 39th Avenue.

As a part of the planning effort, the Village Board reappointed a Village Green Technical Advisory Committee comprised of Village residents and selected members of the Village Board, Plan Commission, Park Commission, and Kenosha County Highway officials. The Village staff assisted the committee to develop a Village Green Neighborhood Plan, an integral part of the proposed mixed-use Village Green Center commercial area. In 2006, a new developer, Land and Lakes Development Company, purchased a large portion of land within the Village Green Center and created a marketing and design team to continue the planning and the development of the property.

By 2009, Land and Lakes owned over 81 acres within the Village Green Neighborhood, all west of 39th Avenue. So it's that area that I can show you here, they own the majority of the area from Springbrook Road, this area right in here which is about 81 acres. In 2007 and 2008, the Village held cafés to assist in the conceptual planning of the Village Green Center downtown. The first café was held on November 15, 2007 to provide information about the Village Green planning process, to form a vision of the Village Green Center, to provide information about what makes village centers successful, to discuss other places people have visited that they liked and what they did not like, and what issues and opportunities need to be further explored. A second café was held in 2008 to discuss concepts for future development of the Village Green Center. And ultimately a third café will be held either this year or next year to discuss the final master plan for the center.

During 2009, Land and Lakes and its consultants hosted a series of workshops with Village staff and members of the TAC to discuss various aspects of the design including issues related to transportation, building types and architecture styles, design guidelines and landscaping standards to assist in preparing the master plan and design guidelines for the Village Green Center. As progress is made, a third café, as I explained, will be held hopefully this year or next year.

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As another added item, in 2009 the Village Green Center the staff was looking to make it a unique development, something where people will find it interesting and come to. And in order to do that we threw around the idea of making the center a green sustainable Village Green Center with the possible inclusion of such concepts as geothermal heating portions of the roadways and sidewalks for ice and snow melt, also geothermal heating for heating and cooling for buildings, solar and wind energy use as a possibility, the use of recycled materials for construction of the buildings within the center, electric car hookups and so on and so forth. So those are being considered as a way to make this a unique special place as Village Green Center.

As the CDA is aware, back in April of this year, April 28th, the Authority awarded a contract to S.B. Friedman & Company in the amount of \$25,000 to prepare the Village Green Center Retail/Commercial Analysis and Market Study. I did speak with Steve Friedman last Friday, and the update is they're still gathering information for this Village Green Center Market Study. And he expects sometime early September/mid September to get the Authority the initial draft of their findings as far as what the market study has shown.

Of course, this market study is a vital and integral part to the Village Green Center Development as it will identify and specify numerous commercial issues and parameters. It will also set the stage for what the developer and landowner and the Village can expect with respect to such things as land use recommendations and strategies, the identification of specific sites and areas for commercial development and the type of retailers that would be attracted to the Village Green Center, a land pricing strategy, an evaluation as to whether the current proposed conceptual plan layout should be modified or if it's good the way it is, a phasing perhaps of commercial with a schedule of when commercial could come, if it will be phased, like I said, will it be two years, five years, ten years to build out and so on and so forth.

And also that specific RFP also asked S.B. Friedman to identify and give the answers to numerous questions related to development within the Village Green. Will the sustainable Village Green Center be unique? Will it attract retailers? What benefit will it provide and so on and so forth. With that, did you want to talk about the TID?

Mike Pollocoff:

The other element of this is the creation of a Tax Increment District to fund the Village Green development improvements and the Authority's share of the Innovation Center expenses. Creating the TIF will permit the Authority and the Village to build the infrastructure and have the taxpaying entities pay for those improvements with their property tax bill. We'd be looking to do this next year after the first of the year because we really want to be able to have all the information, first being that we have the grant. Second is we want to take a look at the marketing study and feel the results of it and see what we think we can afford or what the absorption is going to be on that so that we can have the TIF progress orderly without having it being funded by the Village or back funded by the Village.

The TID would pay for, as we indicated, the Innovation Center, but some of the other things that are in the Village Green - storm water improvements, development of that plaza around the Innovation Center and the park right next to it, as well as the street improvements, the relocation

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of Springbrook, some of the parking lots that would be public in nature. But, again, we really can't bring that forward until we complete the other pieces of the pie.

The CSM that we're going to be looking to create is going to be approved by the Plan Commission and the Board on August 9th. As I said, it's .95 acres just for the Innovation Center site. When you look at it on the large map up there you can see the center itself, the building, the green outline is the parcel that would be dedicated to the Authority. Lot 2 is the remainder of the developer's property that would be waiting for further development of that site.

We're looking to have the Innovation Center share parking access from Chase Bank in the first instance and going on forward. Tom and I have met with the management at Chase and we're still going through those discussions. The parking and access easements as indicated in red are going to be north of the building and we'd be looking for easements to manage storm water to the south.

The site needs to be rezoned - right now, it's agriculture. So we're looking to rezone just the site that's outlined in red, not the entire parcel, because we need to finish our planning work on the rest of the Village Green. So that rezoning will also go up to the Village Plan Commission and the Village Board at the next meeting, and that would be a B-2 rezoning I think with a PUD overlay.

So the purpose of tonight's meeting is the EDA is requiring that we describe the project in detail, notify the public that's surrounding the area as well as putting it in the paper so that anybody would know about it, and using this as an opportunity based on the information we presented to conduct a public hearing for our residents or anybody to comment or ask questions on the project. Commissioner Yuhas I think now would be an appropriate time to open up the public hearing.

Monica Yuhas:

At this time I'd like to open up the public hearing. Anyone wishing to speak on this issue in the audience? Anyone wishing to speak? Anyone wishing to speak? Hearing none I'll close the public hearing and open it up to Commission comments.

Mike Pollocoff:

The staff is recommending that as we conducted the public hearing and that we're requesting that the Authority approve the conceptual plan for the center and we continue to proceed along with the grant application process. We'll forward the results of the hearing and the documents with our second submittal to the EDA.

Gary Hutchins:

I was just going to ask a quick question. Is there any other development that's being worked on that's imminent in the Village Green area at this time?

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Mike Pollocoff:

We have had discussions with a grocer who is looking to locate on the north side of Springbrook directly north of the bank. That would probably be the most substantive discussion we've had with people. We've had calls off and on, but that's the one that has some possibilities. I think that we in some respects have been holding them off a little bit because it's just the planning process and this isn't far enough along. But they've indicated to us that they've done a market study for themselves and they feel confident that they could construct a grocery. It's not a mega or large grocery but they could do one in this area.

Tom Reiherzer:

Now, would that be under a TIF for that owner?

Mike Pollocoff:

That would be in the TIF. The things that we're looking at in our discussions as Tom said as far as a sustainable TIF, we have to work this out with the developer, but typically we pay for the roads and the storm sewers and things like that which we still are going to do. But the other thing we're going to want to do is leverage the Village's ability to get some grants and zero interest money and things like that that's available now and should be available for the next couple years to install geothermal heating, solar, there's a new phase of solar that has some promise. We might be earlier than the technology is. But also the type of energy savings that could be accommodated through construction, through insulation, the type of glass and whatever. But the goal is to drive the operational expenses down in the Village Green for businesses and have that be a benefit that the business realizes rather than having it getting sucked up into lease rates. So that's the other aspect of the TIF.

Tom Reiherzer:

On the TIF, Mike, who determines what amounts are awarded to that TIF. Is there a formula on how much the property is worth and the building is worth?

Mike Pollocoff:

What happens is the Village Board will start the process to create the TIF. They'll direct that we come up with a project plan that identifies all the improvements that are going to be made over the life span of the TID. A TID could go 27 years. So in that project plan after we've reviewed and adjusted to the level we're comfortable with the market plan, we'll come up with an absorption rate. How long is it going to take some of these things to be built? And then what do we need to do, what do we need to build out over time?

When we get that done then we'll come up with a preliminary bonding plan so we can say we're going to build a building, we're going to do some other things, and say that initial bonding is \$4 million. And we may say this building will be tax exempt but what other developments are in there. So all the buildings that are going to be built within that district and all the land values that

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exist within that district are going to pay taxes just like everybody except those taxes are going to retire the bond and not go to the schools or the County or what have you. So their values are calculated the same as everybody else's, it's just the allocation of the funds collected go differently.

Phil Godin:

So the Village would do that, the CDA would not do that?

Mike Pollocoff:

No. What the CDA will do is you'll authorize the redevelopment plan or the plan for how we're going to do this. Just like on the Interstate projects, the Village Board created the TIF District and they allocated out the monies for the CDA to acquire the land and construct the improvements to redevelop that land. And the CDA oversaw that process. So this one will be the CDA is overseeing the Village Green project, too, and then some of it is going to be overseen by the Village especially as it relates to the sustainable energy and the parks and the streets. But anything else we do, and we may want to, based on what the market study shows, allocate some funds to set aside to help a business start up that we think is promising.

Phil Godin:

A couple things, Mike. The \$70,000 we have that already?

Mike Pollocoff:

Right.

Phil Godin:

So are we paying Partners in Design and Crispell-Snyder now?

Mike Pollocoff:

Yeah, we're paying them now. We're basically paying them out of a fund that we're using that to prepare the TIF documentation for what we need. So that would be reimbursed by the TIF District once it's created.

Phil Godin:

But can we use the \$70,000 if we don't go ahead with this?

Mike Pollocoff:

Yes. And we're also going to use that to pay for the study, the business plan and the master plan for the incubator, too.

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Phil Godin:

But we can't get all that done for \$70,000?

Mike Pollocoff:

I think we can.

Phil Godin:

You think so?

Mike Pollocoff:

Yes, at least on the initial numbers.

Phil Godin:

I like the idea but I think, and I'm more than encouraging you to go ahead with it, but I think by the time we get to the point of creating the TIF I think this group has to have a working session to understand how much debt we have.

Mike Pollocoff:

Right.

Phil Godin:

Because I don't think everybody does understand what our TIFs and TIDs are and we need to have it laid out for us before we engage that, because we may not do this for \$7.5 million. But we can wait until we see if we get the \$3.5. It's premature until we know that.

Mike Pollocoff:

Right. We need that. I think we need to look at the business plan to see how long they think it's going to take to get us up and running. We need a market plan to see how much increment we're going to collect because we won't collect any increment from the Innovation Center.

Phil Godin:

But as long as you think we can accomplish that for \$70,000 I think that's great.

Mike Pollocoff:

We got approval from the State to use those funds for that rather than construction.

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Phil Godin:

And the only other thing I thought one time when you put that drawing up why do we have the water retention on the front? Why don't we put it behind the building? That's going to be some of our best frontage. I think we should put it on the developer's land. I know he's here but he's going to benefit. He is. We're increasing the value. It seems like it's in a bad spot. Or work something out to share it at least.

Mike Pollocoff:

The developer's storm water is going in there as well. When we laid out that big pond right there that's south of it, that's part of the park. What happens is the grades here—

Phil Godin:

They're falling off to the south.

Mike Pollocoff:

They're falling off to the south and that's where the water wants to go. So in order to keep the construction costs down on this we want to eliminate some of the mass grading you'd have to do to flatten this side out to get the storm water to the back.

Phil Godin:

So that's the natural topographical, okay.

Mike Pollocoff:

It's hard to see on this scale, but the park plan that we have under way for this really that will be a nice park. And you can't see it now but it connects together to the other pond and the other park.

Phil Godin:

It makes sense. I wasn't thinking of the topographical there.

Mike Pollocoff:

The one building that we've kind of isolated here is the post office. One of the things we're going to try and do is get the post office to relocate the office just south in a retail building of the Village Green and see if we can move the truck operations out to Lake View. It's a really nice building and I'd hate to lose it but we're going to see if we can.

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Phil Godin:

I'd move to support it going forward. I think Mike's comments are excellent.

Tom Reiherzer:

Second.

Monica Yuhas:

There's a motion and a second. Any further discussion? Mike, will we hear mid September or end of September on this grant as far as—

Mike Pollocoff:

I don't think we'll hear mid September. I don't know what else they could ask for that they haven't gotten. Tom has done a really good job on putting this together. They actually gave us initially a week to put it together and this is like a 200 page document. Tom and Todd Battles have really done a good job on it. I think it shouldn't take them very long to do it but I would probably figure on a month.

Tom Shircel:

Yes, they're asking for around two now. We gave them our first submittal three weeks ago and they had some additional questions, the EDA did, and we plan on submitting that additional information tomorrow to them. They've been cooperative. They've been working with us as well. So we'll try and get out that additional information tomorrow and we'll just wait and see what they have to say. I'm sure they'll have more questions.

Monica Yuhas:

But we're hopeful by the end of the year we should have the yes or not.

Tom Shircel:

I would hope so.

Phil Godin:

And isn't this stimulus money out of the \$787,000 that's available to be spent?

Mike Pollocoff:

Some stimulus. It's out of recovery money. And this project that we're involved with is Racine, Kenosha, Walworth, Rock and two Counties by Rockford in Illinois. It's a really big area.

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Whitewater had their type of Innovation Center that they're looking at and we have ours and Janesville has one in as well.

Phil Godin:

So it's \$10 million altogether or \$15 million. I see.

Mike Pollocoff:

I think the whole project had \$55 million but some of that is in retraining money. There are all sorts of components of it. They really seem to be anxious to get this money out on the street and going.

Monica Yuhas:

It's an existing time especially to have the universities on board with this. That's huge with the bio-science and KABA as well. Motion and a second.

GODIN MOVED TO APPROVE THE CONCEPTUAL PLAN FOR THE DEVELOPMENT OF THE SOUTHEAST WISCONSIN INNOVATION CENTER LOCATED IN THE VICINITY OF SPRINGBROOK ROAD AND 39TH AVENUE; SECONDED BY REIHERZER; MOTION CARRIED 5-0.

7. ADJOURNMENT

REIHERZER MOVED TO ADJOURN THE MEETING; SECONDED BY GODIN; MOTION CARRIED AND MEETING ADJOURNED AT 6:55 P.M.