

**VILLAGE OF PLEASANT PRAIRIE  
COMMUNITY DEVELOPMENT AUTHORITY  
Village Hall Auditorium  
9915 39th Avenue  
Pleasant Prairie, WI  
December 17, 2014  
5:00 p.m.**

A regular meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, December 17, 2014. Meeting called to order at 5:00 p.m. Present were John Steinbrink, Phil Godin, Kate Jerome, Mike Serpe, Larry Nelson, Gary Hutchins, Tom Reiherzer and Jill Sikorski (Alternate). Also present were Mike Pollocoff, Executive Director; Tom Shircel, Assistant Village Administrator; Kathy Goessl, Treasurer and Jane M. Romanowski, Secretary.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. MINUTES OF MEETINGS – FEBRUARY 12, APRIL 16 AND JUNE 24, 2014**

**GODIN MOVED TO APPROVE THE FEBRUARY 12, APRIL 16 AND JUNE 24, 2014 MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY SERPE; MOTION CARRIED 7-0.**

**4. CITIZEN COMMENTS – None.**

**5. COMMISSION COMMENTS – None.**

**6. NEW BUSINESS**

- A. Consider First Amendment to a Purchase and Sale Agreement between Route 165 LLC and the Community Development Authority for property generally located south of STH 165, west of I-94 and 120th Avenue.**

Mike Pollocoff:

Uline has requested that we amend our purchase agreement to allow them more time to put another two months in there plus there is another extension for two months. Part of the due diligence that they are going through is the wetland and floodplain certification and they are working through that and then they reached a point where the DNR and the Army Corps said that too much of the growing season had stopped and they couldn't fully identify the wetlands so they want to wait until next spring, let

Community Development Authority  
December 17, 2014 Meeting

the plant life come up again so they can get a more accurate delineation of the wetland. So, that is really the basic thing they are waiting on. Outside of that, they have been moving along with everything else. I do think the delineation of the wetlands – they are going to be petitioning to be able to fill wetland and it is probably a couple of acres is what they are ultimately looking for but that will be a back and forth between the two sides and they should be able to settle that relatively quickly. We made some repairs since we had our last offer on the property to some of the drain tile and the farm tiles that were out there and we got those working so we are hoping there is a better result when they do that. Nonetheless, I think the criteria for an alternative analysis, what you have to do for wetlands, is to be able to show that before you fill a wetland there is really no other alternative, they are moving right along and I think they have a lot of those questions answered because there really isn't another piece of property for them to buy from a willing seller that will allow them to enlarge their campus other than this one. So with that I would recommend that the Authority authorize myself and Chairman Steinbrink, I believe, to sign the agreement with Uline to extend their purchase agreement. Any questions?

Tom Reiherzer:

I make a motion to approve that extension.

Larry Nelson:

I'll second.

John Steinbrink:

Motion and a second. Any discussion?

Gary Hutchins:

I do have a quick question. Just as a practical matter. If you are waiting as part of it - we are waiting until plant life comes up - why aren't we just doing it for a like 120 days?

Mike Pollocoff:

Well, there is already another 60 days they have requested in the agreement. I think what they were inferring with their discussions with me is they wanted to keep this thing on a as short of leash as possible to keep the DNR responsive as far as their ability to close on this property.

Kate Jerome:

So we are looking at April 1<sup>st</sup>?

Community Development Authority  
December 17, 2014 Meeting

Mike Pollocoff:

Yes.

Kate Jerome:

And if we have a heavy snow cover I'm not sure the plant life will be up.

Mike Pollocoff:

Yeah, they might be back.

Kate Jerome:

O.K.

Phil Godin:

It will be April 20<sup>th</sup>.

Mike Pollocoff:

If we have a winter like last winter, it won't happen by then. I think given the level of work that they are doing on it, I think they are proceeding on it. We have had the same issues happen with the DNR and especially the Army Corp where they will stop and say we want a better look at it when there is more growing occurring.

**REIHERZER MOVED TO APPROVE THE FIRST AMENDMENT TO A PURCHASE AND SALE AGREEMENT BETWEEN ROUTE 165 LLC AND THE COMMUNITY DEVELOPMENT AUTHORITY FOR PROPERTY GENERALLY LOCATED SOUTH OF STH 165, WEST OF I-94 AND 120TH AVENUE; SECONDED BY NELSON; MOTION CARRIED 7-0.**

**7. CONSIDER ENTERING INTO EXECUTIVE SESSION PURSUANT TO SECTION 19.85(1)(E) WIS. STATS. TO DISCUSS, 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.**

John Steinbrink:

The Board will take no other action and return to open session for the purpose of adjournment only.

**GODIN MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY JEROME; ROLL CALL VOTE – STEINBRINK – AYE; HUTCHINS – AYE; JEROME – AYE; GODIN – AYE; SERPE – AYE; REIHERZER – AYE; NELSON – AYE; MOTION CARRIED.**

**8. Return to Open Session and Adjournment.**

After discussion was held, **REIHERZER MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY JEROME; ROLL CALL VOTE – STEINBRINK – AYE; HUTCHINS – AYE; JEROME – AYE; GODIN – AYE; SERPE – AYE; REIHERZER – AYE; NELSON – AYE; MOTION CARRIED AND MEETING ADJOURNED AT 5:50 P.M.**