

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:15 P.M.
June 18, 2018**

A special meeting for the Pleasant Prairie Plan Commission convened at 5:15 p.m. on June 18, 2018. Those in attendance were Michael Serpe, Chairman; Wayne Koessler; Deb Skarda; Judy Juliana; Brock Williamson (Alternate #2); and Michael Pollocoff. Jim Bandura, Bill Stoebig and John Skalbeck (Alternate #1) were excused. Also in attendance were Tom Shircel, Assistant Village Administrator; and Jean Werbie-Harris, Community Development Director.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Michael Serpe:

We have two items on the agenda tonight. If there's something that you wish to talk about on one of the items even though they're not public hearings you can do so when they're called. If there's anything else that anybody wishes to talk about now is your time to approach the podium. Anybody wishing to speak? Anybody wishing to speak? We'll close citizen comments.

5. UNFINISHED BUSINESS:

- A. Consider approval of Development Agreement/Tax Shortfall Agreement and related Exhibits for proposed Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building to be located at the northwest corner of 104th Street (CTH Q) and 120th Avenue (West Frontage Road) within the Prairie Highlands Corporate Park.**

Wayne Koessler:

Mr. Chairman, I move that we take Item A off of the table.

Mike Pollocoff:

I'll second that.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY MIKE POLLOCOFF TO REMOVE ITEM A FROM THE TABLE. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, the first item on the agenda is consider the development agreement, tax shortfall agreement and related exhibits for proposed Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building to be located at the northwest corner of 104th Street, County Trunk Highway Q and 120th Avenue which is the West Frontage Road within the Prairie Highlands Corporate Park.

The petitioner is proposing to purchase approximately 64 acres of vacant property generally located at the northwest corner of 120th Avenue or the West Frontage Road and 104th Street or County Trunk Highway Q within the Prairie Highlands Corporate Park for the development of construction of the Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building.

As some background information, on April 2, 2018, the Board conditionally approved a Master Conceptual Plan for the proposed Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building on said property. The proposed \$130 million development would include an approximate 100,000 square foot ambulatory care center, a three story 100,000 square foot professional office building and associated surface parking and open space. Services offered on site would include primary care, outpatient surgery, rehabilitation services, imaging, laboratory services, occupational health, and a variety of specialty care services and a pharmacy. The building is situated on the site to accommodate future expansion as the healthcare needs of the community evolve. The planning and design of the proposed facility would preserve the site's woodlands and natural wetlands, providing care in a natural and healing environment.

On June 11, 2018, the Plan Commission conditionally approved some Preliminary Site and Operational Plans, the Stage 1 of construction, for the mass grading for the proposed Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building.

As plans are developed the following approvals are anticipated:

- Preliminary Site and Operational Plans which is Stage 2 of construction for final full civil plans and all underground utilities and footing and foundation.
- Final Site and Operational Plans which is Stage 3 of construction, and this would be for the building shell including building elevations, detailed development plans, lighting plans, DSIS Agreement and signage plans. This approval would allow for building permits to be issued for the building shell and all onsite exterior work. Any modifications to these plans will require additional approvals by the Plan Commission.

- Final Site and Operational Plans Stage 4 of construction for interior build-out plans. This only includes interior building plans. Any modifications to the exterior of the building or the site would require additional approvals by the Plan Commission.

Following the execution of the development agreement, which we'll be talking about, land sale and issuance of erosion control permits, mass grading of the site can begin. Work is expected to begin in July, and footing and foundation and underground utilities are expected to begin in late July. Building construction is anticipated possibly later this summer. The entire project is anticipated to be completed in the summer of 2020.

The development agreement that is on the agenda this evening, one of the items is a Certified Survey Map as previously discussed at the meeting will create Lot 2 which will be purchased by Aurora from the Village and Outlot 1 which will be transferred to the Prairie Highland Owners' Association, Inc. from the Village. All public roadway improvements and the underground public utilities serving the Corporate Park and the Aurora site have been designed, and a contract is being awarded by the Village for the public work which should be starting by the end of June or early July of 2018. The public roadway improvements are intended to be installed by the Village and are anticipated to be completed by the late fall of 2019. The Village is coordinating the electrical services needed for area street lighting, and Aurora is coordinating their own onsite gas and electric service needs directly with We Energies.

Outlot 1 of the proposed CSM will provide for regional basins for Prairie Highlands Corporate Park and will handle stormwater for both Aurora and the southern end of the Corporate Park. The grading of the Aurora lot and the regional stormwater facilities within Outlot 1 will be completed by Aurora pursuant to the Development Agreement, which specifies the obligations and other requirements of the Village and Aurora, including the required public and private improvements that will benefit their development.

The attached development agreement between the developer Aurora and the Village is required as a condition of the Aurora approval and to the Village constructing the infrastructure improvements benefitting Lot 2. As noted in the agreement, the developer, at its cost and expense, shall:

1. Submit all information, drawings, elevations, civil and building plans, specifications and other documents and information and all other matters required by the Village for approval of all plans for any and all grading, site work, landscaping, signage, lighting, improvements, construction and development of the Lot 2 and Outlot 1 in accordance with the normal practices and procedures of the Village including, but not limited to, obtaining Village approval of the regional stormwater grading plan for Outlot 1 before commencing any work on Lot 2 or Outlot 1.
2. Obtain all approvals necessary within the earliest reasonable time, and obtain all zoning, building and other permits and other approvals for construction of and enter into any other and further additional development agreements with the Village detailing the requirements for construction and the development of Lot 2 prior to the commencement of any construction activities thereon, but not limited to the Site and Operational Plans and any work within the Village for all required certified survey map approvals under the Village's Land Division and Development Control Ordinance.

As part of any approval process, the Village may, in accordance with normal permitting and zoning, impose such restrictions, covenants and obligations on the developer as the Village deems appropriate for the development, and the construction and use of Lot 2. The developer agrees to pay all development, license, permit, legal and other fees required by the State and the Village and other applicable governmental entities, and will not in any way seek reimbursement from the Village for the cost thereof.

No site grading, buildings or improvements shall be constructed on or in Lot 2 until the plans and spec for each of the buildings and improvements have been reviewed and approved by the Village staff and have obtained a final approval by the Village Plan Commission and the Board. All other necessary permits and approvals shall be obtained in accordance with the requirements of the Village and Village ordinances; and the developer has entered into any other further developments or agreements as may be needed, if any, if the Village deems necessary to detail any requirements of the construction of the work on the development of Lot 2 as well as the obligations of the developer with respect to the development on Lot 2.

The development agreement sets forth the required payment in lieu of taxes agreement as required by the M-5 District regulations. Specifically, the developer acknowledges that the buildings and any additions thereto to be constructed on Lot 2 are not intended to be property exempted from taxation under Section 70.11 of the Wisconsin Statutes or any successor statute known as exempt property. Nothing in the existing development agreement shall be construed as granting tax exempt status on the developer, a successor owner of the Lot 2 or Lot 2. If any such party qualifies for tax exempt status under Wisconsin law, it is such party's obligation to apply for those tax exempt status. At such time that any Lot 2 owner is granted tax exempt status pursuant to Statute 70.11, or any successor statute, such owner shall then make PILOT payments which is payment in lieu of taxes payments as defined in the development agreement to the Village.

A PILOT payment for any calendar year shall be equal to the Village assessor's determination of the fair market value of the tax exempt portion of the property on January 1st of each tax year multiplied by the total property tax rate equal to the net rate for all taxes calculated to include all taxing bodies reflected on Village tax bills from time to time. PILOT payments for the year in which the property or a portion thereof becomes exempt and subsequent years shall be due and payable in full on or before January 31st of the year following the calendar year for which the PILOT payment was calculated. No PILOT payment is due hereunder from owner until such time that any portion of the development is deemed to be exempt from payment of property taxes pursuant to Section 70.11 of the Wisconsin Statutes or any successor statute.

The Village assessor's office may review the properties or any portion of the property's exempt status under Section 70.11 of the Statutes or any successor statute from time to time with the respective January 1 dates being the reference dates for those exemption reviews. If the Village as a result of those reviews or otherwise determines that all or any portion of the property no longer qualifies or does not qualify for an exemption from property tax (i) the Village will provide notice of such determination to such owner or its successor and assigns; (ii) the payment of PILOT payments shall be suspended with respect to any years applicable with respect to any portions of the property for which exemption no longer applies and (iii) the property or any portion thereof which does not qualify for exemption shall be placed on the property tax rolls for all years for which whole or partial exemption has been determined not to apply.

The Village staff has been working with Aurora on their building elevations, their site conditions for all their upcoming submittals. Obviously they have been to this Commission before and the Village Board as well, and they've already received the initial preliminary approval. And all of their approvals are obviously subject to the execution of this development agreement which we intend to execute this week with the company. This development will need to be in compliance with the development plans, the TID #5 project plan including Amendment #1, and any reference to this tax shortfall agreement as set forth in the development agreement.

As you know, the Certified Survey Map was also before you last week, and we have pretty much finalized the Certified Survey Map. We just have a few tweaks left to make with respect to the dedication language most of which actually affects properties outside of Lot 2, but we just wanted to make sure that the references are accurate on the CSM, and those should be finalized tomorrow. In addition, at this time I think we are trying to set up a closing on Friday of this week. If everything gets put together tonight and tomorrow then everything will be over at the title company. We've already been reviewing warranty deeds and a number of other documents and titles, commitments. So hopefully everything will be put together. I don't know if an exact time has been set yet, but our Village Attorney, Tim Geraghty has been working on those documents as well.

So there were some minor tweaks that their attorney had requested to the development agreement since this was sent out to you on Friday. And one of them is referenced on Page 11 under G stormwater system private improvements. And I just want to note that we did at their request add a sentence at the end of that paragraph that basically states notwithstanding anything to the contrary provided herein the plans and specifications for the construction of the stormwater detention ponds on the outlot will be the plans and specifications referenced in section V, C herein. So we do intend to attach the full plans as an exhibit to this development agreement in addition to the finalized Certified Survey Map and all the other exhibits as referenced. I'm not sure if Kathy or Matt have any additional comments that they would like to add with respect to the development agreement.

Michael Serpe:

Are the petitioners here?

Jean Werbie-Harris:

Yes, they are.

Michael Serpe:

Do you wish to add anything? Any questions? You're happy? We're happy, too.

Mike Pollocoff:

Has there been any changes in the capital outlay for the TID District on this project from the original project plan?

Kathy Goessl:

Yes, there's an additional \$90,000 we're paying to reimburse them for some additional grading because of 120th Avenue being lowered.

Mike Pollocoff:

And the rest of the grant that was provided is the same expense as is the --

Kathy Goessl:

Yes, it stayed at 1.8 --

Mike Pollocoff:

The other offsite work?

Kathy Goessl:

So we just have an addition 90 for grading which our bid for the rest of the park came in at a very good pricing. So we're able to incorporate that into our base grading.

Michael Serpe:

Any other comments or questions?

Wayne Koessl:

I have none.

Michael Serpe:

What's your pleasure?

Mike Pollocoff:

I'll move approval, Mr. Chairman.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE TABLED DEVELOPMENT AGREEMENT AND TAX SHORTFALL AGREEMENT AND RELATED EXHIBITS. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you. Looking forward to it.

Jean Werbie-Harris:

And actually we have a second item on the agenda. I know we were taking them up at the same time with separate action. But I have not yet presented that to you so I'd like to present that next item.

6. NEW BUSINESS:

B. Consider approval of the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Prairie Highlands Corporate Park.

Jean Werbie-Harris:

The next item is to consider approval of the first amendment to the declaration of covenants, conditions, restrictions and easements for the Prairie Highlands Corporate Park. So they had reviewed the Prairie Highlands Corporate Park declarations that were drafted by the Village. These declarations of covenants, conditions, restrictions and easements for Prairie Highlands Corporate Park were dated May 14, 2018. They were recorded at the Kenosha County Register of Deeds Office on May 30, 2018. And as such Aurora has reviewed these, and they have asked for a couple minor modifications. And I can present those this evening. This would be considered the first amendment to the declarations. And if approved by the Plan Commission and the Board these new declarations or this amendment would need to be recorded at the Register of Deeds Office.

The first specific modification or amendment deals with Aurora as being a purchaser that will be referred to as a large healthcare parcel. So there's a number of references in the declarations to them being a large healthcare parcel. And as such they have requested a few modifications specifically as it relates to their development. One area is that they wanted to make sure in Exhibit J to the declarations that the various provisions in Exhibit J not only extend to Haribo but actually also to Aurora.

So some of those changes include notwithstanding this declaration or any other provision of the declaration, neither the declarant nor the Board or the association or the architectural committee shall have the right to grant any easement or multi-use path, trail or like encumbrance upon or over the large healthcare parcel without Aurora's written consent.

The next item is that with respect to the declaration that in the event of a decision by the architectural committee regarding the large healthcare parcel, Aurora shall have the right to appeal such decision to the board whether or not the declarant is appointing the members of the

architectural committee and the basis for any appeal by Aurora of the Board's decision shall not be limited to only whether the Board's decision was within its authority.

The next modification is that the declaration shall be modified to the extent that the Village's or Aurora's obligations to perform work in connection with the initial construction upon the large healthcare parcel as provided in the initial development agreement is between the Village and Aurora for such construction.

The fourth modification to the declaration states that Sections 70.1.6.7, 14.7.1 and 14.7.2 of the declaration shall not apply to construction on the healthcare parcel. Deadlines for the commencement and completion of the construction upon the large healthcare parcel and the maintenance of the undeveloped large parcel shall be dictated by the initial development agreement between the Village and Aurora for the initial construction, and shall be dictated by the future development agreements or Village approvals for improvements subsequent to Aurora's initial construction.

Number five, Section 7.4.4 of the declaration does not apply to the large healthcare parcel. Number six, an application for rezoning, variance or use permits for the large healthcare parcel may be filed contemporaneously for approval with the Village and for approval under the declaration. And, again, part of that request was because the architectural committee right now is made up of Village employees. So they wanted that opportunity to make those applications to the architectural review committee basically and the Village at the same time.

Number seven, modifications and exceptions set forth in 420.139 of the Village Zoning Ordinance may be amended or revoked in the future and are incorporated into the declaration by reference. Number eight, Section 9.9 of the declaration, the period of discontinuation of 180 days shall be deleted and replaced with 12 continuous months when applied to the large healthcare parcel.

Number nine, no assessments will be levied against the large healthcare parcel pursuant to Article X of the declaration to pay for the initial construction of any public or private road, stormwater detention or drainage obviously other than what's happening in Outlot 1, other utility installations, site grading within Prairie Highlands outside of Outlot 1 provided that the foregoing will not prohibit assessments for the construction of new or additional facilities located in common areas after the initial construction of such facilities or maintenance of initial or subsequent constructed facilities in the common areas. So basically like Haribo they did not want to be specially assessed for any improvements that were intended to be completed as part of the initial construction of their development in the Prairie Highlands development.

Number ten, in the event that the declarant excludes or deletes portions of the property from the declaration as provided in Section 2.3 of the declaration, the restricted uses for the benefit of Aurora as set forth on Exhibit H to the declaration and the exclusive uses for the benefit of the large healthcare parcel set forth in Exhibit I shall not be released from such excluded or deleted portion of the property without Aurora's written consent.

And, finally, number eleven, notwithstanding anything to the contrary in Section 13.2 of the declaration, during the period of declarant control no amendment to the declaration shall be made which modifies any provision of Exhibit J including but not limited to the exclusive use and

restricted uses for the benefit of Aurora set forth in Exhibit H and I to the declaration without written consent of Aurora. So both Haribo and Aurora both have some exclusive use as well as restricted use language that were incorporated into the declarations, for example, to prevent someone who makes candy or another healthcare provider from locating within the Prairie Highlands Corporate Park. So that language is still stated.

Mike Pollocoff:

I've got a question, Mr. Chairman. Jean, could you give me on package number four a little bit and number five and describe -- I know we're saying we're identifying sections of the declarations where they're not going to apply. But what is the intent of what we're trying to accomplish in that paragraph as well as whatever Section 4.4 of the declaration is in paragraph five?

Jean Werbie-Harris:

7.4.4, number five?

Mike Pollocoff:

Yeah, and then in paragraph four I've got another question on that.

Jean Werbie-Harris:

I don't have the declaration in front of me, and maybe they can pull it up for me. But my understanding is that there were a number of sections that Haribo had put into the declaration related to a Planned Unit Development. And there were a number of conditions and provisions specifically that they were granted as part of that Planned Unit Development. This development is not asking for and has not petitioned for a PUD. So the references to the PUD in the declarations aren't applicable to Aurora because they don't have those same conditions, and they have not asked for those PUD modifications.

Mike Pollocoff:

Okay. And then in paragraph four, again, a number of sections are identified. And then the details of the deadlines of commencement and completion of construction upon the parcel and maintenance of the undeveloped large healthcare parcel shall be dictated by the initial development. What is the goal of what we're trying to accomplish with that?

Jean Werbie-Harris:

So each development agreement is very specific with respect to the commencement of construction and the timing of completion. And there are some statements in the development agreement that talks about the time frame to start and to complete. And our specific development agreement for Aurora has very specific time frames which are very aggressive. And they are intended to start my understanding is in July. So they are going to be working. And that's why they've decided to -- in the declarations it really talks about like a preliminary or final site and operational, but they've broken it up into four different stages of construction in order to be

aggressively moving forward and to get all of the improvements onsite completed right after or basically right after our work is all completed as well. We want to make sure that our timing of the public improvements is before they need to use those services.

Mike Pollocoff:

Okay. So under that scenario and with the development agreement we've identified what's going to happen in that first phase. So is there any development controls or plan for the remainder? Is that just going to remain fallow?

Jean Werbie-Harris:

So as part of the site and operational plans, and you'll see this at the next stage, but they intend to do mass grading on the entire site. And their first development phase, and that's the only development phase we have right now, they intend to develop the two parts, the medical office and the ambulatory care center. And they will grade their site, the entire site. They will see their site, and they actually are presenting to us a final landscape plan that will identify where all the turf areas are. And then there are two areas that we've identified, one surrounding and immediately adjacent to the woods on the south side, and an area on the north end that's immediately adjacent to the wetland where they are going to plant some native prairie grasses immediately to those areas. The rest of the site will all be turf or mowed grass. So very similar to what Uline did on the south side.

Mike Pollocoff:

Okay. So those activities are covered in what documents?

Jean Werbie-Harris:

Those are referenced in the development agreement that they're referencing the site and operational plan stages and phases. And our site and operational plans that as we get to the next phases which will be the next one that they've just submitted as well we will be detailing that all out. We have sent documents back and forth to them and emails that have identified what we intend to require with respect to how the site needs to be finished. It's not going to just lay fallow. They really need to have a finished site. They know that. They want to have that. It's their overall appearance for the entire facility, and they want to make sure that it looks nice.

Mike Pollocoff:

Will those be linked to a future development agreement, those site plans?

Jean Werbie-Harris:

No, the work that I just talked about is linked to this development agreement, and it's linked to the site and operational plans that they are doing right now for the four stages of construction.

Mike Pollocoff:

Okay, then help me with that first sentence then. Shall not apply to construction of the --

Jean Werbie-Harris:

I need to run upstairs and get the declarations because I don't have them in front of me. I need to go get it unless you guys have it with you.

Mike Pollocoff:

I'm not trying to be a stickler on this, but if we're going to say in the exhibit that these sections do not apply to the construction of the large parcel, and if it relates to the site and operational plan which is not tied to a development agreement that's been approved of yet, where's the link?

Jean Werbie-Harris:

Say that to me again so I can answer properly.

Mike Pollocoff:

Okay, the first sentence in paragraph four identifies section of the declarations that are not going to apply to construction of the large healthcare parcel. And as you indicated in the site and operational plans there's grading plans that are going to take place and landscaping plans and everything. But if I understand they're not going to be included as part of the existing development agreement, that's going to be a future activity as they present their plans for work. So where' the linkage for the development control or the agreement takes place if, in fact, there's going to be a separate development agreement that's going to take place for that?

Jean Werbie-Harris:

Tom, do you have the declarations? Otherwise I have to run upstairs and get them. I've got to go upstairs.

[Inaudible]

Jean Werbie-Harris:

Okay, so the first one is 7.1.6, and that's the time for commencing work. And the declaration currently says that work shall be commenced within 90 days after first making that application for approval to the architectural committee. So what Scott has drafted in here is that they're going to be commencing work quicker than that. And so what the development agreement does is it refines that time frame and saying that they are going to be doing it faster than the 90 days. So the declarations says one thing, and the development agreement refines that time frame so we're going to follow the development agreement.

The second one is 7.1.7, that's the completion of the work. And when we talked about this initially is that a lot of the projects out there we thought would be completed within one year.

Well, Haribo, Aurora both of them are very large projects, and they're going to take multiple years. The original declarations say that all of this work needs to be completed within one year. And we know that at least both of those projects will take at least two years. So, again, the declaration says to be completed in one year, and we're actually granting a variance saying, no, we know that it takes two years to do it, so there's going to be a modification in the development agreement that says it will be completed within two years or whatever it says in the development agreement. It's a little over two years.

The next one was 14.7.1. So, again, 14.7.1 covers the duty to commence and complete construction. The owner of the lot who acquires a lot from the declarant and any subsequent owner shall have six months or such longer period as granted by the declarant from the closing date to begin substantial construction on the improvements. Again, we're clarifying that in the development agreement based on the time frames and the scheduling that they have provided and us completing the public improvements. But they are intending to construct, and that's why they're doing this expedited construction schedule. And they intend to keep following through with respect to that project from that perspective. So, again, in here it references the one year again, and we know that it takes more than one year in order to complete those improvements that they are proposing.

And then the next section is 41.7.2. And that's the completion of construction or restoration of the site. And, again, the same thing here, within one year to restore the site. Again, they have to get the site stabilized within a period of time, but the full restoration, construction of the site, everything will need to be completed by occupancy. And right now they're intended occupancy is summer of 2020. So we can't expect them to have a final site completed within a year if they're still under construction during that time period.

So where possible the declarations set forth these parameters, but the development agreement more specifically talks about their particular deadlines, time frame, construction, what's anticipated. The declarations and the development agreement don't supersede our ordinances with respect to the site has to be completed prior to occupancy. That's still a given, and they expect the same.

Mike Pollocoff:

Okay, thanks.

Brock Williamson:

Back to the provisions in number one is says about a multi-use path. Is that any problem with what you guys had in mind or about adding one later, or is that part of the original design of the whole concept?

Jean Werbie-Harris:

I don't know if Matt wants to address that or not. If not I can tell you that we have laid out where the multi-use path is --

Brock Williamson:

So you're covered.

Jean Werbie-Harris:

That we've identify where it's going to be in the outlot area. And we've identified on the west side of 128th Avenue where it's going to be located. And what they're saying is that we want something different or in addition to in the future it's not automatic that they would have to grant us an easement for that. They intend to -- we're starting to work through their landscaping plans, and they intend to do some private onsite paths through the woods and reflection areas up by the wetlands and things like that. But at this time they're not interconnected to the multi-use path.

Michael Serpe:

Any other comments or questions? What's your pleasure?

Mike Pollocoff:

I'll move approval.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PRAIRIE HIGHLANDS CORPORATE PARK. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. ADJOURN.

Judy Juliana:

So moved.

Deb Skarda:

Second.

Michael Serpe:

Motion made and seconded for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

MEETING ADJOURNED: 5:52 P.M.