

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
Special Meeting
February 22, 2018
7:30 p.m.**

A special meeting of the Pleasant Prairie Village Board was held on Thursday, February 22, 2018. Meeting called to order at 7:30 p.m. Present were Village Board members Kris Keckler, Dave Klimisch and Mike Serpe. John Steinbrink and Steve Kumorkiewicz were excused. Also present were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; Rocco Vita, Village Assessor; and Jane C. Snell, Village Clerk. One citizen attended the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. NEW BUSINESS

- A. Consider the Purchase and Sale Agreement between 2200 Polk Street, LLC and the Village of Pleasant Prairie for property generally located at the northwest quadrant of County Trunk Highway Q and the I-94 West Frontage Road.**

Tom Shircel:

Thank you, Mr. President Pro Tem and Village Trustees. Before you is the purchase and sale agreement as you said between 2200 Polk Street, LLC who is the buyer and the Village of Pleasant Prairie. This has come to fruition from about a few months of negotiations between the Village and the Buyer. It's for a piece of land located at the northwest quadrant of County Trunk Highway Q and the West Frontage Road in the Prairie Highlands Corporate Park. It's approximate 64 acres in size. The proposed purchase price is \$14,575,000. And that is based on the 64 acre site. So when a CSM is done for this site if that site is a little more or a little less than 64 acres the price will be adjusted accordingly. It's based on \$227,734 per acre. So that the ultimate price will come out when the CSM is completed.

I'll go through a couple main points of the agreement that's in front of you. As far as due diligence the buyer has a 90 day due diligence period with the option to extend that additional 60 days, 6-0 days, with written notice to the Village. The Village shall complete and construct the public improvements in the Prairie Highlands Corporate Park which includes roads, sanitary sewer, municipal water, natural gas, electricity and storm sewer. The buyer is to complete the grading and construction of the detention ponds on the property and on the adjacent outlet servicing the property.

The Village shall be responsible for the design and construction of the public improvements within the time frame set forth in the yet to be determine development agreement. This

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agreement is subject to the contingency that the Village obtains an amendment to the Village zoning ordinances along certain uses in the M-5 District. If the Board will recall at the last meeting last Monday night the Board did adopt Ordinance 18-07 to allow for those specified uses in the M-5 District. The Village at its expense shall have a CSM prepared for the property.

A few more major points in the agreement. Prior to the conveyance of the property to the buyer the Village shall record a declaration of covenants, conditions, restrictions and easements for the Prairie Highlands Corporate Park. We're still working on those, but when those are finalized we'll make sure those are conveyed to the buyer. The Village agrees to provide a restriction in the declaration that the property within the Prairie Highlands Corporate Park development that are owned by the Village which is approximately another 300 or 400 acres that will be left with Haribo owning 137 of those acres, should not be used and developed for the operation of a specific set of uses as listed in Section 8 of this agreement.

And, finally, the development of the property shall be subject to a development agreement which shall include without limitation provisions regarding access from roads to the property, deadlines for the buyer to build on the property and a payment in lieu of taxes also known as a PILOT agreement regarding payments that the buyer will pay to the Village if any part of the property becomes exempt from paying property taxes. So that's my summary of the agreement that's in front of you. I know Mr. Jack Price who is the broker for this deal is in the audience as well. And with that I'll turn it back over to the Board.

Michael Serpe:

You have anything to add to this, Jack?

[Inaudible]

Michael Serpe:

Without discussion what's going up is there a time line for construction?

Jack Price:

ASAP.

Michael Serpe:

Okay, and that will be coming to us when?

Tom Shircel:

If I may this is still confidential, this project is. And from what I learned earlier today the buyer of the land will be putting out a press release sometime tomorrow.

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Michael Serpe:

Okay, there will be a name tomorrow? Okay, questions, comments from the Board?

Kris Keckler:

I'd like to add good job for the Village Administration to procure suitable buyers and the development of land as expected. Good job.

Tom Shircel:

I'd ask that the Village Board authorize me as the Interim Village Administrator authority to sign this document.

Michael Serpe:

No problem. Motion made and seconded for approval of the purchase and sale agreement. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

KECKLER MOVED TO APPROVE THE PURCHASE AND SALE AGREEMENT BETWEEN 2200 POLK STREET, LLC AND THE VILLAGE OF PLEASANT PRAIRIE FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST QUADRANT OF COUNTY TRUNK HIGHWAY Q AND THE I-94 WEST FRONTAGE ROAD; SECONDED BY KLIMISCH; MOTION CARRIED 3-0.

Dave Klimisch:

Do we need to officially authorize you to sign?

Kris Keckler:

Second.

Michael Serpe:

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Motion made and seconded for Tom to officially sign the document. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

KLIMISCH MOVED TO APPROVE TOM SHIRCEL TO SIGN THE PURCHASE AND SALES AGREEMENT ON BEHALF OF THE VILLAGE OF PLEASANT PRAIRIE; SECONDED BY KECKLER; MOTION CARRIED 3-0.

5. ADJOURNMENT

Kris Keckler:

Move to adjourn.

Dave Klimisch:

Second.

Michael Serpe:

Motion made and seconded to adjourn. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you. Thanks, Jack.

KECKLER MOVED TO ADJOURN THE MEETING; SECONDED BY KLIMISCH; MOTION CARRIED 3-0 AND MEETING ADJOURNED AT 7:40 P.M.