

**PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
May 16, 2005
4:00 p.m.**

A meeting of the Pleasant Prairie Community Development Authority was held on Monday, May 16, 2005. Meeting called to order at 4:00 p.m. Present were John Steinbrink; Kate Jerome; Mike Serpe and Tom Reiherzer. Also present were Mike Pollocoff, Village Administrator; Jane Romanowski, Village Clerk; Jim Machnik of HNTB and Jim Baxter, Attorney.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES OF MEETINGS – MAY 11, 2005.**

**REIHERZER MOVED TO APPROVE THE MINUTES OF THE MAY 11,
2005 CDA MEETING AS PRESENTED IN THEIR WRITTEN FORM;
SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY**

4. **CITIZEN COMMENTS**

Joyce Sondag:

10700 120th Avenue. I have two of the parcels that you guys took from me – Parcel 18 and Parcel 24. We still have not come to any resolution. I am out of my Sondag Van location completely. I got a notice to vacate April 18. I was out by March 31. Jim Machnik did a walk thru said we did a good job. I asked Jim when I am going to get my money for my expenses and my relocation. Well, he said we are going to use it as leverage against you. Those were the exact words out of his mouth. How dare he talk to me that way. I am out of there completely. I have done what they asked me to do. My sign is down, everything they have asked me. I have two vacant buildings. They haven't paid me yet. Two months later I gave them all the quotes they needed, the estimates they needed. I have called his office. I have talked to Karen Wood. I have left two messages today. My lawyers have called. They are not returning my calls. They don't want to pay me and I am out of my Sondag's Van location. I just would like to know why? You guys are supposed to be helping me. I have got my moving expenses but I have a business – I have had it since 1974. I cannot do anything now because they won't pay to put Phase 3 electricity in my buildings? I cannot put an alarm system in my building? I cannot do anything. I need a paint booth because we do van conversions. I cannot do anything. We have had to farm our work out to people. I am paying people to do my van work which I have done for 30 years. I think it is rude and disgusting.

I don't even know if you guys are involved in this stuff any more because I haven't gone to any meetings because I thought I was going to be treated fairly and we haven't. Do you have any idea where they want to move my museum to? Do any of you know where they want to put my Kenosha Military Museum. Any of you. John probably knows because he was at the meeting. Do you know Kate? The one that they are going to use as a comparable. The one they are threatening me. Jim has told me he is going to give me a notice to vacate and they are going to use a property on 45 and North Avenue. I have no frontage on 45. Somebody owns the 50 feet from 45 to North Avenue. I have no access. Bristol won't give us a variance or they want to do some back door dealings and I don't know what they are. You guys must know what they are. I'm sure you got the letter from Bristol. We don't even know and we are not going to accept it as a relocation. It has contamination. It was a gas station. There needs to be clean up done. Half of it was done. There are still EPA issues. They want me to take a farm building that is a house that was built in 1880 and they want me to use it as my office. I would love for you people to all go out there and look at this property. How they consider that is comparable. It is five miles off the Interstate. I own 17 acres on KR in Paris. Why you people can't get that zoned for me, I have no idea. If you guys have done it when I bought the property three years ago when we got the letter from the Village, we would have been done and over with and we would have been out of where we want. Then he says really nasty things to us. The other day he said "how much would you cost to have a buy out and scrap your stuff.?" Do you know I have one vehicle there that is worth \$1 million? I helicopter is worth \$1 million. I have five people who want it for \$1 million – just one vehicle. It is not scrap. So I would like some resolution. I wish you guys would all get together and find me another place and I want to know when I am going to get my money for my Sunday Vans. I have been out for over a month. Jim did a walk thru and then he says he is going to use it as leverage. I would like some type of resolution in this. That is all I am asking.

John Steinbrink:

Thank you.

5. COMMISSION COMMENTS

John Steinbrink:

Mike, anything?

Mike Pollocoff:

I'll take a look at Mrs. Sunday's claims and concerns and see where we are with that.

6. NEW BUSINESS

A. CONSIDER ENTERING INTO EXECUTIVE SESSION SUBJECT TO SECTION 19.85(1)(e) WIS. STATS. TO DELIBERATE REGARDING MATTER REQUIRING CLOSED SESSION BECAUSE OF COMPETITIVE OR BARGAINING REASONS.

SERPE MOVED ENTER INTO EXECUTIVE SESSION; SECONDED BY JEROME; ROLL CALL VOTE – STEINBIRINK- YES; JEROME – YES; SERPE – YES; REIHERZER – YES; MOTION CARRIED 4-0.

Mike Pollocoff and Jim Baxter presented a proposed agreement between the CDA and Wisconsin Realty Ventures, LLC (WRV) and Martin Tuohy. The purpose of the agreement is to be able to make the Willow Pointe Retail Center site available to C & S Management, Inc. (C & S) as a comparable relocation site with the probability of being able to accommodate semi-truck thru-site circulation and parking at Willow Pointe. The Wisconsin DOT will have to approve an access permit at the east side of the site, and the Village Board will have to approve a PUD rezoning for the site to accommodate the proposed circulation and parking improvements. DOT has indicated that it will approve the access permit. Accommodating semi-truck circulation and parking at Willow Pointe will address two (but not all) of C & S's objections to Willow Pointe as a comparable relocation site. The proposed site improvements will make Willow Pointe more comparable. Either the proposed improvements will get C & S interested in relocating to Willow Pointe, or they will assist in the trial on the comparability issue scheduled to begin on June 20. The cost is \$30,000 for WRV to make the site available exclusively to C & S through May 27. WRV will use good faith efforts to lease to C & S and to obtain the DOT permit and the PUD rezoning to accommodate semi-trucks. WRV will not require any rent from C & S for the period prior to July 1. If C & S commits to rent the Willow Pointe site by May 27, and thereafter relocates to Willow Pointe, the CDA will pay the cost of the improvements to accommodate semi-truck circulation and parking, approximately \$60,000. WRV has insisted on confidentiality until May 27 because it believes C & S is not interested in the Willow Pointe site. WRV fears that if there is publicity before C & S has made a commitment to rent at Willow Pointe, or has decided not to, prospective tenants may not lease and existing tenants may not renew, without any gain to WRV. Prompt three-party negotiations are envisioned between the CDA, WRV and C & S if accommodating semi-truck circulation and parking causes C & S to be interested. Bargaining requirements dictate a short period of confidentiality.

SERPE MOVED TO APPROVE AN AGREEMENT BETWEEN THE CDA, WISCONSIN REALTY VENTURES LLC AND MARTIN TUOHY TO HOLD A SITE AT THE WILLOW POINTE SHOPPING CENTER UNTIL MAY 27 FOR C & S MANAGEMENT TO RELOCATE THE CROSSROADS BOOKSTORE; SECONDED BY JEROME; MOTION CARRIED UNANIMOUSLY.

7. RETURN TO OPEN SESSION

REIHERZER MOVED TO RETURN TO OPEN SESSION; SECONDED BY SERPE; ROLL CALL VOTE – STEINBIRINK - YES; JEROME – YES; SERPE – YES; REIHERZER – YES; MOTION CARRIED 4-0.

8. ADJOURNMENT

REIHERZER MOVED TO ADJOURN THE MEETING; SECONDED BY JEROME; MOTION CARRIED UNANIMOUSLY AND MEETING ADJOURNED.