

**PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
September 21, 2005
4:30 p.m.**

A meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, September 21, 2005. Meeting called to order at 4:30 p.m. Present were John Steinbrink; Kate Jerome; Phil Godin; Tom Reiherzer; and Mike Serpe. Gary Hutchins and Larry Nelson were excused. Also present were Mike Pollocoff, Executive Administrator; Vesna Savic, Deputy Village Clerk and Kathy Goessl, Treasurer.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES OF MEETINGS – AUGUST 24, 2005

**SERPE MOVED TO APPROVE THE MINUTES OF THE AUGUST 24, 2005
CDA MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY
GODIN; MOTION CARRIED UNANIMOUSLY**

4. CITIZEN COMMENTS - None

5. COMMISSION COMMENTS – None.

6. NEW BUSINESS

**A. CONSIDER APPLYING FOR A BROWN FIELD SITE
ASSESSMENT GRANT FOR PROPERTY LOCATED AT 9115 26TH AVENUE
FOR REDEVELOPMENT AND PURCHASE OF PROPERTY.**

Mike Pollocoff:

Mr. President, I have this item here and I apologize for the brevity of the report, we have a grant deadline that we need to meet for October 20th and this is the old Manutronics building. It's been for sale for a couple of years and there's been some claims that haven't been founded that there is an environmental problem on the site, not from Manutronics, but a interim user with some inks and some other things there. My recommendation is we secure a Brownfield assessment grant to make an assessment on the property to see whether or not it is contaminated and what it would take to clean it up, if that's the case. Then seek to purchase the property at the listed price and then prepare a redevelopment plan to do a couple things. One, is to correct the storm drainage problem through that area where we have an undersized storm sewer that was put in by Manutronics. Secondly, put in a couple houses and then make that an open space park area, to basically cover our costs for acquisition of the building. We should be able to get

after the site assessment grant, some Brownfield as far as demolition of the building and removing it.

Tom Reiherzer:

Mike, the environmental study, who does that?

Mike Pollocoff:

We contract it out, we put it out bid and have someone give us a price on doing the assessment.

Tom Reiherzer:

Do you need a motion to go forward or anything?

Phil Godin:

I just wanted to ask a question first. Do we investigate it before we decide to buy it, right?

Mike Pollocoff:

Yes, we want to get the grant first and see what we're looking at, this way with the grant it won't cost us anything to find out what's there.

Phil Godin:

We want to pay full price for it?

Mike Pollocoff:

Well that's what they're asking. We're not going to.

Phil Godin:

I thought you said pay list price, we're not going to do that.

Mike Pollocoff:

We do not have to condemn it - since it's on the market we can negotiate a price. Really, once we know what's there, that will set the initial tone for negotiations.

John Steinbrink:

If anyone remembers years back when we had the water problems, this was an area where I can first remember doing sand bags around homes in the area there. It's an area we've done a lot of work in and an area that needs more work.

REIHERZER MOVED TO APPROVE THE EXECUTIVE ADMINISTRATOR'S RECOMMENDATION TO APPLY FOR A BROWN FIELD SITE ASSESSMENT GRANT FOR REDEVELOPMENT AND PURCHASE OF PROPERTY LOCATED AT 9115. 26TH AVENUE; SECONDED BY JEROME; MOTION CARRIED UNANIMOUSLY

B. CONSIDER APPLICATION TO THE DRY CLEANER ENVIRONMENTAL RESPONSE FUND FOR SITE INVESTIGATION ASSISTANCE TO EVALUATE REMEDIATION NEEDS FOR THE STRIP MALL LOCATED AT 2127 91ST STREET.

Mike Pollocoff:

Chairman again this is another fast start grant, the mall that is maybe known best by Sergio's, in fact that's where the old town office use to be many years ago. There was a dry cleaner there in the 50's and the people who owned it can't be located. There is a contamination that is on the site, it could be fairly extensive it could have gone off site to Barnes Creek. There is a grant available for a minimum of \$15,000.00 for an assessment on what it will take to remediate that site. Since we've met with the State and there is no owner that we can get our hands on right now, there's someone that wants to buy the site, which is in some respects not important to the Village right now, but they are not willing to take that on, the Village can step in and request that grant in order to do the study. We will see what we're looking at and then we'll be in a position at that point to know what we're dealing with and know if we have site contamination off site that is going to Barnes Creek. Then they can proceed from there. I wouldn't be looking at all to acquire this site but be able to use our position to go in and get some environmental work done to see what we are dealing with again this would be something we put out to bid for someone to do.

Tom Reiherzer:

Mike, there's actually a fund for this.

Mike Pollocoff:

Yes, dry cleaners set aside a certain amount of revenues from their sales tax for remedating their site because some of the older sites are particularly bad.

Kate Jerome:

If we don't get the grant do we go forward, do we go ahead and pay for it?

Mike Pollocoff:

No, the only way we will do this is if we get the grant. I think the only one that will get the grant is going to be us, unless we can somehow find the guy the owned it, he's probably dead. If we could find someone that was the original dry cleaner owner.

John Steinbrink:

Is there any discussion on this item? This came about back when in Brookfield and Wauwatosa they had some legal problems with dryer cleaners in that area then, then they started up the fund which grew extensively, its good to hear there's some money available out there hopefully so we can work on one of these potential sites.

SERPE MOVED TO APPROVE APPLICATION TO THE DRY CLEANER ENVIRONMENTAL RESPONSE FUND FOR SITE INVESTIGATION ASSISTANCE TO EVALUATE REMEDIATION NEEDS FOR THE STRIP MALL LOCATED AT 2127 91ST STREET; SECONDED BY REIHERZER; MOTION CARRIED UNANIMOUSLY.

7. CONSIDER ENTERING INTO EXECUTIVE SESSION SUBJECT TO SECTION 19.85(1)(E) WIS. STATS. RE: LAND ACQUISITION.

REIHERZER MOVED ENTER INTO EXECUTIVE SESSION; SECONDED BY GODIN; ROLL CALL VOTE – STEINBRINK – YES; SERPE – YES; GODIN – YES; JEROME – YES; REIHERZER – YES; MOTION CARRIED 5-0.

John Steinbrink:

Motion carries. The Commission will return to open session for the purpose for adjournment only.

8. RETURN TO OPEN SESSION

After discussion, **GODIN MOVED TO RETURN TO OPEN SESSION; SECONDED BY REIHERZER; ROLL CALL VOTE – STEINBRINK – YES; SERPE – YES; GODIN – YES; JEROME – YES; REIHERZER – YES; MOTION CARRIED 5-0.**

9. ADJOURNMENT

GODIN MOVED TO ADJOURN THE MEETING; SECONDED BY REIHERZER; MOTION CARRIED UNANIMOUSLY AND MEETING ADJOURNED AT 5:25 P.M.