

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
June 18, 2008
4:30 p.m.**

A meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, June 18, 2008. Meeting called to order at 4:35 p.m. Present were John P. Steinbrink (4:40 p.m.), Mike Serpe, Larry Nelson, Gary Hutchins, Kate Jerome and Tom Reiherzer. Phil Godin was excused. Also present were Mike Pollocoff, Executive Director and Jane Romanowski, Secretary.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES OF MEETINGS - MARCH 19, 2008**

**HUTCHINS MOVED TO APPROVE THE MINUTES OF THE MARCH 19, 2008
COMMUNITY DEVELOPMENT AUTHORITY MEETING AS PRESENTED IN THEIR
WRITTEN FORM; SECONDED BY NELSON; MOTION CARRIED 5-0.**

4. **CITIZEN COMMENTS**
5. **COMMISSION COMMENTS**
6. **NEW BUSINESS**

- A. **Consider 55 foot right of way dedication on six parcels of land owned by the Community Development Authority (CDA) on 120th Avenue for the West Frontage Road Realignment Project.**

Mike Pollocoff:

Mr. Serpe, this is a quit claim deed that the State has asked us to execute to transfer the property described along the Frontage Road back to the State. The State is going to be assuming responsibility for the Frontage Roads probably January 1, 2009 or January 1, 2010. The CDA and the TIF District as part of our project in the area are improving those to urban standards, and then the State is going to be reimbursing the Village for the cost of construction of anything within a two lane level of work as well as the land acquisition cost that the CDA paid when we acquired this property.

So this is really involved in the widening of I-94. They're adding 50 feet on both sides of the highway right of way which means the Frontage Road is moving over. In all our work that we've done along the Frontage Road we've planned that as part of our construction, so we've already got to the new road planned to move 50 feet over. We haven't done any work down here yet. So my request is that the Chairman of the Authority and Jane be authorized to execute the quit claim

Community Development Authority
June 18, 2008

deed to convey the property to the Village of Pleasant Prairie. And then the Village in turn will transfer this to the DOT.

Gary Hutchins:

Do you know the dollar amount?

Mike Pollocoff:

No, we're still negotiating that. But we do want to execute these documents now because we need the DOT permits to do the work that we're doing in that area. We're actually working on DOT property where the CDA side is we're developing. So right now we're dealing in good faith, but we're just getting this done. It's all come together as a package. Even though the Village is the entity that's transferring it, the payment goes through the Village back to the CDA at the time of the reimbursement when the project comes through. We have Frontage Roads on both sides of the Interstate, and the State and the Village are going to work altogether as one package. As far as reimbursement we're also going to get them to include some improvements most likely at the intersection of 165 and where the Interstate deceleration lane ends there. There needs to be a signal and some other improvements there.

Tom Reiherzer:

So, Mike, you need us to approve the paperwork to get started on this?

Mike Pollocoff:

Yes.

Tom Reiherzer:

I make the motion to do that.

Gary Hutchins:

Second.

Mike Serpe:

Motion by Tom, second by Gary for approval of the quit claim deed. Mike, does an appraisal need to be done on that portion of land?

Mike Pollocoff:

We've already done our appraisals. We're using the appraisals--

Community Development Authority
June 18, 2008

Mike Serpe:

On the 55 feet?

Mike Pollocoff:

Yeah, we're using not the appraisals; we're using the actual prices that we had to pay for that land as our appraised price. We're saying this is market. This is what we paid to acquire these properties. If the DOT wanted to acquire you'd probably be paying the same amount that we did under eminent domain - we're under the same rules and guidelines. They've been nodding their heads yes at that. There's no sense in getting another appraisal now. In fact, it could be higher given--when we acquired that land Uline wasn't on board at the time and Abbott was still a little more nebulous at that time. So I think you could make the case that an appraisal right now would actually be higher, could be higher. If the Authority wants to get an appraisal we could do that.

Mike Serpe:

As long as you're comfortable with the price.

Larry Nelson:

What did we pay for it?

Mike Pollocoff:

I don't have that number. They were premium prices, though.

Larry Nelson:

If we paid for it, that's what they should pay for it. It's a recent sale.

(Inaudible)

Mike Pollocoff:

. . . was two years ago is the most recent. At the next meeting I can get you a summary of that.

Mike Serpe:

On the motion.

REIHERZER MOVED TO APPROVE A QUIT CLAIM DEED TRANSFERRING 55 FEET OF RIGHT OF WAY ON SIX PARCELS FROM THE CDA TO THE VILLAGE; SECONDED BY HUTCHINS; MOTION CARRIED 5-0.

Community Development Authority
June 18, 2008

Mike Serpe:

John is now in attendance and I'll turn it over to him. John, we're on Item B of new business.

B. Receive update on design and construction of property owned by the CDA located in the southwest quadrant of STH 165 and west of I-94.

Mike Pollocoff:

Mr. Chairman, the Village has awarded a contract to Super Excavators to widen Highway Q, 104th, as well as the Frontage Road. The map before you, again, shows you how the jurisdictional changes are going to occur between the roads and the existing right of way which belongs to the State right now. They would be vacating that and then we would be swapping them the land that the Authority has purchased to make an equal swap there. We're not ready to have that come before the Authority yet. What we're really waiting on, one of the things we were waiting on is for the final engineering for the project to be completed. And the bad news on that is that southern parcel, which is Lot 2 of the proposed CSM that we'll be acquiring, is now all detention basin. We were unable to secure any land for reuse in that site. Once we got the final engineering we'll basically have a small strip of land that's going to be about 80 feet wide that will go into the Uline site that will bisect two retention basins. Uline isn't using those. It's going to be all the use of the CDA land north of the Frontage Road to do that.

Larry Nelson:

The retention basin that's ours, the CDA's now?

Mike Pollocoff:

Right.

Larry Nelson:

Before it was going to be theirs to take care of?

Mike Pollocoff:

Right. Well, they were going to take the basins. The owners of Uline still may want to have the basins and we might be able to negotiate a price for them and continue a But right now they were more concerned about the Authority selling to somebody that would construct something that would obstruct their view. That worry is gone by the wayside.

Gary Hutchins:

We were going to deed it but now we may keep it.

Community Development Authority
June 18, 2008

Mike Pollocoff:

They were going to maintain it, yeah.

(Inaudible)

Mike Pollocoff:

Right. Well, the Authority will create an owner's association for the parcel we're creating and that's going to be a responsibility of those owners to maintain it. So either way you're not going to—

Gary Hutchins:

On that corner, okay, good. So there's some income coming from that to pay for that maintenance of it.

Mike Pollocoff:

Right.

Mike Serpe:

What's the size of that basin going to be, Mike, approximately?

Mike Pollocoff:

Almost six acres.

Gary Hutchins:

And that's for the entire corner?

Mike Pollocoff:

All the CDA land. And Uline we're requiring them to hold their water before it enters that spot which they're doing. It's easier for them, they've got more land.

Mike Serpe:

You're looking for a receive and file on this?

Mike Pollocoff:

Yes.

Community Development Authority
June 18, 2008

SERPE MOVED TO RECEIVE AND FILE THE REPORT ON DESIGN AND CONSTRUCTION OF PROPERTY OWNED BY THE CDA LOCATED IN THE SOUTHWEST QUADRANT OF STH 165 AND WEST OF I-94; SECONDED BY REIHERZER; MOTION CARRIED 6-0.

7. ADJOURNMENT

HUTCHINS MOVED TO ADJOURN THE MEETING; SECONDED BY JEROME; MOTION CARRIED 6-0 AND MEETING ADJOURNED AT 4:45 P.M.