

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
September 17, 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 4:30 p.m. Present were John P. Steinbrink, Mike Serpe, Larry Nelson, Gary Hutchins, Phil Godin and Tom Reiherzer. Kate Jerome was excused. Also present were Mike Pollocoff, Executive Director, Kathy Goessl, Treasurer and Jane Romanowski, Secretary.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES OF MEETINGS – JUNE 18, 2008**

**HUTCHINS MOVED TO APPROVE THE MINUTES OF THE JUNE 18, 2008
COMMUNITY DEVELOPMENT AUTHORITY MEETING AS PRESENTED IN THEIR
WRITTEN FORM; SECONDED BY SERPE; MOTION CARRIED 6-0.**

- 4. CITIZEN COMMENTS – None.**
- 5. COMMISSION COMMENTS – None.**
- 6. NEW BUSINESS**

- A. Consider sale of land owned by the Community Development Authority to the Wisconsin Department of Transportation for use as right-of-way.**

Mike Pollocoff:

Mr. Chairman, we have before us an agreement to purchase land which has been provided to us by the Wisconsin Department of Transportation (DOT) along with a map that shows the area that is being acquired. In essence, they are condemning our land that we condemned. This land is involved with the widening of the Interstate and the interchange work that is going to occur at CTH C is what they are doing this project for.

They had done an appraisal at about \$89,000. We had Mike Pitts do an appraisal for us and it came in at \$136,700. We would have liked a better amount – there is that one house in there – but their logic was we have already acquired that land and the land has no – the value that they are placing on it is the value as it has been redeveloped by the Authority to this point, so basically the value of the house went out of the equation. If you recall back, this section of the Frontage Road is going to be turned back to the State. We are going to be doing a jurisdictional

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transfer which is going to have an agreement with us for compensating the Village for the expenses we incurred to date so the land inside this is not included in this but they want the road right of way and at that point we are going to ask for money back for that interior part so where we condemned the bookstore buildings and built the detention basins because those basins were necessary to drain the storm water off the road. But those discussions are ongoing but they are on hold and that will be something we will be talking about that relates to another issue that will be in executive session.

From where we are now, I'd recommend that we would authorize the Chairman and the Secretary to execute the agreement for the sale price of \$136,700.

Gary Hutchins:

Mike are we talking just about the part in the yellow.

Mike Pollocoff:

That is correct.

Gary Hutchins:

Eventually, will that other piece go or like the interior part of that? Because you really can't . . . for the retention pond. Right?

Mike Pollocoff:

Right, but they are important retention ponds because that's what holds the water off the road and without those ponds, that road doesn't work with the floodplain so there is no way to drain that water other than using that – that is just not any detention pond, it is a detention pond, through a floodplain, that cannot control water quality because of what is coming off the road. They need that pond so that is why we are going to have to come up with an agreement to sell them or they are going to have to pay for the improvements we put in there. We have an agreement with Abbott if we want to dedicate this land to them after they have started construction, they will take it with an easement to maintain it. It will be part of their property but at one point or another either we are going to want the State to share in the cost of the pond that we built there along with the land acquisition that went with it in order to transfer that road right-of-way to them. The road right-of-way jurisdictional transfer in essence is based on we built a four-lane road because we know the traffic counts warrant a four-lane road. The DOT is going to come back and say that we only need a two-lane road and the reason they want the Frontage Road back is part of Homeland Security so if they have to block the highway they can use the Frontage Road. We are saying you are going to have within two years a four-lane highway on each side, you need four lanes to move that traffic not two lanes because it will stop all

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commerce in the Village. So we have a lot of negotiating to work through along with what we feel is the infrastructure that goes with the road.

Larry Nelson:

How many acres of land?

Gary Hutchins:

Is it the .58 just the exterior right and then the total is the 13.5 or whatever.

Mike Pollocoff:

It says here but I cannot read it. It is on the schedule on the upper left hand corner. I think it says 2.91 for the one parcel and then you would add to that the .17.

Gary Hutchins:

Is the value at least the amount that we would have paid for the land? You know like you said we had an appraisal, they had an appraisal, but is the amount . . .

Mike Pollocoff:

No. We paid more.

Gary Hutchins:

We paid more for it.

Mike Pollocoff:

Because we were buying undeveloped land where there were improvements and they are saying those improvements are gone now so we are going to base our appraisal on what you have done. Our comment was the value in this land is what allows the adjacent land to be developed at and that is where our money is, but I'm comfortable at least with this section here to say if we are going to turn the road over, you are going to have to pay for everything it cost us to enable that road to be built.

Larry Nelson:

And the agreement will state that – that this is only for this and all the improvements will be negotiated later.

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Mike Pollocoff:

No, it doesn't say that at all. All they would commit to in this agreement was the purchase of the acreage that is involved in the right of way. The negotiations for the jurisdictional transfer is what we are engaged in now.

Phil Godin:

That is the best price we are going to get. We are already boxed in with the appraisal Pitts gave us which was \$50,000 higher anyway. I'd move to accept this.

Larry Nelson:

Second.

John Steinbrink:

Motion by Phil, second by Larry. Any further consideration or discussion on this item?

GODIN MOVED TO APPROVE THE SALE OF LAND OWNED BY THE COMMUNITY DEVELOPMENT AUTHORITY TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR USE AS RIGHT-OF-WAY AS PRESENTED; SECONDED BY NELSON; MOTION CARRIED 6-0.

7. CONSIDER ENTERING INTO EXECUTIVE SESSION:

- A. Pursuant to Section 19.85(1)(e) Wis. Stats. to deliberate or negotiate the purchase of public property, investing of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session with Centerpoint Properties for land owned by the Community Development Authority generally located South of CTH Q and west of the 120th Avenue right-of-way.

REIHERZER MOVED TO ENTER INTO EXECUTIVE SESSION FOR THE REASON STATED; SECONDED BY GODIN; ROLL CALL VOTE – STEINBRINK – YES; HUTCHINS – YES; GODIN – YES; SERPE – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 6-0.

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John Steinbrink:

The Commission will enter into Executive Session this is pursuant to Section 19.85(1)(e) Wis. Stats. to deliberate or negotiate the purchase of public property, investing of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session with Centerpoint Properties for land owned by the Community Development Authority generally located South of CTH Q and west of the 120th Avenue right-of-way.

We will return to open session for the purpose of adjournment only. No other business will be conducted.

8. RETURN TO OPEN SESSION

After discussion in closed session was concluded, **SERPE MOVED TO RETURN TO OPEN SESSION; SECONDED BY GODIN; ROLL CALL VOTE – STEINBRINK – YES; HUTCHINS – YES; GODIN – YES; SERPE – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 6-0.**

9. ADJOURNMENT

REIHERZER MOVED TO ADJOURN THE MEETING; SECONDED BY GODIN; MOTIN CARRIED 6-0 AND MEETING ADJOURNED AT 5:15 P.M.