

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
May 17, 2017
5:00 p.m.**

A regular meeting of the Pleasant Prairie Community Development Authority was held on Monday, May 17, 2017. Meeting called to order at 5:00 p.m. Present were John Steinbrink, Larry Nelson, Gary Hutchins, Mike Serpe, Kate Jerome and Jill Sikorski. Tom Reiherzer and Phil Godin were excused. Also present were Mike Pollocoff, Executive Director; Tom Shircel, Assistant Village Administrator and Jane Romanowski, Secretary.

1. CALL TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS – None.

4. COMMISSION COMMENTS – None.

5. NEW BUSINESS

A. Consider entering into Executive Session pursuant to Section 19.85(1)(e) Wis. Stats. to discuss, 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.

SERPE MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY JEROME; ROLL CALL VOTE: STEINBRINK – YES; NELSON – YES; HUTCHINS - YES; SERPE – YES; SIKORSKI - YES; JEROME – YES; MOTION CARRIED.

John Steinbrink stated The Authority will return to open session for the purpose of adjournment only.

Mike Pollocoff presented the updated Purchase and Sale Agreement between the Village and Route 165 LLC (Uline) discussed at the last meeting. The offer is to purchase 18.58 acres located on the southwest corner of STH 165 and I-94, Tax Parcel No. 91-4-121-251-0153 for \$1,572,500. Pollocoff stated the original Development Agreements between the Village and Route 165 LLC (Uline) provided a list of public improvements (water main, sanitary sewer main, site grading) that were necessary for Uline's facilities to be constructed. Currently the Village, through Tax Increment District #2 (TID 2), is obligated to reimburse Uline for the improvements they installed in the amount of \$6,000,000. Through amendments/addendums to the Development Agreements, Uline has agreed to

release the Village from the \$6,000,000 TID obligation and it will be considered as a credit towards the purchase of the 18.58 acres. The proceeds from this land sale will be used to retire debt/bonds in TID 2 instead of borrowing and issuing debt with principal and interest payments.

Pollocoff indicated this sale would not be between the CDA and Uline but rather the CDA is to deed the property to the Village so the TID agreement can be amended to reflect the release of payment for the infrastructure reimbursement to Uline. Pollocoff presented Resolution #17-01 for adoption by the CDA.

HUTCHINS MOVED TO ADOPT RESOLUTION #17-01 - RESOLUTION OF THE COMMUNITY DEVELOPMENT AUTHORITY (CDA) OF THE VILLAGE OF PLEASANT PRAIRIE APPROVING THE TRANSFER OF 18.58 +/- ACRES OF REAL ESTATE FROM THE CDA TO THE VILLAGE OF PLEASANT PRAIRIE TO PERMIT THE SALE OF SAID PROPERTY TO ROUTE 165 LLC; SECONDED BY SIKORSKI; MOTION CARRIED.

Pollocoff stated the other parcel to discuss is located at 9720 120th Avenue. This used to be the Satellite Odyssey bookstore which the CDA paid around \$900,000 to eliminate. The land would be used for road access and the floodplain would be used for wetland mitigation. The parcel is approximately 9.57 acres and is located at the bottom of the Haribo site. The CDA is to transfer this parcel to the Village to be included as part of the Prairie Highlands Corporate Park development and ultimately would be part of the Haribo purchase. Pollocoff presented Resolution #17-02 for adoption by the CDA.

SERPE MOVED TO ADOPT RESOLUTION #17-02 – RESOLUTION OF THE COMMUNITY DEVELOPMENT AUTHORITY (CDA) OF THE VILLAGE OF PLEASANT PRAIRIE APPROVING THE TRANSFER OF 9.57 +/- ACRES OF REAL ESTATE FROM THE CDA TO THE VILLAGE OF PLEASANT PRAIRIE TO PERMIT THE SALE OF SAID PROPERTY TO HARIBO OF AMERICA, INC. A DELAWARE CORPORATION OR ITS AFFILIATE (COLLECTIVELY “HARIBO”); SECONDED BY HUTCHINS, MOTION CARRIED.

6. RETURN TO OPEN SESSION AND ADJOURNMENT

HUTCHINS MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY JEROME; ROLL CALL VOTE: STEINBRINK – YES; NELSON – YES; HUTCHINS - YES; SERPE – YES; SIKORSKI - YES; JEROME – YES; MOTION CARRIED AND MEETING ADJOURNED AT 6:00 P.M.