

**TAX INCREMENT DISTRICT #2**  
**Amendment #3**  
**JOINT REVIEW BOARD**  
**9915 39<sup>th</sup> Avenue**  
**Pleasant Prairie, WI**  
**August 25, 2008**  
**4:15 p.m.**

A Meeting of the Joint Review Board for Pleasant Prairie Village Tax Increment District #2, Amendment #3 was held on Monday, August 25, 2008. Meeting called to order at 4:15 p.m. by Michael Pollocoff, Village Administrator. Also present were Eric Olson, Kenosha Unified School District; David Geersten, Kenosha County and Jane Romanowski, Village Clerk. Mark Zlevor, from Gateway Technical College, was excused.

**1. CALL TO ORDER**

Mike Pollocoff:

The boundaries of the district are not changing and the district basically runs from STH 31 over to almost CTH U - it is almost the power lines that parallel CTH U. Our reading and our attorney's reading of the membership to the review board as it relates to the school district, since we have overlapping districts, is that the district with the greatest value is the district where the seat is held. Currently, the TIF District within the Kenosha Unified School District has a value of \$290 million and in the Bristol/Central district it is roughly \$10 million. Over time and in future amendments that could change and I'm sure it will change, but in that intervening time it is our understanding that the Unified District is the district to have representation. We also want to make sure that the districts, Central and Bristol, have full knowledge of what we are proposing as they can plan for it and understand what the Village's development plan is in that area and understand how it is going to impact their future budgets as this TIF develops.

**2. CONSIDER NOMINATIONS FOR INDEPENDENT MEMBER OF JOINT REVIEW BOARD.**

Mike Pollocoff:

The first item for consideration would be a nomination for an independent member of the Joint Review Board. There is one citizen at large appointment from the Village.

Dave Geersten:

I nominate Mr. Doug Snow.

Mike Pollocoff:

There is a motion for Doug Snow.

Eric Olson:

Second.

**GEERSTEN MOVED TO APPOINT DOUG SNOW AS THE INDEPENDENT MEMBER TO THE JOINT REVIEW BOARD FOR TAX INCREMENT #2, AMENDMENT #3; SECONDED BY OLSON; MOTION CARRIED 3-0.**

**3. RECEIVE PROJECT PLAN FOR TID #2, AMENDMENT NO. 3.**

Mike Pollocoff:

I have distributed the plan and will make sure that copies go to the other districts. The primary activity with this TIF District is that it has been going on since 1999. It has gone through several iterations – we have amended it to have TIF #3 combine with TIF #2. The other amendment was to provide for dark fiber or broadband capability throughout the district. This is amendment three and what amendment three is seeking to accomplish - the boundaries at this point would remain the same but we would provide for Uline site improvements for sewer, water, streets, grading in the amount of \$1.2 million roughly. Relocation of high power lines for \$4.5 million and a natural gas line relocation. The other item of significance would be land acquisitions by the Community Development Authority within the TIF District. We had initially identified that amount at \$13.3 million; and in land acquisitions, and once you have gone through the process of negotiations and awards from Circuit Court, we have come up with the final land acquisition was and it was \$16.4 million.

The next large change would be the abandonment of a sanitary sewer lift station that services the south side of LakeView Corporate Park. That sewer plant needs to be abandoned in compliance with the Great Lakes Water Diversion Permit we have. Right now that water is purchased from the City of Kenosha from Lake Michigan, is treated by the treatment plant by the state line and it is discharged into the DesPlaines River and by 2010 that plant needs to be closed and that sewage needs to be diverted back into the Village's Lake Michigan system so we can negate the diversion. In this intervening ten year time when that project was engineering and designed, the price on it increased significantly.

There are administrative expenses which are primarily related to legal and engineering expenses associated with land acquisition and an inflationary increase for roadways. One of the questions that has been asked of me, and I'm sure that it will be continued to be asked, is how much of this TIF District is benefitting the Abbott development. There really isn't anything that we have put into this district to benefit Abbott. The frontage road, the storm water improvements along I-94 were part of the original district before we knew Abbott would be there. We wanted to make those improvements to facilitate a future development on the 500 acres that Abbott purchased. There is one improvement cited in the plan that would go into the Abbott site that we haven't made yet, and under our development agreement with Abbott, we won't make until they have made a commitment to construct the building and move forward on

their project. Until we have more finite data or really a date on when they are planning on starting, we do not plan on expending any additional funds for work on that site.

The maps in the plan show where the existing sewer and water have been installed, grading that is going to occur. I guess for the larger project, I would refer you to Map 10 for the Uline site. The Uline project is a main square foot distribution facility in the first phase and 200,000 square feet of Class A office space also in the first phase to be constructed. The Uline acquisition completely buys out the remaining land held by WisPark and CenterPoint on the west side of the Interstate so the Prairiewood Corporate Park with this purchase will be complete along with the existing Jockey property and that property owned by the Community Development Authority.

This plan will be subject to a hearing tonight before the Plan Commission. The Village Board will consider it on September 15, 2008. We would like to conduct a meeting of the Joint Review Board following the Village Board meeting on the Tuesday the 16<sup>th</sup> during the daytime if it is convenient. So if you could block your schedules September 16 at 10 a.m. for the Joint Review Board to receive the comments from the public hearing and the Board meeting to consider approval by the Joint Review Board of the amendment to the tax increment district.

Any questions on the project plan?

**4. SUCH OTHER MATTERS AS AUTHORIZED BY LAW – None.**

**5. ADJOURNMENT.**

**GEERSTEN MOVED TO ADJOURN THE MEETING; SECONDED BY OLSON;  
MOTION CARRIED 3-0 AND MEETING ADJOURNED AT 4:30 P.M.**