

Elmwood Park Village Board Meeting Minutes
3131 Taylor Avenue – Village Hall Building 3
April 6, 2015 – 6:30 P.M.

All agenda items shall follow protocol including staff overview, Board discussion, questions by public, Board disposition of item. The public must be recognized by the President.

CALL TO ORDER/ROLL CALL: Meeting called to order by Clerk-Treasurer Tammy Ruggaber at 6:30 pm. Trustee Clouthier chairs the meeting in the absence of President Steiner.

Present: Trustees Haas, Clouthier, Towery, Bagg, Klimek, and Clerk Treasurer Tammy Ruggaber.

PUBLIC COMMENT AND INPUT Pursuant to Wisconsin Statute 19.84(2) "the public notice of a meeting of the governmental body may provide for a period of public comment, during which the body may receive information from members of the public." Correspondence shall be read into record at this time

Kathy Wells asks about our 2014 budget resolution on tonight's agenda. There was an error on the resolution adopted last year and this corrects that error.

Mary Daceno asks what is going on with CVS and Evergreen Academy. Trustee Clouthier explains this will be discussed this evening.

RESOLUTION 2014-3 (amended)
Reallocation of 2014 budget (see attached)
(Trustee Clouthier reads the resolution into record)
Roll Call Vote Clouthier (aye) Bagg (aye) Haas (aye) Towery (aye) Klimek (aye)

Trustee Haas moves that Trustee Clouthier signs resolution 2014-3 (amended) in President Steiner's absence. Trustee Klimek seconds it, and the motion passes unanimously.

Trustee Haas moves the Village Board approve the following CVS documents: the raze permit, the TM Crowley letter affirmation regarding the parking lot, the erosion control permit application, and the 8.15 filling of lands ordinance, It is seconded and passes unanimously. Trustee Haas further moves that Trustee Clouthier be approved to execute all necessary documents. It is seconded and passes unanimously.

There is a discussion regarding the letter received from EverGreen Academy regarding the purchase of the Taylor Complex. The board shares with the residents, a letter of concern from Attorney Muratore. The board discusses the fact that we have not retained this attorney. This issue is tabled.

Trustee Clouthier reads the offer from EverGreen Academy. He also reads a letter of concerns regarding Evergreen Academy's letter of interest to purchase the Taylor Complex.

Trustee Bagg indicates that we need to have proof from EverGreen that they have the funds (a preapproval letter) and we also need to determine what the property is worth via an appraisal.

There is discussion with the public and it is agreed that we need a more solid offer. Evergreen would continue to use Beebe school while their new school is being built.

Leif Peterson asks if we have heard from the DNR yet and no, we haven't. He states we put a lot of money into it and should consider that.

Trustee Towery explains that she talked to the auditor and the auditor made a good point. We should not take into consideration the mortgage when determining if we are making money. If we take that out of the equation, we are not losing money. The auditor also indicated that it is good for us to have assets.

Trustee Haas spoke to the appraiser and he stated that an off the cuff estimate of the property is between \$500,000 and 1,000,000.

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Much discussion is had regarding selling the property.

The board discusses with the audience putting a permanent covenant in the offer to purchase which would indicate that nothing can be built in the park space on the south side of the property. They also discussed the prospect of having right of first refusal should, someday, EverGreen wish to sell the property.

Trustee Klimek conveys that we have taken over the roles of property managers and this is a difficult situation to be in.

Trustee Clouthier makes a motion to go into closed session. It is seconded by Trustee Klimek. It passes unanimously.

The board returns from closed session and they indicate they will follow Attorney Muratore's advise. The board will send Evergreen a letter indicating they will entertain a motion given these conditions are met:

Trustee Haas moves the village board consider entering into a formal purchase agreement with EverGreen Academy for the Taylor Complex property contingent on the following conditions be met:

1. The purchase price of the property shall be \$ 1,000,000.
2. EverGreen shall provide proof of the availability of financing that is satisfactory to the Board.
3. Terms for the continuing use by the Village of the hall in Building 3 and such other portions of the property that the Village is already actively using such as the office and maintenance area.
4. It shall be acceptable to EverGreen that the Village have the right to approve or disapprove EverGreen's plans for use of the property and other aspects of the project of which the Village has an interest.
5. The City of Racine shall conceptually approve the creation of separate parcel for the cell phone tower.
6. The Village of Elmwood Park shall maintain first right of refusal should it occur that EverGreen loses the property or otherwise wants to sell it.
7. EverGreen is to pay for the appraisal of the property.
8. The entire complex, minus the tower, with a permanent covenant at the south end of the tower (amount of feet to be determined) is to be put in place.

Trustee Klimek seconds the motion. There is discussion. The motion is unanimously approved.

Trustee Haas moves to approve the minutes from March 12 and March 23rd. It is seconded by Trustee Klimek and it passes unanimously.

Trustee Haas moves to approve the accounts payable, seconded by Trustee Bagg, and it passes unanimously.

Trustee Klimek move we adjourn, seconded by Trustee Bagg, all in favor and the meeting is adjourned at 8:10 pm.