

**Village of Elmwood Park  
Special Meeting of the Board of Trustees Minutes  
3131 Taylor Avenue – Village Hall Building 3  
June 24, 2015 – 6:00 P.M.**

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

**CALL TO ORDER/ROLL CALL**

Meeting called to order by President Steiner at 6:06 p.m.  
Present: President Steiner, Trustees Pete Clouthier, Alan Bagg, Kathy Wells, Laura Rude, Nick Haas, Jeff Klimek, and Clerk Treasurer Tammy Ruggaber

**PRAYER AND PLEDGE OF ALLEGIANCE**

**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.*

Mary Ann Steiner is making a sign-up sheet for people to bring snacks and treats to meetings.

Ken Gallagher states his opinion that the Village should retain the Taylor Complex property and not sell it. His main worry is that if Evergreen purchased the property, they would not retain ownership forever and his concern is what may come in after that. He also states that he would like the height of grass specified in the ordinance changed and has concerns with residents parking on grass.

Grant Meier states he understands some residents' desire to main control of the Taylor Complex. He states he is willing to explore many options, including a long term lease.

President Steiner presents a plaque to Pat Tierney, who served on the Planning Commission for 16 years. Pat Tierney thanks the board for the honor. He states that he would still like to be a resource to the Village and we should not hesitate to contact him.

Kathy Wells makes a motion to get leak in ceiling, in building 5, fixed for \$395.17 by Feiner Plumbing. It is seconded by Trustee Haas. There is discussion. Haas amends the motion to allow any board member to authorize up to \$300 of any unseen additional expenses. It is seconded by Trustee Wells and the motion passes unanimously.

Trustee Wells reports that she made \$182.75 at the rummage sale from items that were going to be thrown away from building 5.

The board discusses the appraisal that Evergreen Academy received from Tri-City Bank. On April 7<sup>th</sup>, the board approved a letter of response to Evergreen regarding their letter of March 19, 2015 offering to purchase the entire Taylor Complex property for \$700,000. The Board's letter of April 7<sup>th</sup> listed seven conditions that Evergreen must meet in order for the village to enter into a formal purchase agreement. As of this date, no such formal offer has been provided. The appraisal from Tri-City bank, for the five buildings and 16 acres of land, lists a market value of \$840,000. President Steiner believes that the village would take a significant loss by selling the property for \$840,000. We have invested thousands of dollars to get the property up and running. The land itself is worth a substantial amount of money.

Trustee Haas states he believes this is a discussion to have in closed session.

Trustee Clouthier states that the whole discussion is moot until we have an offer.

Trustee Wells states that she believes Evergreen is still interested in Beebe school and suggests they make an actual offer, not a letter, but an actual offer. Hopefully we can get the problems with the DNR worked out soon.

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Trustee Klimek states that the \$1,000,000 (one million dollars) mentioned in the board's letter was meant as a starting point for negotiations, not a firm minimum. He goes on to say that although President Steiner states the Village is making money on the Taylor Complex, it was his understanding that we were losing money. We need to determine if we are truly making money or losing money.

Trustee Rude states if Evergreen wants to buy Beebe, we should encourage them to do so. Trustee Rude believes we should get away from being landlords and if we retain the Taylor Complex, we should hire someone to manage the property.

Grant Meier states he feels that Evergreen purchasing the Taylor Complex, in his mind, is off the table. He thinks the board shouldn't waste their time talking about it in closed session. He states they are more interested, at this point, in Beebe school. President Steiner states that Kathy Stepp is in charge of the DNR and he has been advised to go directly to her. He is hoping to have this issue resolved swiftly.

Trustee Klimek makes a motion to adjourn, seconded by Trustee Wells, and the motion passes unanimously. The meeting is adjourned at 7:03 pm.