

May 21, 2019 (Special Village Board Meeting)

**DENMARK SPECIAL VILLAGE BOARD MEETING
TUESDAY, MAY 21, 2019
4:00 P.M., DENMARK VILLAGE HALL**

CALL TO ORDER

President Mleziva called the meeting to order at 4:05 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Susan Selner, Vince Wertel, Mary Jo Bielinski, Leah Goral
Paul Hargarten, Gregory Mleziva

Excused: Deb Kralovetz

Officials Present: Clerk Sherri Konkol, Treasurer Kim Coogle, Public Works Director
Erika Sisel

APPROVAL OF VILLAGE BOARD MINUTES FROM MAY 6, 2019

**Selner/Bielinski moved to approve the minute from May 6, 2019 as presented.
Motion carried.**

BOARD DISCUSSION/ACTION ON REVISION OF VILLAGE TRUSTEE APPOINTMENTS TO
VILLAGE COMMITTEES/BOARDS/COMMISSIONS

**Selner/Hargarten moved to replace Hargarten with Bielinski on the Board of
Review. Motion carried.**

CLOSED SESSION

**Wertel/Hargarten moved to convene into closed session pursuant to Wis. Statute
19.85(1)(e), deliberating or negotiating the purchasing of public properties, the
investing of public funds, or conducting other specified public business, as it
relates to economic development whenever competitive bargaining reasons
require a closed session. Selner – aye, Wertel – aye, Bielinski – aye, Goral – aye,
Hargarten – aye, Mleziva – aye. Motion carried.**

RECONVENE INTO OPEN SESSION UNDER WIS. STATUTE 19.85(2) TO TAKE POSSIBLE
ACTION ON ITEM(S) IN CLOSED SESSION

**Selner/Bielinski moved to return to open session under WIS. Statute 19.85 (2) to
take possible action on item(s) in closed session. Motion carried.**

Selner/Wertel moved to approve the development agreement with Salm Partners:

**WHEREAS, the VILLAGE OF DENMARK (the “Village”) wishes to enter into a
Development Agreement with SALM PARTNERS HOLDING, LLC for the purpose of**

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developing certain property located at 625 Hager Road and 201 Schleis Lane (the “Development Agreement”); and

WHEREAS, the Trustees of the Village deems it to be in the best interests of the Village and its citizens to enter into the Development Agreement substantially in the form of the draft attached to the meeting agenda.

NOW THEREFORE LET IT BE:

RESOLVED, that the Village be, and hereby is, authorized to enter into the Development Agreement, and that the form, term and provisions of the Development Agreement, including all exhibits and schedules attached thereto, be, and hereby are, approved;

RESOLVED, that the Village President and Village Secretary (each such person, an “Authorized Officer”) be, and each of them hereby is, authorized, empowered and directed to execute and deliver the Development Agreement, including all exhibits and schedules attached thereto, in the name of and on behalf of the Village with such additions, deletions or changes therein (including, without limitation, any additions, deletions or changes to any schedules or exhibits thereto) as the Authorized Officer executing the same shall approve (the execution and delivery thereof by any such Authorized Officer to be conclusive evidence of his or her approval of any such additions, deletions or changes);

RESOLVED, that the Village be, and hereby is, authorized and empowered to perform all of its obligations under the Development Agreement, including but not limited to, execution and delivery of a warranty deed to SALM PARTNERS HOLDING, LLC for the Project Site, payment of the Performance Incentive Payment, forgiveness of the Acquisition Note, and payment of additional incentive payments for Phase 2, all as described in the Development Agreement;

RESOLVED, that each of the Authorized Officers be, and each of them hereby is, authorized and directed to take all such further actions and to execute and deliver, in the name and on behalf of the Village, any and all such further documents and instruments, and to pay all such expenses, as they or any of them may deem necessary, desirable, advisable or appropriate to effectuate or carry out the purposes of any and all of the foregoing resolutions and the transaction[s] contemplated thereby; and that the taking of each such action, the execution and delivery of each such document or instrument, and the payment of each such expenses shall be conclusive evidence of its necessity or advisability; and

RESOLVED, that all actions taken by any of the Authorized Officers prior to the date of the foregoing resolutions that are within the authority conferred thereby are hereby ratified, confirmed, approved and adopted as actions of the Village.

Motion carried.

ADJOURN

Bielinski/Wertel moved to adjourn at 5:27 p.m. Motion carried.

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Minutes submitted by Sherri Konkol, Village Clerk