

July 19, 2022
VILLAGE OF BRISTOL
SPECIAL MEETING OF THE
COMMUNITY DEVELOPMENT AUTHORITY
AND THE BRISTOL VILLAGE BOARD

1. The meeting was called to order at 6:00 p.m. by Village Board President Mike Farrell.

In attendance at the meeting were CDA members Jeff Thompson, Peter Parker, and John McCabe. Carolyn Kakuska was excused from meeting. In attendance at the meeting to represent the Village Board were Trustees Chris Leker, Ruth Atwood, Kris Kordecki and John McCabe, also present were Administrator Randy Kerkman, Clerk/Treasurer Amy Klemko, and attorney Josh Gimbel. 77 citizens and community members.

President Mike Farrell provided comments regarding the purpose for the meeting, structure of the meeting, his personal belief to maximize the Village's return on investment of the land, and the state statute regarding open/closed meeting requirements. President Farrell stated that the original purchase options were made public after the last meeting and can be found on the Village's website. The revised purchase option that will be discussed will be available as time allows. Attorney, Josh Gimble will review and advise on the revised purchase option. If matters need to be considered, the meeting will go into closed session for discussion. Votes will be made in open session by role call.

CDA Chairman Jeff Thompson called the CDA meeting to order.

2. New Business:
 - a. Village attorney Josh Gimble. Attorney Gimble restated the specifics of the revised Option Agreement. Option Agreement mirrors the original Letter of Intent and once signed by Bristol, will be an enforceable document. Revisions include updated address to 122nd Ave and a change to the due diligence in section 10b regarding testing on the site. The Village of Bristol will be notified in writing of all testing prior, any damage from testing will be compensated by the Purchaser.
 - b. President Farrell requested Administrator Randy Kerkman provide a history of the land when purchased by Village of Bristol.
3. Citizen's Comments:

Robert DuCato commented that he is for the casino and the positives (jobs, entertainment) it could bring to the community. Has questions and requests on whether it could decrease property taxes and reduce speed limits on Hwy K due to additional traffic.

Kim Rickert had concerns about human trafficking in the gaming industry. Kenosha does not have the resources needed to combat issues, has 1 social worker with this training. (Full comments & copies of articles references attached).

Bob LeFebve in favor of Bristol selling property that is not in the Village. Rumors and the

matter of a casino lies with the City of Kenosha and State of WI. The matters that relates to the Village of Bristol is to sell the land we've had for several years. Money from the sale could benefit Bristol by building a Community Center south of Hansen Park, as desired for more than 5 years. Asked that the Board consider the matter to sell the property for the Village of Bristol.

Don Biehn thanked CDA. CDA was created to promote & sell property. In favor of Selling the property. Any concerns regarding a casino should be brought to state politicians. Happy the Village did not take a lower bid where the buyer could turn around and sell to The casino anyway. Thank you for doing the best for Bristol.

Diana Brenner agreed the Village needs the money, but not at the cost of morals and values. A casino will bring crime and violence, has experienced it already near Hwy 50. The Village has the power to turn down the offer and stop the sale. We don't need it (casino). Do something more positive. We need to vote at the state and county.

John Meyer provided first hand account of the purchase of the land and the annexation fight With Kenosha. Asks the Board to accept the money and do something good with it to benefit the citizens of Bristol. Doesn't care who buys it, accept the money and do something good.

Kent Goll against riff raff coming in. Bristol will get a small tax break from the sale, but the big tax break will go to Florida, not Wisconsin.

Todd Becker listed his history and contributions to the community, acknowledged issues With Hwy 50. Greatly in favor of a casino. It will bring jobs and extended revenue from the other businesses build around it. Disappointed that the casino at the dog track did not get built after passed referendums. Feels the additional revenue from the casino will benefit area. Asks that others not interfere with his choices.

Mike Brenner Wants to know whose money was used to purchase the land. Taxpayers. Why didn't they vote on it? Seen the effects of casinos on a community. Property values drop, crime increased, people get murdered. Against this sale, wants the people to have the opportunity to vote on it.

Colby Cuisino tired of being harassed by out of towners. Phone calls, flyers, etc. They have no right to tell us what to do, calling us "You People" like we are untrustworthy. Are there any provisions that disallow the Board to take vote tonight by law? (Answered, No.)

Dallas Johnson doesn't feel we need another casino in this area. As a farmer, concerned About the runoff 60 acres will created.

Elaine Smart not against development and would like to see more businesses in the area. Not for a casino, concerned about crime and human trafficking. Can a restrictive covenant prohibiting a casino be added to sale agreement? Has had the pleasure with working with some of the Board members and finds them to be trustworthy, have good ears, and a good head on their shoulders.

Brianna Bret Agreed to selling land, but doesn't think a casino is a good idea. More can be done with the land. What about something for the youth? Crime will get worse. Kenosha is already not safe for women. It will increase gambling, drunks, and subsidized housing.

Quentin Jackson what is the plan for the revenue generated by the sale? (John McCabe answered with his ideal plan and added that the Board will make that decision together.) How can citizens get answers to their questions if the Board doesn't answer them? It generates an appearance of 'back door' dealings. As a small businessman, feels a

casino will put him out of business.

Doug Knoll concerned about the safety of his family. Why was he told that the Village Board has no intent to sell to a casino. If the land sale is approved, who has the authority to veto what is done with the land?

Lorri Pickens representing Citizen's Against Expended Gambling had comments that this is an option to purchase the land, not the sale. It is not favorable to residents. Land sale will be locked for 2 years and residents could miss out on added revenue. The Village has the option to discontinue negotiations. Citizens don't understand what this will do to the community. Open it up for discussion.

Ken Wolff commented that statements from the Board that "you may not know" what will be done with the land is disingenuous. A disservice is done when no one looked into it further. Bristol will not benefit from tax revenue, Kenosha will, however we will get the fallout.

Kim Rickert used remaining time to report what she found through a Google search on the Purchaser.

Tina Elfering said thank you to the Board. Expressed confidence in their decision and that it will be what is best for the community.

Phillip Jahnke asked what the price was when the Village purchased the land. Does the Village need the money now or could we put off the sale? It will be worth more tomorrow.

Don Biehn Land price is high per acres. Can it be negotiated to get more up front?

Matt Murauski Can this be put up to the citizens to vote, rather than the Board? (Board did not respond to the question) so, that's a yes, it's an option.

Sarah Strenger asked if Potawatomi had a feud and struck down previous deal in Kenosha. (audience answered) How is it benefiting us? Future residents will not want to be in the area around a casino. Pushing residents away for money. It's to line your pockets and for Kenosha, which is already messed up.

Kim Rickert asked if the village needs the money. She heard the village has a surplus. Can the sale be postponed. Expressed her fears for safety.

Ken Wolff do the two members that sit on both the CDA and the Village Board, do you find Your purpose behind decisions to be a conflict of interest?

Diana Brenner think of the children and our village. Take it all into consideration.

Hope all voters get with Kenosha County & the state, tell them we don't want this.

Lisa Lasco asked if there is a deadline to sign this. Can we put this on the agenda for 11 weeks, like we did the beekeeping. This is more important, and the community needs to weigh in on it.

Doug Knoll can we put a hold on this decision

Robert DuCato would like a letter sent to all taxpayers to ask for input. Get input from Sherriff's' Department.

3. President & Board Comments:

President Mike Farrell asked the Board and the attorney if anyone believed the Board needed to go into closed session as it relates to this agreement. Attorney Gimble answer, "Only if you have questions of me." Present Farrell asked the CDA if they had additional questions.

CDA said no, Village Board had no questions. Trustee Leker asked for clarification on the level of control over land use. Attorney clarified the level of control the Village has over the use of the land. Once closed, the Village has no say over use.
Question answered on zoning of land.

Trustee McCabe addressed meeting with summarizes of potential outcomes. Answered audience questions and comments.

Citizens asked about uses for the funds. Present Farrell stated there are plans for community centers and programs for youth.

Further discussion and community questions on the use of the proceeds from the land sale.

President Farrell asked if the CDA or Village Board needs to go to closed session.

4. New Business:

- a. CDA: A motion was made by Peter Parker and was seconded by John McCabe to approve the Option Agreement from KENOSHA LANDCO, LLC as presented. The motion was carried on a roll call vote of 4 Ayes and 0 Nays.
- b. Village Board: A motion was made by Trustee Kordecki and was seconded by Trustee Leker to approve the Option Agreement from KENOSHA LANDCO, LLC as presented. The motion was carried on a roll call vote of 5 Ayes and 0 Nays..

5. Adjournment:

- a. CDA: A motion was made by John McCabe and was seconded by Pete Parker to adjourn the meeting at 7:30 p.m. The motion was carried unanimously.
- b. Village Board: A motion was made by Trustee Atwood and was seconded by Trustee Kordecki to adjourn the meeting at 7:30 p.m. The motion was carried unanimously.

Respectfully Submitted,

Amy Klemko, Clerk/Treasurer

Kim Rickert

Our family came to Bristol in 2013 to enjoy what life in a small community has to offer. My first experience with the locals was through the school. As I entered Bristol Elementary, Mr. Ryczek immediately knew I was an “outsider” and proceeded to question me. I later realized he pretty much knew every single student (past & present!). In the school office, Karen S., wanted to know which house on “C” we were purchasing, “...the one with the pool or without...”. My kind of people! “Mayberry” indeed.

Although our kids are now adults, I’m not so sure what Bristol will look like for future generations ~ that is, if our leaders allow a casino into our “Mayberry”.

The sale of 59.91 acres along I-94 to Kenosha LandCo, LLC may seem like a good financial opportunity for the village on paper; but, is it good for the future of the residents? Is the board looking out for the better interests of its residents? Has the board done its due diligence and asked the right questions? Has the board asked the residents their thoughts about the sale?

In my opinion, the board has insulted the intelligence of its residents by denying knowledge of what the intended purchasers' plans for the land would be. A quick google search of the Kenosha LandCo, LLC address (5701 Stirling Rd. Davie, FL 33314) is also that of Hard Rock Corporate Office. Hard Rock International Florida is owned by the Seminole Indians of FL.

Please go to www.500nations.com where you will find updates on the “Hard Rock Kenosha Project” for 2022.

That being said, a concern that may not have been considered, is not the casino itself, but rather the human trafficking “business” casinos attract. How do I know this WILL be a problem?

*The **National Indian Gaming Commission (NIGC.gov)** has Human trafficking resources listed on their website

*Per an article in Gaming News found @ <https://casinoconnection.com> dated July 14, 2022, The **American Gaming Association (AGA)** has formed an anti-human trafficking task force with a resource guide titled: “Preventing & Combating Human Trafficking in the Gaming Industry”

***American Bar Association** mid year meeting in Las Vegas (2019) topic: “**Human Trafficking in Casinos**”.
americanbar.org

*May 2020 KUSD.edu published an article for their students titled, “**Authorities Warn Teens Kenosha Remains Hotspot for Human Trafficking**”

I am sharing with you a 2019 article titled “**The Plague of Human Trafficking in Las Vegas**” by Jessica Kane. On p. 2 you will see a highlighted section “...400 social workers have received special training to assist victims of sex trafficking.” Are you aware Kenosha has **ONE** with special training. **ONE**. Her name is Julie Ortiz. How many will we need once the casino is up and running?

YES, it WILL be a problem. How many lives will be destroyed because a casino brought human trafficking to our Mayberry? But, hey, Bristol got a good deal on the sale of a piece of prime real estate, right???