



**Joint Village Board/Community Development Authority
MEETING MINUTES**

March 7, 2016

CDA MEMBERS PRESENT: R. Richardson, J. Garski, F. Risler & M. Langendorf

CDA MEMBERS ABSENT: G. Feest, J. Thorsen & J. Henke (all excused)

VILLAGE BOARD MEMBERS PRESENT: J. Garski, A.M. Clausen, J. Hewitt, R. McCluskey & D. DeGroot

VILLAGE BOARD MEMBERS ABSENT: G. Feest & S. Havn (excused)

Staff: L. Martin, Martin Hanley (Land & Lakes), Tom Fitzsimmons (Land & Lakes), Mary Margaret Cowhey (Land & Lakes), Nick Infusino (Willkomm Attorney), Mike Willkomm, Jim Willkomm (Willkomm Development)

1. Call to Order/Roll Call

The CDA was called to order at 3:00 p.m. by R. Richardson. The Village Board was called to order at 3:00 p.m. by J. Garski.

2. Pledge of Allegiance

3. Public Comment

Charles Haakma, 4700 Spring Street, explained that he was against the Willkomm project, and that the Village needs full time jobs. Haakma further commented on how the Senator Van Wangaard campaign received donations from Willkomm in exchange for DOT approval and coordination on project.

4. Approval of December 14, 2015 Joint Village Board & CDA Meeting Minutes

F. Risler motioned, M. Langendorf seconded for the CDA to approve the December 14, 2015 joint Village Board & CDA Meeting Minutes. Motion carried 4-0. J. Hewitt motioned, A.M. Clausen seconded for the Board to approve the December 14, 2015 joint meeting minutes. Motion carried 5-0.

5. To convene into closed session per WI §19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically: Conceptual Development Agreement with Land & Lakes Development Co. (Mount Pleasant Business Park -TID 3) & Willkomm request for Tax Re-Investment Program (TRIP) Financing

M. Langendorf motioned, F. Risler seconded for the CDA to convene into closed session. Roll call vote: R. Richardson: aye, F. Risler: aye, M. Langendorf: aye, J. Garski: aye. Motion carried unanimously 4-0. A.M. Clausen motioned, R. McCluskey seconded for the Village Board to convene into closed session. Roll call vote: J. Garski: aye, A.M. Clausen: aye, J. Hewitt: aye, R. McCluskey: aye. D. DeGroot: aye. Motion carried unanimously 5-0.

6. Reconvene into open session to consider any motions related to the closed session.

F. Risler motioned, M. Langendorf seconded for the CDA to reconvene into open session. Motion carried unanimously 4-0 on a roll call vote. J. Hewitt motioned, D. DeGroot seconded for the Village Board to reconvene into open session. Motion carried unanimously 5-0 on a roll call vote.



M. Langendorf motioned, F. Risler seconded to authorize staff to proceed with the drafting of a Memorandum of Understanding outlining the intent of a Development Agreement with Land & Lakes for \$5.865 million borrowing for infrastructure cost and incentives in order to secure \$25 million in development, to proceed with engineering and soft costs by Land & Lakes and to draft a Development Agreement with Land & Lakes based on these same terms. Motioned carried unanimously 4-0 on a roll call vote.

R. McCluskey motioned, D. DeGroot seconded to authorize staff to proceed with the drafting of a Memorandum of Understanding outlining the intent of a Development Agreement with Land & Lakes for \$5.865 million borrowing for infrastructure cost and incentives to secure \$25 million in development, to proceed with engineering and soft costs by Land & Lakes and to draft a Development Agreement with Land & Lakes based on these same terms. Motioned carried unanimously 5-0 on a roll call vote.

M. Langendorf motioned, F. Risler seconded to proceed with a Development Agreement between the Village and Willkomm Development offering TRIP financing for 50% of the net incremental real estate value for 10 years, not to exceed \$225,000. Motion carried unanimously 4-0 on a roll call vote.

R. McCluskey motioned, A.M. Clausen seconded to proceed with a Development Agreement between the Village and Willkomm Development offering TRIP financing for 50% of the net incremental real estate value for 10 years, not to exceed \$225,000. Motion carried unanimously 5-0 on a roll call vote.

J. Garski thanked Marty Hanley, Mary Margaret Cowhey, and Tom Fitzsimmons from Land & Lakes, always a pleasure to see and do business with you, excited to see walls go up. J. Garski also thanked Mike & Jim Willkomm for their addition to the neighborhood, looks forward to the opening of the Dish Restaurant and the Willkomm Mobil.

7. Adjournment

At 5:22 p.m., F. Risler motioned, and M. Langendorf seconded for the CDA to adjourn. Motion carried unanimously.

J. Hewitt motioned, and D. DeGroot seconded for the Village Board to adjourn. Motion carried unanimously.