



CDA MEMBERS PRESENT: M. Gleason, R. Richardson, J. Henke, P. Barlament & F. Risler

CDA MEMBERS ABSENT: J. Thorsen (excused), D. DeGroot (absent)

VILLAGE BOARD MEMBERS PRESENT: M. Gleason, R. McCluskey, A.M. Clausen, J. Hewitt, S. Havn

VILLAGE BOARD MEMBERS ABSENT: G. Feest (absent), D. DeGroot (absent)

Staff: L. Martin, K. Wahlen, S. Kohlhagen, C. Geary (Pruitt, Ekes, & Geary SC), J. Trick & L. Million (RCEDC)

1. Call to Order/Roll Call

The CDA was called to order at 2:00 p.m. by P. Barlament. The Village Board was called to order at 2:01 p.m. by M. Gleason.

2. Pledge of Allegiance

3. Public Comment – an audience member welcomes O & H Bakery

4. Approval of January 16, 2014 CDA Meeting Minutes

R. Richardson motioned, and F. Risler seconded to approve the January 16, 2014 CDA Meeting Minutes. Motion carried unanimously.

5. Preliminary Resolution for Blight Determination- 5910 Washington Avenue Tax Parcel # 151-03-22-13-103-010.

R. Risler motioned, and J. Henke seconded for the CDA to approve the Preliminary Resolution for Blight Determination with corrections as stated. Motion passed unanimously. J. Hewitt motioned, and S. Havn seconded for the Village Board to approve the Preliminary Resolution for Blight Determination. Motion passed unanimously. L. Martin will confirm the final date for the CDA Public Hearing, likely to be June 10, 2014 at 6:30 PM.

6. Tivoli Gardens, LLC Development Agreement (Project Towne)

L. Martin presented the TRIP Pay As You Go Development Agreement, outlining an incentive of \$400,000 or 15 years – whichever occurs first. R. Richardson moved, and F. Risler seconded for the CDA to approve the Tivoli Gardens, LLC Development Agreement. Motion carried unanimously. S. Havn moved, and A.M. Clausen seconded for the Village Board to approve the Tivoli Gardens, LLC Development Agreement. Motion carried unanimously.



7. Discussion & Possible Action: Tax Increment District Creation/Amendment to Tax Increment District No. 1

R. Richardson motioned, and F. Risler seconded for the CDA to approve a contract with Elhers to complete the Phase 1 feasibility study portion of a TID 1 Amendment vs. TID 3 Creation analysis with the Village Administrator having signatory rights/duties for signing the contract. Motion passed unanimously.

A.M. Clause motioned, and J. Hewitt seconded for the Village Board to authorize the Village Administrator to enter into a contract with Elhers and Associates for a feasibility analysis for \$5,200. Motion passed unanimously. The cost for the study will be allocated to TID 1 Fund or potential future TID 3 Fund depending on recommended outcome of Phase 1 Feasibility Analysis.

8. Discussion & Possible Action: Amendment to Tax District No. 2

R. Richardson motioned, and F. Risler seconded to approve a contract with Ehlers to be signed by the Village Administrator for a Phase 1 feasibility study for the amendment of TID 2 to include the current Sapko (Phoenix Investors) property, and also include the Miller property. TID 2 would fund the \$5,200 cost if the Phoenix Investors project does not go forward; if the development and Development Agreement were to go forward, the amendment costs would be charged to Phoenix Investors. Motion passed unanimously.

S. Havn motioned, and R. McCluskey seconded that the Village enter into an agreement with Elhers to perform a Phase 1 Feasibility analysis of the possible amendment of TID 2, to include the Miller property and the funds to be paid for by TID 2 unless the Phoenix Investors Development Agreement were to be finalized, in which case the costs will be covered by Phoenix Investors. Motion passed unanimously.

9. 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: Terms of Conceptual Development Agreement TID No. 1

At 3:08 p.m., R. Richardson motioned, and J. Henke seconded for the CDA to enter into closed session. Roll-Call Vote: P. Barlament-Aye, R. Richardson-Aye, J. Henke-Aye, F. Risler-Aye. Motion passed unanimously.

J. Hewitt motioned, and R. McCluskey seconded for the Village Board to enter into closed session. Roll-Call Vote: S. Havn-Aye, R. McCluskey-Aye, A.M. Clausen-Aye, J. Hewitt-Aye, M. Gleason-Aye. Motion passed unanimously.

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

At 3:48 p.m., R. Richardson motioned, and F. Risler seconded for the CDA to move into open session to consider any motion related to the closed session. Motion passed unanimously.

J. Hewitt motioned, and A.M. Clausen seconded for the Village Board to move into open session to consider any motion related to the closed session. Motion passed unanimously. It was reported that the



CDA and the Village Board have authorized staff to continue investigations into and negotiations for the conceptual Development Agreement for a project within TID 1.

11. Adjournment

At 3:50 p.m., R. Richardson motioned, and J. Henke seconded for the CDA to adjourn. Motion passed unanimously.

S. Havn motioned, and J. Hewitt seconded for the Village Board to adjourn. Motion passed unanimously.