



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

CDA MEMBERS ABSENT: J. Henke (excused)

VILLAGE BOARD MEMBERS PRESENT: M. Gleason, R. McCluskey, A.M. Clausen, S. Havn, G. Feest, J. Hewitt & D. DeGroot

VILLAGE BOARD MEMBERS ABSENT: None

Staff: L. Martin & L. Dawson (RCEDC)

1. Call to Order/Roll Call

The CDA was called to order at 3:30 p.m. by P. Barlament. The Village Board was called to order at 3:30 p.m. by M. Gleason.

2. Pledge of Allegiance

3. Public Comment – None

4. Approval of December 16, 2014 Joint Village Board & CDA Meeting Minutes

R. Richardson motioned, F. Risler seconded to approve the December 16, 2014 Joint Village Board & CDA Meeting Minutes. Motion carried unanimously. D. DeGroot motioned, J. Hewitt seconded for the Board to approve the minutes. Motion carried unanimously.

5. Brooks Incorporated Development Agreement – TID No. 1

L. Martin presented and outlined the overall project - In June of 2014, staff was contacted by real estate representatives on behalf of Brooks Tractor seeking development of a tractor sales and maintenance facility in Mount Pleasant. The subject property is a 10.2 acre parcel located north of Antique Castle along the East Frontage Road in Tax Increment District (TID) No. 1.

Over the last several months, staff has been working with Brooks to determine the viability of developing the property from a zoning and utility service perspective. A conceptual site plan for the project was presented at the October 22, 2014 Plan Commission meeting (attached) to determine if this site was appropriate for this type of use prior to Brooks submitting a rezone request. After favorable review by the Plan Commission and staff, Brooks decided to proceed forward in choosing this site and has since submitted a rezone petition for approval. The rezone is scheduled for final review by the Village Board on February 23, 2015.

Because the property is located within TID 1, it was determined that a water main extension could be facilitated as a development incentive for the project utilizing funds from TID 1 (fund 420) fund balance. The basic terms of a Development Agreement outlining this concept were discussed in closed session at the December 16, 2014 Joint CDA/Village Board meeting.



Because the project cannot reasonably be served by sanitary sewer, the project will utilize the installation of a holding tank until such time as sanitary sewer is available to the property. When sanitary sewer is available, Brooks will be required to connect to the sanitary main and discontinue use of and remove the holding tank.

The Racine Water Utility compiled a cost estimate for an approximate 1,900 foot extension of water main south along the Frontage Road. The Village cost share for this project totals approximately \$304,150.00. Estimated calendar 2015 year end balance for fund 420 is \$977,000, allowing adequate funds for this main extension. Within the Agreement, the water main cost incurred by TID 1 shall not exceed \$350,000. This main extension would begin design as soon as possible with construction completed prior to October 31, 2015. The water main project is schedule to be reviewed by the Water Commission on February 24, 2015.

The project consists of two buildings – a 26,000 square foot dealership building and a separate wash bay/storage building. In exchange for the water main installation, the development shall reach a minimum assessed value of \$3.5 million by January 1, 2017. Should the project not reach this value, the Village shall levy a special assessment for the difference on an annual basis.

The water main extension costs shall not exceed \$350,000 from TID 1 (fund 420) fund balance. Should the Development Agreement be approved, a budget amendment would be processed through the Finance Committee to amend the fund 420 2015 expenses to include this project expenditure, and reduce year end fund balance from approx. \$977,000 to \$627,000. Tax revenue from the development would replenish the fund over a 5-7 year period from the time of project completion.

R. Richardson motioned, and F. Risler seconded for the CDA to approve the proposed Development Agreement and recommend approval to the Village Board. Motion carried unanimously. D. DeGroot motioned, G. Feest seconded to approve the Development Agreement with Brooks Incorporated as presented, providing the up front water main installation incentive allowing for the construction of a \$3.5 million Brooks Tractor facility. Motion carried unanimously.

6. MLG/Hwy 20 Limited Partnership – Memorandum of Understanding (MOU) TID No. 1

L. Martin presented the proposed MOU and outlined the background - On December 16, 2014, Village development staff presented the basic terms of a Development Agreement with MLG for the proposed Opus project. Once drafted and approved, the agreement would initiate a TID 1 borrowing of approx. \$2 million to finance the engineering and infrastructure needed for the Opus building (an approximate 150,000 sq. ft. spec). In return, MLG would commit to \$13.5 million in increment value between the Phase 1 Opus building and one or two other project sites within TID 1. To memorialize some of these terms and begin the Phase 1 engineering, the attached MOU has been drafted. This MOU serves as the preface for an upcoming Development Agreement with MLG for the Opus project.

The MOU acknowledges the Village's intent to borrow \$2.0 million for TID 1 infrastructure in calendar 2015. As part of this borrowing, funds would include the reimbursement of engineering fees incurred by MLG pertaining to this infrastructure design. Attached to the MOU is an estimate from Reukert-Mielke (MLG's chosen engineer) totaling \$86,400 for this design work.



F. Risler motioned, R. Richardson seconded to approve the MOU and recommend approval to the Village Board. Motion carried 6-0. D. DeGroot motioned, S. Havn seconded to approve the MOU between the Village and MLG/Hwy 20 Limited Partnership. Motion carried 7-0.

7. Resolution 4-2015 | Commencing Proceedings to Vacate a Portion of the Public Right of Way for Kilbourn Drive

L. Martin presented the proposed resolution to commence proceedings to vacate a portion of the Kilbourn Drive right of way, totaling approximately 1.75 acres. This vacation is to facilitate the Racine Toyota site plan. R. Richardson motioned, F. Risler seconded to adopt resolution 4-2015 and recommend approval to the Village Board. Motion carried 6-0. J. Hewitt motioned, D. DeGroot seconded to adopt Resolution 4-2015 to commence proceedings to vacate a portion of the public right of way for Kilbourn Drive. Motion carried 7-0

8. Adjournment

At 4:05 p.m., R. McCluskey motioned, and A.M. Clausen seconded for the Village Board to adjourn. Motion passed unanimously 7-0.

F. Risler motioned, and R. Richardson seconded for the CDA to adjourn. Motion passed unanimously 6-0.