



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

CDA MEMBERS ABSENT: J. Henke (excused), P. Barlament (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. Million (RCEDC)

1. Call to Order/Roll Call

The CDA was called to order at 3:30 p.m. by R. Richardson. 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 February 23, 2015 Joint Village Board & CDA Meeting Minutes

J. Thorsen motioned, F. Risler seconded to approve the December 16, 2014 Joint Village Board & CDA Meeting Minutes. Motion carried unanimously. A.M. Clausen motioned, R. McCluskey seconded for the Board to approve the minutes. Motion carried unanimously.

5. Racine Toyota Development Agreement – TID No. 1

L. Martin presented and outlined the overall project - Over the last several months, staff has been working with the Racine Toyota dealership for a new site location along I-94. A site was determined (see attached site plan) at I-94/Washington Avenue (STH 20) surrounding the Burger King site. This location opened the discussion for vacating a portion of Kilbourn Drive to facilitate a larger contiguous site and also an economic assistance package due to its partial location within Tax Increment District No. 1. The following are the basic financial terms of the agreement:

Pay-As-You-Go Annual Payments & Municipal Revenue Obligation (MRO)

The total project value used for purposes of the Agreement is approximately \$5.5 Million. The Pay-As-You-Go assistance is structured at a rate of 75% of the net increment from the two parcels north of current Kilbourn Drive (see attached chart). These reimbursement payments would occur annually and are also secured by the included Municipal Revenue Obligation (MRO). The MRO formalizes any pay-as-you-go payments that would occur outside of the expenditure period of the TID, but prior to its closing. All obligations cease at the time of TID closure.



Up-Front Incentive

The up front incentive totals \$150,000 for the lifting of an existing deed restriction on Kilbourn Drive. The State of Wisconsin/DOT has agreed to a total price of \$160,000 for the lifting of this restriction, with the Village paying \$150,000 and the developer covering the remaining \$10,000. This has been approved at the state level and is now awaiting our finalization of the Development Agreement.

The cost for lifting of the deed restriction will not exceed \$150,000 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. \$627,000 to \$477,000. The MRO caps the pay-as-you-go incentive at not to exceed \$1.0 million.

F. Risler motioned, and J. Thorsen seconded for the CDA to approve the proposed Development Agreement and recommend approval to the Village Board. Motion carried unanimously. F. Risler motioned, and J. Thorsen seconded to approve the Municipal Revenue Obligation (MRO) and recommended same to Village Board. Motion carried unanimously.

D. DeGroot motioned, and S. Havn seconded to approve the Project Toyota Development Agreement as presented, providing the up front incentive of \$150,000 and 75% Pay-As-You-Go financing not to exceed \$1,000,000. Motion carried unanimously. D. DeGroot motioned, and S. Havn seconded to approve the MRO. Motion carried unanimously.

6. 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: Seda North America, Inc. TID No. 1

At 3:48 p.m., F. Risler motioned, J. Thorsen seconded for the CDA to enter into closed session. Roll-Call Vote: R. Richardson-Aye, J. Thorsen-Aye, F. Risler-Aye, M. Gleason-Aye, D. DeGroot-Aye. Motion passed unanimously.

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

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

At 4:26 p.m., J. Thorsen motioned, and D. DeGroot 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 R. McCluskey seconded for the Village Board to move into open session to consider any motion related to the closed session. Motion passed unanimously.



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

April 6, 2015

It was reported out that no action was taken and staff has been directed to continue negotiations regarding any potential Development Agreement.

8. Adjournment

At 4:28 p.m., J. Hewitt motioned, and S. Havn seconded for the Village Board to adjourn. Motion passed unanimously 7-0.

F. Risler motioned, and J. Thorsen seconded for the CDA to adjourn. Motion passed unanimously 5-0.