

Chilton, Wisconsin
February 12, 2014

The regular meeting of the City of Chilton Redevelopment Authority was called to order at 4:00 p.m. with Chairman Wm. Engler presiding in the council chambers at the Chilton City Hall.

AGENDA POSTING:

On 2/7/14, copies of the agenda were delivered to the Chairman, Members, City Department Heads, was made available to the media, and posted on the City Hall bulletin board and city web page.

ROLL CALL: REDEVELOPMENT AUTHORITY:

Chairman Wm. D. Engler, Jr. and six members of the Authority were present at roll call:

Kathy Schmitzer	Bonita Rowland	Greg Garton
Steve Mueller	Dexter Sattler (Arrived at 4:04 PM)	Gerald Vanne

Other city officials present were Director of Public Works Todd Schwarz and City Clerk Helen Schmidlkofer.

General attendance:

Scott Kwiecinski, Horizon Development Group, Inc.

Those in attendance recited the Pledge of Allegiance.

Moved by Vanne, seconded by Mueller and carried to approve the September 11, 2013 minutes.

Update of Uptown Commons Phase II

Kwiecinski provided an update regarding Uptown Commons Phase II, a proposed 24-unit building facility. Careful consideration was given to resubmit the project in 2013 however Horizon and the City decided to not pursue a second application as the anticipated WHEDA score was not high enough to obtain an award credit.

Each year WHEDA allocates tax credits based upon a qualified allocation plan (QAP). The QAP is updated by WHEDA biennially and a new set of scoring criteria was released in 2013. Applications for the 2015 tax credit cycle will be due in eleven months from now. WHEDA has formed a QAP advisory committee of which one of Horizon's principals is involved with this committee. We expect a draft copy of the QAP to be released in June of 2014 for review.

Horizon would gladly re-score the Uptown Commons II project this summer to provide more feedback on the chances of moving forward with another application.

When Kwiecinski reviewed financing assumptions several questions were raised which included the number of people on the waitlist that would be affordable vs. market rate.

Affordable –	31
<u>Market rate –</u>	<u>15</u>
Total	46

In addition Chairman Engler stated the City would be willing to assist with Phase II however would need a 15-year pay back on the project. Detailed information regarding the hard costs of Phase I was not available at the meeting nonetheless Horizon and the City will continue to work together. Engler thanked Kwiecinski for attending the meeting.

CLOSED SESSION:

Moved by Sattler, seconded by Schmitzer to go into closed session at 4:26 PM under Wisconsin Statute 19.85(1) (e) for negotiating the purchase of RDA-owned property. Roll call vote.

Rowland – aye Mueller – aye Sattler – aye Schmitzer – aye
Engler – aye Vanne – aye Garton – aye
Seven votes cast. Seven votes aye. Motion carried.

Discussion took place regarding the sale of RDA-owned property.

Moved by Vanne, seconded by Rowland to return to open session at 4:32 PM. Roll call vote.

Rowland – aye Mueller – aye Sattler – aye Schmitzer – aye
Engler – aye Vanne – aye Garton – aye
Seven votes cast. Seven votes aye. Motion carried.

Moved by Vanne, seconded by Garton to accept the offer to purchase from Chilton RE, LLC to acquire the Redevelopment Authority 1.12 acres identified as Tax ID No. 17214 for \$30,000.00 and authorize the chairman and city clerk to sign the necessary documents. Roll call vote.

Rowland – aye Mueller – aye Sattler – aye Schmitzer – aye
Engler – aye Vanne – aye Garton – aye
Seven votes cast. Seven votes aye. Motion carried.

Chilton RE, LLC plans to build a 7,600 square foot dialysis facility to be leased to Davita (one of the leading dialysis companies in the world). The facility will cost approximately \$1.25 million and will not be tax exempt. About 20 jobs will be created with three shifts at capacity level.

Moved by Vanne, seconded by Schmitzer to adjourn at 4:36 p.m. Motion carried.

Helen Schmidlkofer

Helen Schmidlkofer, MMC
Recording Secretary