

Meeting Minutes

Special City Council Meeting

December 14, 2007, 5:30 P.M.

City Conference Rm., 1515 Strong's Ave.

Mayor Andrew Halverson, presiding

Roll Call: Alderpersons Myers, Walther, Hanson, Wiza, Heart (5:36 p.m.), Slowinski, Trzebiatowski, Molski, Stroik, Brooks.

Excused: Alderperson Moore.

Also Present: Clerk Moe; City Attorney Molepske; C/T Schlice; Director Gardner.

2. Motion to enter into closed session pursuant to 19.85(1)(E) of the Wisconsin Statutes for the purpose of continuing to develop a strategic negotiation plan with AIG on its development plan. And thereafter vote in closed session on the adoption of such strategic plan.

Ald. Stroik moved, Ald. Walther seconded, to enter into closed session pursuant to 19.85(1)(E) of the Wisconsin Statutes for the purpose of continuing to develop a strategic negotiation plan with AIG on its development plan. And thereafter vote in closed session on the adoption of such strategic plan.

Roll Call: Ayes: Alderpersons Myers, Walther, Hanson, Wiza, Slowinski, Trzebiatowski, Molski, Stroik, Brooks.

Nays: None. Motion carried.

Director Gardner reviewed the site options and information provided to AIG in negotiation. The sites are: Business Park lots 71-74, Business Park lots 75-105, Hwy. 66/I 39 across from the airport, Downtown Lullaby blocks, Downtown Mall site, Northeast corner of Brilowski & HH.

Mayor Halverson said that the total package for a downtown site was approximately \$10 million. He noted the effort of the City to keep AIG downtown but they were not interested.

Ald. Heart arrives at 5:36 p.m.

Director Gardner stated that the main issue for AIG was that 14 acres was not enough.

Mayor Halverson said that what they would like to do is offer a new sight of 20 acres. This would be done by offering Ministry Health lots 71 and 72 and \$100,000 for their current land. This land, plus the Portage County Bank land, the vacated road, along with the land currently on the table comes to 21.41 acres. The cost is approximately \$2.6 million. This would be turned over to AIG for \$1. The total package of land, construction and incentive, would cost \$4.17 million.

C/T Schlice said this would not have an effect on the tax roll because of the creation of a TID. He said the City could pay this off in 20 years. However, the City will not see any property taxes for those twenty years.

Mayor Halverson said that after the TID closes the City would benefit from over \$20 million in tax base due to this construction as well as the additional growth in the surrounding area due to it. He also noted that although it would be in a TID, the City could use the construction against the state's levy limit.

Ald. Stroik asked that only the land for AIG will be in the TID.

C/T Schlice said yes that only the land in the proposed site would be in the TID.

Mayor Halverson reviewed the main points of the proposal: The City would acquire the 21 acre site. The City would acquire and sell lots 71 and 72 to St. Mike's for \$1 plus give them a \$100,000 incentive and in return they will turn over to the City their 6.8 acres. The City would sell the 21 acre site to AIG for \$1. The City would give an incentive of \$1,000,000 to AIG. The excess TID revenues would go to AIG. The City would create a TID to fund the public costs. AIG would construct a Class A building of 125,000 square feet beginning no later than 6/1/2009. St. Mike's would construct a Class A building of 30,000 square feet beginning no later than 6/1/2009.

Ald. Wiza moved, Ald. Trzebiatowski seconded, to accept the authorizing resolution with the change in section three from the word "streets" to "street".

Mayor Halverson noted that Ald. Moore was in favor of the project.

Roll Call: Ayes: Alderpersons Myers, Walther, Hanson, Wiza, Slowinski, Trzebiatowski, Molski, Stroik, Brooks.

Nays: Heart. Motion carried.

Adjourned at 6:08 p.m.

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