

EXECUTIVE COMMITTEE MEETING
August 30, 2016

AUDITORIUM AT IVES GROVE OFFICE COMPLEX
14200 WASHINGTON AVENUE
STURTEVANT, WISCONSIN 53177

The meeting of the Executive Committee was called to order at 5:35 p.m. by Chairman Russell Clark.

Meeting attended by: Supervisors Zenner-Richards, Gleason, Shakoor, II, Osterman, Miller, and Cooke. Also attending were Supervisors Wisch, Grove, Maier and Kaprelian-Becker, County Executive Jonathan Delagrave, Chief of Staff M.T. Boyle, Corporation Counsel Jon Lehman, Director of Public Works and Development Services Julie Anderson, Director of Finance Alexandra Tillmann and Purchasing Coordinator Kenneth Schmidt. Mayor John Dickert, City Administrator Thomas Friedel and Rob Hunden from Hunden Strategic Partners (by phone).

Excused: Supervisors Molnar, Bernberg and Roanhouse.

Absent: None.

#1 – Approval of minutes from previous meeting(s)

Action: To approve the minutes from the August 23, 2016 meeting as printed. **Motion passed.** Moved: Supervisor Shakoor, II. Seconded: Supervisor Zenner-Richards. Vote: All Ayes, No Nays.

#2 – Public Comments

Chairman Clark announced that the County will do their due diligence regarding the arena proposal.

1. Mark Levene owns two buildings in the City of Racine and is the Chairman of Business Improvement District Downtown Racine. He is in favor of this development and feels it is a great opportunity, but does have some financial concerns.
2. Joey Legath owns ten properties throughout the County and said this will help all of our communities, not just the City of Racine. It will generate jobs.
3. Devin Sutherland said this is more than a luxury; it will create 161 jobs and bring 280,000 visitors.
4. Tad Ballantyne encourages the County to take a risk because the end result will be worth it. He mentioned if we don't get a sports team in Racine, we would then be barred from trying again for twenty-five years.
5. Anthony Porcaro owns three businesses in Racine County and encourages moving forward. It's the right thing to do.
6. Thomas Webers is the owner of Casa Blanca and said this is a great opportunity for great things to happen in Racine.
7. Alfonzo Gardner looks at this as an entire County project and wants everyone to work together. He asked that there be economic inclusion for all citizens.
8. Jeff Coe is an Alderman for the City of Racine and wants everyone to work together as a County.
9. Don Trottier feels we, as a County, should act now because this will create real estate growth, jobs and tax dollars.
10. Jason Meekma is a director for a non-profit company and said this is a golden opportunity to make true change and will help the children of the future.
11. John Stalbaum is from the west end of the County and feels that it would be wise to consider other locations since the previous projects the citizens have paid taxes for have all been on the lakefront.

#3 – Presentation by and discussion with Mayor John Dickert regarding the hotel and sports event center development in the City of Racine.

Mayor John Dickert made a presentation regarding the hotel and sports event center development in the City of Racine. City Administrator Thomas Friedel was present as well as Rob Hunden of Hunden Strategic Partners (by phone). Mayor Dickert went over the event center, hotel and possible apartments along the lakefront. The land is all owned by the City. Adding an additional hotel so there would be two hotels in that area will allow for three hundred rooms, which is a requirement for the size of this event center. The center would be built to blend into the City with a modern look. The event center would bring major events, which we have never been able to do. It would be able to handle any sport, concerts, rodeos, conventions and agricultural events. Right now a basketball team and hockey team are on board to be the tenants. Parking would not be an issue because there are five parking ramps in the area that are not used much in the evenings and they would be able to accommodate any and all visitors.

The economic impact would be a \$12 million TIF, \$30 million from the City and County (2/3 from the City and 1/3 from the County) and \$4 million from a capital partner. They are also pursuing additional funding. The hotel will be privately funded. The County lost two hotel opportunities over the years. This project will create hundreds of employment opportunities.

Hunden Strategic Partners did the study/analysis for RAMAC and have studied all of the possibilities thoroughly.

Mayor Dickert said there have been instances where companies have sued Racine to lower their taxes and then the tax burden shifts to the taxpayers. The City's valuation has dropped dramatically. He wants to balance the whole County by raising the City's value.

Supervisor Osterman asked if the numbers from the study came from direct community input, experience or a combination of both? Rob Hunden said they looked at the market, promoters, potential tenants for financial stability and also what the before and after spending is when there is an event. One pitfall is that some communities can't support what they want.

Supervisor Gleason said the County needs to look at this hard. It appears that the return on this project right now would lose money for many years. He said we also need to consider roads, Ridgewood and I-94 development. The Milwaukee stadium tax is still a sore spot.

Mayor Dickert said Racine taxpayers are now paying \$200,000.00 plus per year for Festival Hall and Memorial Hall. It was \$600,000.00 at one time. With this new event center, the cost should go down to \$25,000.00.

Supervisor Gleason asked if the County would have a say in the operation of the event center? Mayor Dickert said yes, we will all work together.

Supervisor Shakoor, II said we need to look for opportunities, but there are levy limits and spending restraints.

Supervisor Wisch said he wished Racine wouldn't have agreed to pay Milwaukee taxes with .5 percent of our tax money.

Mayor Dickert requested that they all sit down and talk.

#4 – Committee to discuss and next steps and action to be taken

Vice-Chairman Zenner-Richards recommends that Racine County do their due diligence and also have a public hearing to involve the west end. Chairman Clark said this study needs to be looked at in detail and asked County Executive Jonathan Delagrave to have a Heads of Government meeting with all of the Municipalities. He also suggested that the Committee should meet with Rob Hunden. Supervisors Shakoor, II and Gleason both agree that more detailed information regarding financial and bonding requirements need to be looked at. Chairman Clark is going to sit down with Corporation Counsel to see how the County Board should proceed with this. He also mentioned that the County is working on the sale of Ridgewood and we are also in our budget cycle so this could take some time.

#5 - Adjournment

Action: Adjourn the meeting at 6:50 p.m. **Motion Passed.** Moved: Supervisor Gleason. Seconded: Supervisor Cooke . Vote: All Ayes, No Nays.