

COMMUNITY IMPROVEMENT COMMITTEE

June 23, 2014

Chairperson Boyce called the meeting to order.

A. Roll Call

Present at roll call were Alderpersons Boyce, Koch, and Thoman. Also present were Admin. Rath, City Atty. Ewald, Mayor Ross, other alders, Pam Christopher, Dennis Stoneback and his contractor, Nate Klassy, Eric Huschitt of Badger State Ethanol, and Tere Dunlap of the Monroe Times. Alt. Alder Beer was absent.

B. Correction of Minutes

none

C. Business: Open

1 Presentations by Wisconsin Pallet and Storage LLC and Badger State Ethanol Concerning Purchase from the City of a 14.6 Acre Parcel of Real Estate in Honey Creek Industrial Park and a 17 Acre Parcel in North Industrial Park

City Admin. Rath explained. He has talked to reps from both Badger Ethanol and Wis. Pallet. An alternate site is being looked at for Wisconsin Pallet. Rath provided further details regarding tentative agreements. The city will contribute towards site improvements and sewer & water lateral extension, and deliver crushed rock in an amount not to exceed 500 cubic yards. Rath further commented that the TID may not be able to cover all of the extra costs to the city.

City Atty Ewald said he has drafted a revised resolution. Paragraph 1 of the proposed resolution is for the Mayor and Administrator to negotiate minor changes because there are a number of loose ends.

Eric Huschitt spoke on behalf of Badger State Ethanol. He said he appreciated all the work that the Council and Dennis Stoneback have done.

Dennis Stoneback then spoke. Badger Ethanol did work very well with them. They are trying to stay within budget for the SBA. He is planning to keep his business in Monroe for the next 100 years.

Questions and discussion took place. Alder Stangel asked if this will meet their time deadlines. Dennis Stoneback said his customers are not happy, but they are willing to work with him.

City Atty Ewald said the value requirements for Badger State Ethanol are out by about 3 ½ years in the agreement. There is a longer period to put in place, but a longer period to keep the guarantee in place.

More discussion ensued.

D. Business: Closed

Under Wis. Stats. 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

- 1 Discuss City's Bargaining Position Concerning a 14.6 Acre Parcel of Real Estate in Honey Creek Industrial Park and a 17 Acre Parcel in North Industrial Park in Light of Competing Interest of Dennis L. Stoneback and Debra K. Stoneback (Wisconsin Pallet and Storage LLC) and Badger State Ethanol**

(This agenda item was scratched)

(The committee did not go into closed session)

E. Business: Open

- 1 Potential Sale of 17 Acres of Land In North Industrial Park to Dennis L. Stoneback and Debra K. Stoneback (Wisconsin Pallet and Storage, LLC)**

Aldersperson Koch moved to recommend to Council to sell the 17 acres to Wisconsin Pallet & Storage on agreement as presented. Alder Thoman seconded the motion. Alder Koch clarified that it is 17.11 acres to be exact. Motion carried.

- 2 Potential Sale of 14.6 Acres of Land in Honey Creek Industrial Park to Badger State Ethanol, LLC**

Questions and discussion took place. Aldersperson Thoman moved to approve. Alder Koch seconded the motion. On voice vote, the motion carried.

F. Business by Members

none

G. Adjournment

Motion made by Aldersperson Thoman and seconded by Alder Koch to adjourn. Motion carried.

Carol J. Stamm, CMC, WCMC
City Clerk