

Village of Sturtevant

Proceedings from the Special Board Meeting held Jointly with the Sturtevant Community Development Authority on October 25, 2011

President Steven Jansen called the meeting to order at 5:30 PM with the Pledge of Allegiance.

Present were Trustees J. Johnson, Larsen, Lynaugh, Busha, G. Johnson, Wright (via telephone), and President Jansen. Also present was Engineer Hastings and Administrator Janiuk.

PUBLIC COMMENT- None.

#### NEW BUSINESS

Wayne Guillien, Vice President of Manufacturing Expansion for RUUD Lighting, gave a brief overview and history of the company. Guillien mentioned that RUUD Lighting would like to construct a 208,000 square foot warehouse addition costing approximately 17.5 million dollars as well as an additional 7 million for additional project costs. The total cost of the project is 24.5 million dollars. The expansion would add 469 new jobs over a five year period. Mr. Guillien mentioned that RUUD Lighting has received economic incentives for the expansion from the State of Wisconsin, Racine County Economic Development Corporation (RCEDC), and Racine County Workforce Development. RUUD is requesting an economic incentive from the Village of Sturtevant consisting of five annual payments in the amount of the property tax increment generated by the expansion, which will be located in the Tax Increment District (TID).

Jenny Trick, (RCEDC), projected this expansion to have a domino effect on existing businesses within the area, and that businesses are looking to develop because of the expansion.

Administrator Janiuk mentioned that the Village of Sturtevant has entered into similar Development Agreement with other companies in the Village of Sturtevant. Administrator Janiuk mentioned that the incentive payments would be a TID expense. Administrator Janiuk informed the Board that if the TID were to close before the five year payment period, then the final payments paid to RUUD would be based on the tax payment from the previous year.

Administrator Janiuk pointed out that the Resolution mentions that village residents would receive hiring preferences for new job openings at RUUD Lighting.

RESOLUTION: Trustee J. Johnson made a motion for the reading of Resolution 2011-74-S by title only.  
Seconded by G. Johnson. Motion carried by voice vote.

#### *RESOLUTION 2011-74-S*

*A JOINT RESOLUTION BY THE VILLAGE OF STURTEVANT AND THE STURTEVANT CDA AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN AND AMONG RUUD LIGHTING, INC., THE COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF STURTEVANT AND THE VILLAGE OF STURTEVANT*

Trustee J. Johnson moved for the adoption of Resolutions 2011-74-S. Seconded by G. Johnson.

ROLL CALL: Busha aye, G. Johnson aye, Larsen aye, Lynaugh aye, J. Johnson aye, Wright aye, Jansen aye. Motion carried. 7-0 vote.

The Community Development Authority approves Resolution 2011-74-S.

#### NEW BUSINESS

Engineer Hastings gave an overview of the 2012 proposed street improvement project of 99<sup>th</sup> Street.

Administrator Janiuk mentioned that there are funds available for the project from the last TID bond issue.

Engineer Hastings informed the Board that the bids for concrete have increased this year. Engineer Hastings recommended for the Board to amend the total project costs in the Resolution to allow for the potential increase, if they decide to go forward with the project.

RESOLUTION: Trustee J. Johnson made a motion for the reading of Resolution 2011-75 by title only. Seconded by G. Johnson. Motion carried by voice vote.

*RESOLUTION 2011-75*

*A JOINT RESOLUTION BY THE VILLAGE OF STURTEVANT AND THE STURTEVANT CDA AUTHORIZING A STREET IMPROVEMENT PROJECT IN THE TID FOR 2012- 99<sup>TH</sup> STREET*

Trustee J. Johnson moved for the adoption of Resolutions 2011-75. Seconded by G. Johnson.

Trustee Larsen made a motion to amend the amount of “\$200,000” in number 5, under the “NOW THEREFORE” in Resolution 2011-75, to be the amount of “\$244,000”.

ROLL CALL TO AMEND RESOLUTION 2011-75: Wright aye, Larsen aye, Lynaugh aye, G. Johnson aye, Busha aye, J. Johnson aye, Jansen aye. Motion carried. 7-0 vote.

ROLL CALL TO ADOPT RESOLUTION 2011-75: G. Johnson aye, Lynaugh aye, Larsen aye, Busha aye, Wright aye, J. Johnson aye, Jansen aye. Motion carried. 7-0 vote.

The Community Development Authority approves Resolution 2011-75.

ADJOURN- Trustee G. Johnson made a motion to adjourn at 6:10 PM. Seconded by Larsen. Motion carried by voice vote.

Drafted this 25<sup>th</sup> day of October, 2011  
Approved this 1<sup>st</sup> day on November, 2011

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Mary A. Cole, Clerk/Deputy Treasurer