

COMMUNITY DEVELOPMENT AUTHORITY
Official Minutes
June 2, 2014
5:00 P.M.

Present: President Roanhouse and members Gil Amborn, Jerry Filut, Bil Luth, Tim Denman and Steve Denman

Excused: Craig Kosut

Also present: Rebecca Ewald, Tina Chitwood, Kevin McKillip and Joe Busch – Bear Realty

Roanhouse called the meeting to order at 5:03 p.m.

Filut moved and Luth seconded to approve the May 5, 2014 minutes. Motion carried.

Chitwood is in the process of coordinating meetings with businesses within the Waterford Industrial Park. Three businesses declined meetings, as they were not looking to expand at this time.

Kevin McKillip and Joe Busch, Bear Realty, were present to speak with the CDA regarding their view of development in Western Racine County. McKillip echoed Jon Hendersen's comment regarding the need to proceed with caution and to be cognizant of market conditions. McKillip noted that a non-traditional park in the STH 36 corridor needs commercial space along the highway and industrial users in the back to attract a user mix. Busch noted that the market is very competitive right now. The costs of land will vary based upon location, proximity and access to the highway. One suggestion was for the Village to acquire land, develop a plan for the land over a 10 year period, building infrastructure as needed without defined lots. The Village will need to define the appropriate absorption rate and holding costs. The Village may also desire to consider buying land incrementally and adding to it over a period of years. If someone leaves the current industrial park, it is likely that a user will replace them. They urged the CDA to leave as many options available as possible if the land is platted. For example provide 3 acre lots that could be combined if needed and be flexible on future lots sizes. McKillip noted that we could spend money on a needs assessment, but it may not tell the Village anything more than we already know. It may be beneficial to have a few brokers reviewing parcels in the area. They both suggested pay as you go when speaking with possible tenants and developers. McKillip and Busch left the meeting at 5:45 p.m.

Dave Schilling, SEWRPC, will be present at the 7/7 meeting at 6:00 p.m. Chitwood will be reviewing a draft of the Industrial Park Absorption Rate Study requested by RCEDC on 6/3. An update will be provided at the following CDA meeting.

Chitwood reviewed a timeline for park development. There was preference from members of the Committee to review parcels off of 164. The group agreed that a development over a ten year period would be beneficial for the Village, but there was concern as to whether the Village needed another industrial park. If a park was needed, the group needs to decide how large it needs to be. The CDA concurred that they needed to have a good understanding as to what access and DNR restrictions come into play with any area identified. The CDA recognized that the Village should move forward pursuing discussion of an industrial park over the course of a 10 year period. There was a desire of the group to receive more information from an access and environmental standpoint. Chitwood is recommended to explore firms and proposed costs for preparing information for Item H. in the timeline.

Luth moved and Filut seconded to adjourn at 6:28 p.m.

Respectfully submitted,

Rebecca Ewald
Village Administrator