

**ECONOMIC DEVELOPMENT COMMITTEE MEETING
MONDAY, MAY 22, 2017
1:00 P.M., DENMARK VILLAGE HALL**

OFFICIALS/STAFF PRESENT

Gregg Mleziva (Chairperson); Milton Bielinski & Paul Hargarten (Committee Members);
Erika Sisel, Kim Coogle & Sherri Konkol (Staff)

CALL TO ORDER

Gregg Mleziva called the meeting to order at 1:04 p.m.

DISCUSS FUTURE ECONOMIC DEVELOPMENT

- Mike Collins Development
 - Interested in purchasing 15.72 acres from Ron Umentum VD-ND576-1 to develop into minimum of 20-30 good size lots of houses valued \$300,000-\$350,000.
 - He would like help in bonding or financing from the Village to get going & would like Village help with utilities/road.
 - Milt & Erika estimated cost to run utilities from North Avenue & Bristol Lane to Highridge/Diamond Ridge would be roughly 5,530' at an estimate of \$300-\$600/foot - \$1,659,000-\$3,318,000.
 - Closing on land end of August.
 - Committee recommendation was to come up with estimated measurements (see above) to determine what Village cost would be \$1,659,000 - \$3,318,000.
 - It would take over \$355,000,000 of assessed value to recover \$1,659,000 tax revenue based on current tax rate. ($1,659,000 / .0046703161 = \$355,222,211$)
 - $\$355,000,000 / 30 \text{ years} = \$11,833,000$ per year of assessed value to recoup expenses in 30 years ($\$11,833,000 / 30 \text{ houses} = \$394,433$ avg. cost per house for 30 years @ the \$300/foot cost of installation, double the \$ for \$600/foot installation cost).
- Dufek Manufacturing
 - Noise, dust complaints.
 - Village was asked if we have property we could put grinder on to help Dufek's out.
 - Recommended area on Mahlik Lane between Melotte Distributing & KB.
 - Concerns are would we be creating a nuisance to home owners in that area.
 - Milton to find out what kind of machine it is & what options are available from manufacturer to help with noise & dust issues for June 5th board meeting.
- I43 Industrial Park West
 - Dick Bradley (371-6322) is interested in renting the Houfek property for farmland.
 - Lions will not need neither Norse Business Park nor I43 Industrial Park West for parking for the Rockin the Hill event on June 10th. Greg Lacenski has been contacted to let him know he can proceed with crop planting/harvesting at the Norse Business Park. He is currently paying \$50/acre for 25 acres = \$1250.
 - Staff was instructed to contact Mark Bartels to create a contract for Land Rental to protect Village from any penalties should the parties farming the land have to vacate for economic development reasons. Staff also instructed to add as a June 5th, 2017 agenda item.
- Momentum Carnivore Nutrition
 - MCN produces high quality dog treats & is currently looking for 5 acres in which to expand their business & are interested in the Denmark area.
 - Property presented to them is between Bones Welding & Wood Trucking on Kvitek Road.
 - MCN has offered \$10,000 per acre & they would do the excavating & install driveway.

- There is a wetland swale that would require a culvert in order to put in the driveway which would require DNR approval. Erika directed to contact Crystal @ DNR to find out specs needed.
- Recommendation was to wait 3 weeks until we know what is happening with Bohemia Drive development which will allow time to contact DNR. Board needs to decide what we are looking for in I43 Business Park so staff can revisit revenue stream.

ADJOURN

Milt Bielinski/Paul Hergarten moved to adjourn at 3:05 p.m. Motion carried.

Minutes submitted by Kim Cooke, Village Treasurer