

SPECIAL VILLAGE OF BIRON BOARD MEETING JUNE 3, 2013

The June 3, 2013 Special Board Meeting was called to order at 6:30 p.m. at the Biron Municipal Center by President Jon Evenson.

PRESENT: Trustees: June Siegler, Tammy Steward, Dan Muleski, Susan Carlson, Bob Walker and Mark Honkomp. Also in attendance were Justin Sornsin and Dan Borchardt from MSA, several members of the Biron Licensee Group, Keith Helmrick, for Classic Development, 4 residents and 1 interested party.

BRIDGEWATER PROJECT UPDATE: Keith Helmrick, Classic Development Corp. presented information on the Bridgewater project. This project idea started in 2003 after the lease holders were notified by Consolidated Water Paper Company that their intent was to cancel the leases and all improvements would need to be removed from the property. Some of the highlights of the chronological overview are: 2005 - Wood County Board approves by resolution the relocation of County Highway U. Village of Biron Board approves by resolution the relocation of County Highway U and the Bridgewater Master Plan. 2006 – Village of Biron creates Tax Incremental District No. 1 and enters into a development agreement with Classic Development for Bridgewater and Business Park projects. From 2005- 2010 several law suits and appeals were filed by Citizens for U / George Mead & Susan Feith. In 2010 the Court of Appeals rejected the appeal and upheld the Circuit Court’s decision on the relocation of County Highway U. In December of 2012, NewPage completes their bankruptcy reorganization and the approved plan included NewPages’ continued ownership of Consolidated Water Paper Company. Some of the benefits of the land exchange, road relocation and the Bridgewater development project were discussed. There will be a new 47 acre CWPCO owned park with 830 feet of river frontage and a parking area. Village of Biron will establish a park with a handicap accessible fishing pier and a parking lot. A new boat landing with parking for 80 car & trailer units and 20 cars will be constructed by the Portage/Wood County line. A multi-purpose trail, 3,627 feet, will be along the shoreline, the Aqua Skiers will be relocated to a safer and more permanent site with a new park area. Other benefits include the County cost for snow removal and road maintenance will be reduced, a significant tax base growth will be a benefit for Biron, the reliability of the current water supply system will be significantly improved by the creation of a loop in the water lines and the area that currently has no municipal sewer and water lines will be serviced with the utilities. The environment will be protected and preserved with the conservation buffers that will be around all the waterways and most of the wetland areas. Construction should start on County Highway U in 2014.

FINANCIAL OVERVIEW FOR FUTURE PROJECTS: Justin Sornsin, MSA presented a detailed financial report on each TID and the allowable GO debt. The 2012 equalized value is \$85,041,700 with a 5% allowable GO debt of \$4,252,085. Biron’s GO debt as of 1/1/13 is \$1,512,248. The legal margin for new debt as of 1/1/13 is \$2,739,837. This can change each year with the change in equalized value and debt reduction. The North Biron Drive boat landing would be at a cost of \$850,055 and with the DNR Stewardship Grant & the DNR Recreational Boating Grant and the covered costs of the Biron Licensees and Bridgewater CDC share the balance is zero and of no financial impact to the Village. Miscellaneous Recreational improvements – parking, trail, fishing bump outs, Aqua Skiers site, access to that site, restrooms pedestrian bridge at Cranberry Canal, accessible fishing pier and related facilities in support of recreational enhancements along the Wisconsin river. The total cost of this project is \$1,251,800, with the DNR grant assuming \$625,900 (50%), the Biron Licensees & Bridgewater CDC share is \$165,000. The balance of funds will be paid through TID #1 & TID #3. The cost to the village will be 100% offset by TID #1 & TID #3 tax increments. State Highway 54 and the Biron business park entrance total cost is \$279,582 which will be paid through TID #3. State Highway 54 / Biron business park – total estimated cost is \$2,979,846, less the EPA grant of \$1,189,000, with \$1,000,000 paid through water and a SDWLP, and the remainder paid through TID #3. This project includes all utilities, roads, stormwater and access for Phase 1 of the Business Park. The EPA grant is 55% of total EPA-eligible project costs. The remaining balance of projects will be reimbursable through TID #3 increment and/or water utility revenues. South Biron Drive Phase 1 includes road and utility infrastructure along S. Biron Drive from the Village limits to Bauer Street and includes Biron Gateway park, Gateway Trail and Cranberry Creek

Trail. \$1,341,000 will be financed by the Water Utility through the DNR SDWLP and \$806,109 would be paid using GO borrowing capacity. The Village could elect to offset a portion of the GO liability using TID #2 increment through Act 57.

TID #1 will cash flow in 2015 without additional project expenditures. It has an allowable capacity of \$396,000 for additional TID projects. The statutory closure year is 2026 and the last year for TID projects is 2021. The last year to collect tax increment is in 2027.

TID #2 will cash flow in 2020 without additional project expenditures. The statutory closure year is 2026 with the 2022 being the last year for TID projects.

TID #3 will need additional development to offset its current liability. The last year for TID projects is 2024 and the statutory closure year is 2029.

CLOSED SESSION: In open session a motion was made by Muleski to go into closed session under Wisconsin Statute 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. Specifically to review the parcel payment report. Motion was seconded by Steward. M.C. all in favor. In closed session a motion was made and seconded to return to open session.

ADJOURN: Motion Honkomp to adjourn the June 3, 2013 special board meeting, seconded Muleski. M.C.

Respectively submitted,

Debra Eichsteadt
Village of Biron Clerk