

EXECUTIVE COMMITTEE

West Bend, WI
Courthouse – Room 2131

October 13, 2005
8:30 a.m.

Present: Kenneth Miller, James Spindler, Daniel Stoffel, Herbert Tennes, and Paul Tuchscherer.

Also present: Administrative Coordinator Doug Johnson, County Attorney Kim Nass, Finance Director Susan Haag, Supervisors Donald Kemp and Donald Berchem, Brad Viegut, Robert W. Baird, County Clerk Brenda Jaszewski, and Administrative Assistant Linda Doro.

Chairperson Miller called the meeting to order at 8:30 a.m. and read the Affidavit of Posting.

CLOSED SESSION

Moved by Mr. Spindler, seconded by Mr. Stoffel to move into closed session at 8:31 a.m., pursuant to Secs. 19.85(1)(e) and (g), for the purposes of deliberating or negotiating the purchase of public property and the investing of public funds for which competitive or bargaining reasons require the closed session, specifically, to discuss the terms and conditions of the Cabela's Inc. agreement(s) and to confer with legal counsel regarding the potential litigation in relation to the Cabela's Inc., project. Motion carried unanimously by roll call vote.

OPEN SESSION

Moved by Mr. Spindler, seconded by Mr. Tuchscherer to return to open session at 9:07 a.m. Motion carried unanimously by roll call vote.

ACTION ON CLOSED SESSION

Ms. Nass reviewed the main points to be included in the Development Agreement with Cabela's Inc.

1. Cabela's Inc. guarantees it will cover any shortfall if the annual sales tax from its store does not pay for all of the annual payback expenses for the County's \$4 million borrowing.
2. Cabela's Inc. agrees to the County's method of payment of the \$4 million for the construction and operation of the building and condo unit. Washington County will give Cabela's Inc. \$1 million upon a certificate of occupancy and \$3 million upon closing on the condo unit.
3. Cabela's Inc. will comply with all of the State requirements, including minimum job creation requirements for the \$5.4 million State contributions to pay for highway and ramp improvements at the site.
4. The condo unit will be referenced in the Developer's agreement.
5. Cabela's Inc. agrees not to build another facility with 50-miles of the Richfield site for a period of 5-years.
6. Cabela's Inc is obligated to construct a building valued at approximately \$49 million and 165,000 square feet, which will be referenced in the State commitment letter.
7. A definitive use of the \$500,000 grant for the project authorized by Washington County will be in the Developer's agreement or outlined in a separate agreement.

Moved by Mr. Tennes, seconded by Mr. Tuchscherer to authorize the County Board Chair and County Clerk to enter into an Development Agreement with Cabela's Inc., subject to review and approval by the County Attorney and Outside Bond Counsel. Motion carried.

ADJOURNMENT

Moved by Mr. Spindler, seconded by Mr. Tuchscherer to adjourn the meeting at 9:19 a.m. Motion carried.

Brenda J. Jaszewski, County Clerk