PUBLIC HEARING

FINAL PUBLIC HEARING ON WASHINGTON COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION - PUBLIC FACILITY ECONOMIC DEVELOPMENT

West Bend, WI March 23, 2010
Government Center - Room 2024 8:35 a.m.

Present: County Board Chairperson Herbert Tennies, County Attorney Kimberly Nass, County Clerk Brenda Jaszewski, and Supervisor John Stern.

The hearing was convened by Chairperson Tennies at the Washington County Courthouse - Government Center, Room 2024, 432 E. Washington Street, West Bend, WI 53095. Mr. Tennies read the affidavit of posting and Ms. Jaszewski read the Notice of Public Hearing and stated it was published in the county's official newspaper, the West Bend Daily News, on March 12, and March 16, 2010.

Mr. Tennies opened the public hearing at 8:35 a.m.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM INFORMATION - GENERAL DESCRIPTION OF PROGRAM

Ms. Nass provided a summary of the CDBG program and its objectives. She stated the purpose of the public hearing was to take comments as to the CDBG funds and the county's project performance. Ms. Nass noted that a complete set of documents, including draft documents to be finalized and submitted after this public hearing, are on file with the Washington County Clerk's Office and are available at this hearing.

COMMUNITY DEVELOPMENT BLOCK GRANT: PUBLIC FACILITIES - ECONOMIC DEVELOPMENT FOR PUBLIC FACILITIES IN THE VILLAGE OF RICHFIELD AND TOWN OF POLK

Ms. Nass gave the background of the Cabela's development project, for which the CDBG funds were used. Various levels of government joined together to assist in the Cabela's development, which culminated in a regional project for the benefit of the area. As a part of the regional partnership, the State of Wisconsin, by its Department of Commerce, offered CDBG funding and the County agreed to administer the CDBG funding. As a part of the development of the facility, Washington County applied for and was awarded a $750,000 grant to fund, in part, certain public facilities associated with the project. Specifically, the grant was used to partially fund the land acquisition, installation of internal roadways, certain utility infrastructure, stormwater management devices and a museum and other internal public displays. Total funding for the public facilities far exceeded the requested $750,000 CDBG funds.

The purchase of land, the construction of a facility approximately 165,000 square feet in size and internal roadways created several hundred construction-related jobs drawn from a variety of trades. Upon the opening of the facility, approximately 180 full-time positions were required to be created and maintained for a period of time. Cabela's reported to the Department of Commerce that 100 full-time equivalent (FTE) positions were created and maintained, with seasonal employees hired as needed. The development of the facility spurred other development in the area, particularly within the 60 acre site, but also within the general vicinity of the store, which created additional employment opportunities in Washington County.

Upon receipt of adequate documentation of public facility construction costs and job creation data, Washington County requested the first of two grant disbursements to Cabela's on October 16, 2008, in the amount of $500,000. Additional supporting documentation was received and the job creation requirement was reduced, thus, allowing the county to request the second and final distribution of $210,000. This

request was made on December 23, 2008 and the Department of Commerce issued its check on December 29, 2008. The Department of Commerce amended its contract with regard to Cabela's job creation/retention obligation, reducing the FTE positions from 180 to 100. At that time, Cabela's agreed to compensate for the reduction by requesting $40,000 less in CDBG funding. As part of the CDBG grant requirements, the county was required to match funding and provided a total of $4,500,000 consisting of $4,000,000 in bonds and a $500,000 grant.

CITIZEN INPUT AND COMMENTS

Mr. Tennies requested citizen input. No comments were made.

CLOSE PUBLIC HEARING/ADJOURNMENT

Ms. Nass stated this concludes the CDBG requirements for this project and she will file all of the appropriate documents with the State of Wisconsin.

Chairperson Tennies declared the public hearing closed at 8:44 a.m.

Brenda J. Jaszewski, County Clerk