

EXECUTIVE COMMITTEE MEETING
October 18, 2016

IVES GROVE OFFICE COMPLEX - AUDITORIUM
14200 WASHINGTON AVENUE
STURTEVANT, WISCONSIN 53177

The meeting of the Executive Committee was called to order at 5:32 p.m. by Chairman Russell Clark.

Meeting attended by: Supervisors Zenner-Richards, Shakoor, II, Molnar, Cooke, Bernberg, Miller, Roanhouse and Maier. Also attending were Supervisors Wisch, Buske, Osterman and Kaprelian-Becker, County Executive Jonathan Delagrave, Chief of Staff M.T. Boyle, Corporation Counsel Jon Lehman, Asst. Corporation Counsel John Serketich, Racine County Economic Development Corporation Representative Laura Million, Rick Kozuback from International Coliseums Company, and Rob Hunden from Hunden Strategic Partners, as well as, Ethan Olson and Michael Montgomery from Hunden Strategic Partners (by phone).

Excused: Supervisor Gleason.

Absent: None.

#1 – Approval of minutes from previous meeting(s)

Action: To approve the minutes from the October 6, 2016 and October 11, 2016 meetings as printed. **Motion passed.** Moved: Supervisor Molnar. Seconded: Supervisor Cooke. Vote: All Ayes, No Nays.

#2 – Closed Session – (Approximately 30 minutes) - It is anticipated that the Executive Committee will meet in a Closed Session pursuant to Section 19.85(1)(e) of the Wisconsin State Statutes, to speak with the County Executive about an economic development opportunity involving a Racine County Legacy Corporation

Action: To go into CLOSED SESSION pursuant to s. 19.85(1)(e), WI Stats., to speak with the County Executive about an economic development opportunity involving a Racine County Legacy Corporation. **Motion passed.** Moved: Supervisor Miller. Seconded: Supervisor Cooke. A Roll Call Vote was taken of the members present: All Ayes, No Nays.

Discussion was held regarding an economic development opportunity in Racine County.

#3 – The Committee reserves the right to RECONVENE into Open Session to act on items discussed during the Closed Session

Action: To Reconvene into Open Session at 6:00 p.m. **Motion passed.** Moved: Supervisor Miller. Seconded: Supervisor Cooke. A Roll Call Vote was taken of the members present: All Ayes, No Nays.

No action was taken by the Committee.

#4 – Presentation by Rob Hunden from Hunden Strategic Partners of Chicago, IL (“HSP”) about the “Downtown Racine Arena and Event Center Market Analysis,” prepared by HSP on behalf of RAMAC in August 2016. It is anticipated that the committee and other Supervisors in attendance will participate in Q & A with Mr. Hunden

Rob Hunden mentioned that minor league arenas and convention centers are usually not funded privately. They are economic development projects that are break even or lose as little as possible, but have great economic impact on a community.

Many topics were discussed during the Q & A with Mr. Hunden including what sort of economic impact Racine County could expect the Arena to have. The radius of the market for anticipated seating at the arena versus the Civic Centre. What the arena could reasonably expect to charge for tickets. Who will the owner/operators be. Some felt the decision to build an arena should be brought to the public by a referendum. The importance of hiring a successful management/marketing group. The pros and cons of having one tenant versus two tenants. Difficult access from the interstate to downtown Racine. Length of commitment the arena can expect from a tenant. Bonding issues with and without a tenant. Hard and soft costs related to the construction. What the attendance projections were based on. Hotel taxes. Project cost was originally \$46 million now \$40 million, why the difference?

Supervisor Shakoor, II left the meeting at 6:35 p.m.

Chairman Clark will meet with Corporation Counsel and Vice-Chairman Zenner-Richards to determine the next step.

No action was taken by the Committee.

#5 - Adjournment

Action: Adjourn the meeting at 7:45 p.m. **Motion Passed.** Moved: Supervisor Miller. Seconded: Supervisor Cooke. Vote: All Ayes, No Nays.