

**CITY OF LANCASTER
SPECIAL COMMON COUNCIL AGENDA
MARCH 5, 2020**

Place: 206 S. Madison St., City Hall-Council Chambers

Time: 6:30 PM

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Consider Strand Agreement for Technical Services pertaining to Hotel Sewer Extension and Possible Action
6. Approval of Resolution 2020-01-Resolution Authorizing the Submission of a Community Development Investment (CDI) Grant Application of the Wisconsin Economic Development Corporation (WEDC) for the Hotel Development Project
7. Approval of assignment of right to City payments made pursuant to the Tax Increment Financing Agreement by Lancaster Hotel Development, LLC to Royal Bank
8. Discuss various 2020 Golf Course Pro Shop and Restaurant Operation options and Possible Action
9. If necessary, convene to close session for the purpose of 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 regarding the renegotiation of current golf course restaurant lease or negotiation of new contract for operation of the restaurant and pro shop. (Wisconsin Statutes 19.85, P1, e)
10. Resume to open session to take action on above if so advisable
11. Adjourn

Task Order No. 20-02
City of Lancaster, Wisconsin (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated February 20, 2013

Project Information

Project Name: Hotel Sewer Extension

Project Description: Construction of approximately 1,500 linear feet of sanitary sewer across OWNER-owned golf course to serve new hotel development.

Services Description: Design Services and Construction-Related Services

Scope of Services

ENGINEER will provide the following services to OWNER.

Design Services

1. Conduct topographic survey of the sanitary sewer route. Prepare base mapping drawings from the survey data.
2. Design up to 1,500 linear feet of sanitary sewer and include on plan and profile drawings.
3. Prepare erosion control drawings and details.
4. Assess the potential environmental impacts of the project and assist OWNER in obtaining the Wisconsin Department of Natural Resources (WDNR) Notice of Intent Permit coverage. OWNER shall pay permit fees.
5. Prepare and submit permit applications to the WDNR for sanitary sewer extension approval.
6. Prepare up to two easement descriptions for the sanitary sewer construction. OWNER shall obtain easements.
7. Prepare technical specifications and drawings for OWNER to review and address comments, as appropriate.
8. Prepare opinion of probable construction cost for project and submit to OWNER.
9. Submit final technical specifications and drawings to OWNER. OWNER shall provide the technical specifications and drawings to the hotel developer's contractor for construction.

Construction-Related Services

1. Provide contract administration services including attendance at preconstruction conference, review of contractor's shop drawing submittals, review of contractor's periodic pay requests, periodic site visits, and participation in project closeout.

RESOLUTION NO. 2020-01

RESOLUTION AUTHORIZING THE SUBMISSION OF A COMMUNITY DEVELOPMENT INVESTMENT (CDI) GRANT APPLICATION OF THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION (WEDC) FOR THE HOTEL DEVELOPMENT PROJECT

WHEREAS, the City of Lancaster (the "City") recognizes development of a new hotel to support business and tourism is a priority of the City; and

WHEREAS, the Community Development Investment (CDI) grant program provides incentives for shovel-ready projects with emphasis on, but not limited to, community-driven efforts that should lead to measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners; and

WHEREAS, a resolution authorizing the submission of a grant application by the Mayor is a prerequisite for submission of a Community Development Investment (CDI) grant application; and

WHEREAS, in this action by the City Common Council has declared its intent to complete the CDI grant activities described in the Grant application if awarded funds; and

WHEREAS, the City with the assistance of the Developer, will maintain and submit semi-annual fiscal and narrative reports until completion of the hotel project that document performance metrics.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City that:

The City requests funds available from WEDC through the CDI grant program and will comply with all requirements of the program; and

HEREBY AUTHORIZES the Mayor to act on behalf of the City to submit a CDI application to WEDC, sign documents, and take necessary action to undertake, direct and complete approved grant activities.

Adopted this 5th day of March, 2020

CITY OF LANCASTER

David C. Varnam, Mayor

ATTEST:

David A. Kurihara, City Clerk



Your Community Partner

142 Highway 61 N. • P.O. Box 70
Lancaster, WI 53813
p: 608.723.1550 • f: 608.723.1558
www.royalbank-usa.com
On Call: 888.958.2265

March 3, 2020

David Carlson
City of Lancaster
206 S Madison Street
Lancaster, WI 53813

Re: Assignment of Tax Increment Financing (“TIF”) Agreement Between City of Lancaster, Wisconsin (“City”) and Lancaster Hotel Development, LLC (“Hotel”), herein called the “Agreement”

Dear Mr. Carlson:

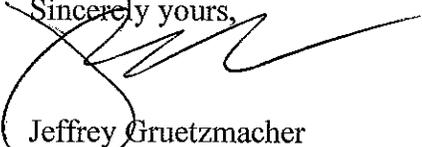
Royal Bank will be providing financing to the Hotel group for the construction of a hotel within the City.

As collateral for such loan(s), Royal Bank will require a mortgage on the real property of the development, as well as an Assignment of all rights, title, and interests in the Agreement to Royal Bank.

The Agreement provides that the Hotel may grant a security interest in the project and agreement to a financial institution.

To eliminate any ambiguity as to the intent of the City, we respectfully ask for the City to now consent to the Assignment of all rights, title and interests in the Agreement to Royal Bank to secure loan(s) to be made to the Hotel, and to provide consent to such officers of the City to execute the necessary document(s), if required, to effectuate the Assignment.

Sincerely yours,



Jeffrey Gruetzmacher
Senior Vice President

Cc: Bruce Fritz