

RESOLUTION NO. 2020-09

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HORICON, WISCONSIN, DIRECTING THAT THE MAYOR AND CITY CLERK DO ALL THINGS NECESSARY TO SUBMIT AN APPLICATION TO THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION FOR A COMMUNITY DEVELOPMENT INVESTMENT PROGRAM GRANT

WHEREAS, the property, located at 617 Washington Street in Horicon, (the "Property") has been the home of Sure-Fire, Inc. since 1983 and used as its corporate headquarters including office, production and storage spaces;

WHEREAS, Sure-Fire plans to make an investment of \$1,175,000 for additions, remodeling, exterior, and site improvements on the Property and retain 30 jobs in the City of Horicon (the "Project");

WHEREAS, as part of the Project, Sure-Fire will seek to annex into the City of Horicon that portion of the Property not already in the City and to seek a rezoning of the entire Property from I-1, Light Industrial to C-2, Highway Commercial consistent with other properties in the surrounding area;

WHEREAS, the Property is part of the West Washington Business District in the City of Horicon;

WHEREAS, the West Washington Business District has the highest concentration of commercial space in the City of Horicon and is home to the City's only hardware store, pharmacy, medical clinic, and general merchandise store in addition to restaurants and a bank, among other businesses;

WHEREAS, the West Washington Street Business District also has several vacant spaces and is in need of additional investment and would suffer greatly if Sure-Fire were to leave the District or be unable to complete the Project as planned;

WHEREAS, the City created Tax Increment District #4 ("TID #4") on September 25, 2007, which includes most of the West Washington Street Business District;

WHEREAS, the City intends to amend the boundary of TID #4 to include the Property;

WHEREAS, the City has included in its draft 2020 Comprehensive Plan Update a strategy to use funds from TID #4 to help revitalize the West Washington Street Business District by improving its function and appearance and by providing assistance to property owners and businesses as necessary to fill or redevelop vacant spaces;

WHEREAS, Sure-Fire is seeking assistance (the "Assistance") with \$220,000 in extraordinary Project costs for exterior improvements to the existing building and improvements to parking and landscaping areas on the Property for the benefit of the Property and the West Washington Business District, without which the Project would not be completed as proposed;

WHEREAS, the City intends to provide the requested Assistance to Sure-Fire using a Wisconsin Economic Development Corporation (the "WEDC") Community Development Investment Program Grant (the "CDI Grant") and funds from TID #4;

WHEREAS, Sure-Fire has committed to providing the 75% matching funds required by the CDI Grant including Sure-Fire's construction costs of the Project and has agreed to maintain and make available for inspection all records as required by WEDC if a CDI Grant is awarded to the City;

WHEREAS, the City and Sure-Fire intend to enter into a detailed, long-term development agreement concerning the roles and responsibilities of each Party with respect to the Project's implementation and use of the CDI Grant and TID #4 funds;

WHEREAS, the Common Council finds that the improvements to be funded by the CDI Grant are imperative to the economic viability of the Project and the long-term economic viability of the West Washington Business District and that such funds would be extremely difficult to obtain from other sources;

WHEREAS, the Common Council finds that the Property and City's proposed use of the CDI Grant and TID #4 funds are ideal matches to the purpose, goals and eligibility of the CDI Grant Program as articulated by WEDC;

WHEREAS, the Common Council directs that the Mayor and City Clerk do all things necessary to submit an application for a CDI Grant; and

WHEREAS, the Common Council finds that submittal of an application for a CDI Grant and use of TID #4 funds to be in the best interests of the public and promotes the health, safety and welfare of the community and respectfully requests that WEDC award a CDI Grant to the City consistent with its application.

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

Section 1: The recitals cited above are hereby fully incorporated by reference.

Section 2: The Common Council finds that the Project and requested Assistance are essential to the long-term economic viability of the Property and economic viability of the West Washington Business District and directs that these items be included in a City application for a CDI Grant.

Section 3: Matching funds for the City's application for a CDI Grant are to be provided by Sure-Fire including its Project construction costs with the City pledging to cover all grant administrative costs.

Section 4: The Mayor and City Clerk are hereby authorized and directed to do all things necessary to complete an application for a WEDC CDI Program Grant for up to Two Hundred Twenty Thousand and NO/100 Dollars (\$220,000.00) to assist with extraordinary costs for exterior improvements to the exiting building and parking and landscaping improvements on the Property and to submit same to the WEDC for its consideration.

Section 5: The Common Council finds that the City's submittal of an application for a CDI Grant to be in the best interests of the public and promotes the health, safety and welfare of the community and respectfully requests that WEDC award a Grant to the City consistent with its application.

Introduced by Alderperson _____ this 6th day of August 2020.

Adopted and approved this 6th day of August 2020.

James R. Grigg, Mayor

ATTEST:

Kristen M. Jacobson, City Clerk-Treasurer