

NOTICE OF SPECIAL VILLAGE BOARD MEETING

**Tuesday, April 27, 2021 at 5:00 p.m.
Caledonia Village Hall – 5043 Chester Lane**

THIS WILL BE AN IN-PERSON MEETING – MAX NUMBER OF ATTENDEES 16

1. Call to Order.
2. **Resolution 2021-53** – Resolution Authorizing The Payment For Loss Caused By A Caledonia Snowplow For Dennis Bishop
3. **Resolution 2021-54** – Resolution Amending The 2021 Village Of Caledonia Budget
4. **Resolution 2021-55** – Resolution Of The Village Board Of The Village Of Caledonia Approving A Development Agreement With Gigi North, LLC For The Development To Be Located At 4542 Douglas Avenue
5. The **VILLAGE BOARD** will take up motion to go into **CLOSED SESSION**, for the following purpose. Pursuant to s. 19.85(1)(g), Wis. Stat. conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it may become involved, specifically with respect to the provision and receipt of sanitary sewer services.
6. The **VILLAGE BOARD** reserves the right to go back into **OPEN SESSION**, and possibly take action on the items discussed during the closed session.
7. Adjournment.

Dated April 23, 2021

Joslyn Hoeffert
Village Clerk

RESOLUTION NO. 2021-53

**RESOLUTION AUTHORIZING THE PAYMENT FOR LOSS CAUSED BY A
CALEDONIA SNOWPLOW FOR DENNIS BISHOP**

WHEREAS, the Village of Caledonia is now self-insured under CVMIC for all property and liability claims;

WHEREAS, on February 22, 2021, Dennis Bishop alleges that snow propelled from a Caledonia snowplow damaged his 2021 Chevrolet Silverado 1500, while on 4 Mile Road, in the Village of Caledonia;

WHEREAS, Mr. Bishop obtained an estimate for repair of the damage from Finishing Touch Auto Body, in the amount of \$3,065.98, which is attached hereto as **Exhibit A**;

WHEREAS, the Village of Caledonia will pay Dennis Bishop \$3,065.98 for the damages once Mr. Bishop executes a release in exchange for the settlement; and

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board the payment to Dennis Bishop will occur after execution of a release..

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of April, 2021.

VILLAGE OF CALEDONIA

By: _____

James R. Dobbs
Village President

Attest: _____

Joslyn Hoeffert
Village Clerk



Citizen Claim and Damage Form

NOTICE OF CLAIM

Name: Dennis Bishop
Address: 940 Kentwood Dr.
Phone: 262-902-2888

Incident/Accident Information
Date: 2-22-21
Time: 10:45 am
Place: 4 mile Rd.

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages, attach a copy of police report, if any, and attach a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was given and give the name of the physician. Also identify any witnesses to the incident/accident.

Snow plow blew snow + ice all over truck
4 mile just west of RR tracks

Signed: _____

Date: 2-24-21

CLAIM

(NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the Village at any time consistent with the applicable statute of limitations. However, in order for the Village to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the Village of arising out of the circumstances described above in the amount of \$ 3065.98

To process this claim it is necessary to detail all damages being sought.

Signed: _____

Date: 3-1-21

Address: _____

940 Kentwood Dr.

River, WI 53402



FINISHING TOUCH AUTO BODY

"Woman Owned Business"
5306 DOUGLAS AVE, RACINE, WI 53402
Phone: (262) 681-8890
FAX: (262) 681-8891

Workfile ID: 8482fdb6
PartsShare: 69cTrZ
Federal ID: 39-1847029

Estimate

RO Number:

Customer: Bishop, Dennis Insurance: Adjuster: Estimator: ROBERT KONECKO
Phone: Create Date: 3/1/2021
Claim:
Loss Date:
Deductible:

(262) 902-2888

2021 CHEV Silverado 1500 LT Crew Cab 147" WB 4WD 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

VIN: 3GCUYDET5MG142706 Interior Color: Mileage In: Vehicle Out:
License: Exterior Color: Mileage Out:
State: WI Production Date: Condition: Job #:

Line	Ver	Operation	Description	Qty	Extended Price \$	Part Type	Labor	Type	Paint
1	E01		FRONT BUMPER						
2	E01	Remove/Install	Lower cover w/o skid plate, w/o tow hooks w/o enhanced towing				1.4T	Body	
3	E01		GRILLE						
4	E01	Remove/Install	Grille LT				0.5T	Body	
5	E01		FRONT LAMPS						
6	E01	Remove/Install	RT Headlamp assy				0.5T	Body	
7	E01	Remove/Install	LT Headlamp assy				0.5T	Body	
8	E01		HOOD						
9	E01	Remove/Replace	Hood (ALU)	1	942.45T	OEM	1.5T	Body	2.5T
10	E01		Add for Clear Coat						1.0T
11	E01		Add for Underside(Complete)						1.3T
12	E01		Add for Clear Coat						0.3T
13	E01	Remove/Replace	RT Nameplate "DURAMAX"	1	49.10T	OEM	0.2T	Body	
14	E01	Remove/Replace	LT Nameplate "DURAMAX"	1	49.10T	OEM	0.2T	Body	
15	E01		FENDER						
16	E01	Blend	RT Fender						1.1T
17	E01	Blend	LT Fender						1.1T
18	E01	Remove/Replace	RT Nameplate "SILVERADO"	1	40.14T	OEM	0.2T	Body	
19	E01	Remove/Replace	LT Nameplate "SILVERADO"	1	40.14T	OEM	0.2T	Body	
20	E01	Remove/Install	RT Fender liner				0.5T	Body	
21	E01	Remove/Install	LT Fender liner				0.5T	Body	
22	E01		FRONT DOOR						
23	E01	Remove/Replace	LT Mirror assy w/power folding, w/360 view	1	500.00T	OEM	0.4T	Body	

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

3/1/2021 11:56:19 AM

Estimate

RO Number:

2021 CHEV Silverado 1500 LT Crew Cab 147" WB 4WD 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

24	E01	Remove/Replace	Dis/reassmble to refn	0.4T Body
25	E01	Remove/Install	LT R&I trim panel	0.4T Body

Estimate Totals	Discount \$	Markup \$	Rate \$	Total Hours	Total \$
Parts		81.05			1,701.98
Labor, Body			62.00	7.4	458.80
Labor, Refinish			62.00	7.3	452.60
Material, Paint			42.00	7.3	306.60
Subtotal					2,919.98
Sales Tax					146.00
Grand Total					3,065.98
Net Total					3,065.98

Estimate Version	Total \$
Original	3,065.98

Insurance Total \$:	3,065.98
Received from Insurance \$:	0.00
Balance due from Insurance \$:	3,065.98

Customer Total \$:	0.00
Received from Customer \$:	0.00
Balance due from Customer \$:	0.00

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

3/1/2021 11:56:19 AM

RESOLUTION NO. 2021-54

RESOLUTION AMENDING THE 2021 VILLAGE OF CALEDONIA BUDGET

WHEREAS, the Village Board previously authorized the 2021 Village of Caledonia Budget; and

WHEREAS, Village staff recommends an amendment to the budget to reflect the intent to comply with expenditure restraint and to accurately reflect actual services; and

WHEREAS, Village staff recommends reducing 100-30-50130 Police Overtime by \$10,000; increasing 235-00-50130 Municipal Court Overtime by \$10,000; reducing 100-00-45110 – Municipal Court Fines and increasing 235-00-45110 – Municipal Court Fines by \$10,000.

WHEREAS, these recommended changes have no effect on tax levy or levy limit amounts.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the 2021 Village of Caledonia Budget be amended as set forth.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of April, 2021.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs, Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

RESOLUTION NO. 2021-55

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
APPROVING A DEVELOPMENT AGREEMENT WITH GIGI NORTH, LLC FOR THE
DEVELOPMENT TO BE LOCATED AT 4542 DOUGLAS AVENUE**

The Village Board of the Village of Caledonia, Racine County, Wisconsin do resolve as follows:

WHEREAS, On March 1, 2021, the Village of Caledonia approved a conditional use permit and building, site and operational plans for the construction of a new Culvers restaurant at 4542 and 4535 Douglas Avenue, including a drive thru for the property (the "Development"); and

WHEREAS, this Development at this location will result in the demolition, environmental remediation and redevelopment of a blighted, long vacant, gas station site in the Douglas Avenue corridor which is a main and important thoroughfare in the Village of Caledonia and primary focus of the Village's Community Development Authority; and

WHEREAS, to offset the cost of demolition and unexpected environmental remediation and to eliminate the blighted property which currently contains a long vacant gas station, the Village will provide a forgivable loan, subject to certain contingencies and requirements, in the amount of \$50,000. as further set forth in a Development Agreement in substantially the form attached hereto as **Exhibit A**, subject to final review and approval by the Village Administrator and the Village Attorney. The loan will support the Village's goal of reducing and eliminating blight along Douglas Avenue.

NOW, THEREFORE, BE IT RESOLVED THAT the Development Agreement in substantially the form attached hereto as **Exhibit A** is approved, and the Village President and Village Clerk are authorized to execute such agreement when approved and Village staff are authorized to take such actions as provided for under the agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of April 2021.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs
Village President

Attest: _____
Joslyn Hoeffert
Village Clerk

MEMORANDUM

TO: VILLAGE OF CALEDONIA BOARD

FROM: LAURA MILLION, RCEDC

RE: PROPOSED FORGIVABLE LOAN TO CULVERS OF RACINE

DATE: THURSDAY, APRIL 22, 2021

Introduction: This memorandum was prepared to provide an overview of a proposed \$50,000 forgivable loan from the Village of Caledonia to facilitate redevelopment of 4542 and 4534 Douglas Avenue by Culvers of Racine.

Project Overview: Culvers of Racine proposes redevelopment of the former gas station at 4542 Douglas Avenue into a 4,500 ± quick-service restaurant at the location. Total investment at the site is approximately \$2.8 million, which includes land acquisition, demolition of the long vacant gas station, remediation of environmental contamination at the site (\$200,000) and construction costs.

To offset the cost of demolition and unexpected environmental remediation, Culvers of Racine is seeking a \$50,000 forgivable loan from the Village. The loan will support the Village's goal of reducing and eliminating blight along Douglas Avenue.

Proposed Terms:

Forgivable

Loan Amount: \$50,000

Loan Term: 5-year term

Interest Rate: 0% if the Company makes the financial investment of \$1,800,000 in the property by April 2022 and the property owner pays all real property tax bills in full when due each year for five consecutive years following the year of the loan; otherwise an interest rate of 4.23% per year shall be charged retroactive to the date of the loan.

Use: Structure Demolition at 4542 Douglas Avenue

Targeted

Deliverables: Construction of a new Culvers restaurant at 4542 and 4535 Douglas Avenue, resulting in \$1,800,000 in capital investment and demolition of

the former gas station located at 4524 Douglas Avenue. Demolition is expected to take place by July 2021.

Compliance with all federal, state and local laws, rules and regulations.

Disbursement

Process:

The Company will be eligible to receive the loan of \$50,000 upon receipt of:

- Evidence of completed demolition of the former gas station at 4524 Douglas Avenue.
- Confirmation of executed main construction contract for building renovations and site improvements.

Fees:

- 1) One-time loan processing fee of 1.5% of the loan amount (\$750).
- 2) Out of pocket and reasonable legal expenses incurred by the Village of Caledonia in relation to this redevelopment will be charged through the Village's standard predevelopment agreement and development agreement.

Collateral:

Loan to be secured by a corporate parent guarantee or other agreed upon collateral until the loan is paid in full/forgiven such as a mortgage. In consideration for the loan, the Company shall agree that if the Company does not meet contingencies and performance requirements as outlined herein, the Village will be authorized to impose a special charge/assessment upon the property for the full amount of the loan (or the unpaid balance) plus applicable interest and such charge/assessment shall be a lien upon the real property.

Performance:

Full loan repayment, plus interest, will be required if the Company does not complete the project as expected, namely project investment is less than 70% of the target minimum assessed value of \$1,250,000 by January 2023.