

Westgate Meeting Minutes  
Tuesday November 7, 2006

- Introduction of Dan Cunningham with Forward Janesville- who comes to them from the Dubuque Chamber of Commerce. His official title is Vice President of Government Relations and Education. Welcome aboard Dan and thank you for coming to our Westgate Meeting. We hope to see you at many more.
- Mark Gregory spoke to Brad Cantrell about the TIF money that might be available to us. Brad stated that it hinges on proposed TIF district finalization and until Ken Hendricks finalizes his plans for the Connors Supply building nothing is definite yet. John Beckord states the when the development agreement is signed by Ken Hendricks, the city can then go out and sell bonds and can invest the money in area projects, thus making this pool of money available. Mark states that Brad thought in month there would be more public information on Ken's property and his plans. He did offer some comfort that approximately 25,000 could possible be earmarked for the Westgate signage project. We cannot be certain until it happens. John Beckord said that the "City heard our message and it appears that they will act."

With the possible \$25,000.00 available for the sign project we may want to explore lighting and landscaping options as well.  
Mark also indicated that we are looking at Spring 07.

Once we have decided on a design and plan it will need to be presented to the City for approval. We should enlist the help of Matt Long in developing the final plan to be presented. We will need to provide him with budget details, plans and designs for a final proposal. Matt has already done some work on this for us.

- Tony Hickey & Duke Kelly Update-Sign  
Currently we have discussed that the sign will be placed in the median area in front of J & W Transfer on Court Street at the 5 Points location. Tony indicated that Lamar wants to tie their signs in with the design that we select for the Westgate Business Corridor sign. Both Tony and Duke have been working with Sullivan Signs and JNB Signs to design and create what we would to represent our group on this sign. Several ideas were shared at the meeting and Steve commented that he thinks that Tony & Duke should select the best design because of their experience in their chosen fields and would find a design that would be the most eye-catching and attractive design.

**Duke and Tony will bring their final recommendations to the group at the next meeting.**

- No one from Hendricks Development was available to attend the meeting, but attendees commented that they were able to see that the Development was underway and have seen the equipment on A and evidence of them beginning to work on the street to the development.
- Bill Mears was ill and unable to attend the meeting. Kathy was able to get ahold of him for an update. Bill states that an article came out in the paper that indicated the deal was final, but he states that it has not been completely finalized yet. The deal has not closed yet, but is expected to next month. The Hardees building is scheduled to be torn down and the area re-developed. All indications point to an auto parts store. Bill seemed to be confident that 2007 would at the least begin with an empty lot on that corner.

Bill further reports that the Oasis property is proceeding and is currently at the City level and should be complete at the end of this month or the beginning of December. Closing with Menards will come shortly thereafter.

- Ed Francois- Update on the Court & Crosby Property
  - Have received all permits to build.
  - The City is to bring in water and sewer, but they are a few days behind. When that happens, the fence will come down.
  - Completion date is around May 15<sup>th</sup> if all goes well.
  - He still has 10,000 acres of industrial property available.
  - Original Rock County shop is empty with 30K sq ft. available there
  - SSI is shooting for 200 employees. They have roughly 100 now
- Jeff Knopes- J & W Transfer
  - Negotiating on 5 blighted properties
  - Current Project is to clean up utility lines not in use at the 5 Points area and trying going to pull out poles. There is 1 high line wire going across the road that is dead for miles. He is trying to get info on how to remove it. Now would be a good time with all of the construction going on.
  - Dennis Beggs added that Alliant could do it if they were hired. It would be done as a Value Added Project

Dennis adds that Alliant's work at 5 Points with the underground gas & electric is to be finished this week.

Steve commented that we are seeing movement in the housing area with Ken Hendricks and Marklein developments. Duke has not seen a significant slow down. Kennedy homes putting up model home/office. Mark Gregory reports that mortgage financing is still attractive and high end homes still being built here. 6% money is still here.

