

Special Meeting
of the
Blackhawk Technical College District Board

October 26, 2018

Minutes

The special meeting of the Blackhawk Technical College Board was held on Friday, October 26, 2018, at the BTC Administrative Center, 6004 S. County Road G, Janesville, in the Board Room. The following members were present: Barbara Tillman, Chairperson; Eric Thornton, Vice Chairperson (via phone); Laverne Hays, Secretary; Rick Richard, Treasurer (via phone); Mark Mayer; Steve Pophal (via phone); and Malik Surani (via phone). Board members absent: Rachel Andres and Traci Davis. Staff present: Dr. Tracy Pierner; Dr. Zahi Atallah; Renea Ranguette; Dr. Jon Tysse; Jackie Pins; Jennifer Thompson; Tony Landowski. Guests: Catherine Idzerda, Gazette reporter.

Chairperson Tillman called the meeting to order at 9:52 a.m.

Dr. Pierner stated conversation was previously held with the Board regarding growth/expansion of the College and at that time asked permission to begin conversation with the owner of an adjacent property about the opportunity to purchase. The property is 34.86 acres located on the corner of Sunny Lane and County Road G. Dialog was initiated with the family's attorney, and an appraisal of the property was conducted. An offer was made and counter-offer received. Administration noted they were in support of the counter-offer price and presented the purchase agreement for District Board approval. The purchase price is \$610,050. No bonding will be required. Previous District Board action reallocated \$750,000 of FY18 surplus to the Capital Project Fund for a future use. A portion of those funds would be used for the property purchase. Board members spoke in support of purchasing the adjacent property to allow for expansion of programming.

It was moved by Mr. Hays and seconded by Mr. Mayer to approve the purchase agreement for 34.86 acres located within Rock Township (Tax Parcel No. 6-17-330/Tax Identification No. 034 103001) contingent upon Wisconsin Technical College System Board (WTCSB) approval and to request WTCSB approval of purchase.

Motion carried unanimously.

The District Board took action on October 17, 2018, to establish the mill rate and tax levy for fiscal year 2018-19. Following the meeting it was learned that this year there was a new personal property exemption as defined in §79.906 Wis. Stats. which removes certain items of personal property from the levy assessed by the District. Under this law, the amount which is exempt for the District totaled \$131,309. While not included within the tax levy, the amount will be remitted to the College from the Department of Revenue. The increase for net new construction and recapture of prior year levy refunded/rescinded less reduction for personal property exemption brings the 2018 operational levy to \$7,065,104, with an operational mill rate

of 0.5460 and a debt service levy of \$7,816,858 with a debt service mill rate of 0.60033. The total levy brought forward is \$14,881,962 with a total mill rate of 1.14293 per \$1,000 of equalized valuation. Board action was requested to revise the authorized Fiscal Year 2018-19 tax levy and mill rate as presented.

It was moved by Mr. Mayer and seconded by Mr. Hays to authorize a \$14,881,962 tax levy of 1.14293 mills (including debt service) on \$13,020,909,894 of equalized value, and that the clerks of the various taxing entities be properly informed of their appropriate share of the District's levy.

Motion carried unanimously.

It was moved by Mr. Hays and seconded by Mr. Mayer to adjourn the meeting at 10:02 a.m.

Motion carried.


Laverne E. Hays
Secretary

Special Board Meeting

Approval of Purchase Agreement for 34.86 Acres Located within Rock Township (Tax Parcel No. 6-17-330/Tax Identification No. 034 103001) (Action – Tracy Pierner)

Blackhawk Technical College's Central Campus has been largely developed, with limited opportunities available for additional growth and expansion. A parcel of land which is contiguous to the Central Campus is available for acquisition. Although specific plans for use of this site have not been fully developed, the Finance Committee recently received information on outdoor transportation and public safety training activities that would be ideally delivered in a track contiguous with the Central Campus which is not used for regular vehicular traffic.

Administration desires to take advantage of this opportunity and purchase the approximately 34.83 acre parcel which is contiguous to the Central Campus.

Essential terms of the purchase agreement are:

- Price is \$17,500 per acre, sale must include the entire 34.86 acres located within the tax parcel (Tax Parcel No. 6-17-330 / Tax Identification No. 034 103001). The tax parcel includes a 3 acre +/- parcel of land located on the south side of Sunny Lane to the north of and between the entrance drives to the Caravilla, Inc. facility.
- Cash purchase, subject to District Board and WTCS Board approval.
- Sale to close on or before January 27, 2019.

A copy of the purchase offer is attached for your review and consideration. Administration recommends District Board approval of the following resolution:

RESOLUTION:

Whereas, the Blackhawk Technical College District has previously identified the need for a transportation and public safety training track; and,

Whereas, the Blackhawk Technical College Central Campus has been largely developed with limited opportunities for growth and expansion; and,

Whereas, the parcel which is contiguous to the Central Campus is desirable for the potential future development;

It is therefore Resolved, that the Blackhawk Technical College District Board approve the purchase agreement contingent upon Wisconsin Technical College System Board approval and request that the Wisconsin Technical College System Board approve the acquisition of this land.