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**VILLAGE BOARD MEETING**

**From:** Chad Pelishek, Village Manager

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**VILLAGE OF HARRISON**

**Meeting Date:** 4/29/2025

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**Title:** Open discussion and consideration of request from Hidden Haven, LLC to discuss possible incentives for a commercial development prior to potentially going into closed session to discuss strategy and bargaining authority for the Village Manager/Planner to use in negotiation of Developer's Agreement.

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**Issue:** Does the Village Board wish to consider the proposed commercial development on STH 114 and provide incentives?

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**Background and Additional Information:**

Hidden Haven, LLC is proposing a event center development on 14 acres near the intersection STH 114 and Pigeon Road. The investment for the project would be approximately \$3.9 million. The proposed development site is not serviced by water/sewer and therefore would need to utilize well and septic.

The Village's goal is diversifying the tax base and addition of this project could help with that. The estimated cost to install well, septic system and related items is estimated at \$517,000.

The developer has requested an incentive contribution towards the cost installing the well, septic and related items as they would not have these costs if water/sewer is available.

The location of the investment was chosen due to the semi-rural character of the property and the proximity to High Cliff State Park.

The Village could consider developing a TIF District to fund the incentives. Should a TIF District be created, funding for the future lag of the High Cliff Trail Connection could come from TIF. The Village Board has the option to go into closed session to discuss the financials/strategy for this project under a separate agenda item.

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**Budget Impacts:** Based on the Village Boards interest in providing an incentive the impact is fluid.

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**Recommended Action:** Motion as determined by the Board.

**Attachments:** None