

# CITY OF FOX LAKE

Sam Jenswold  
Darrell Pollesch  
Mary Perkins  
Aaron Paul

Redevelopment Authority  
248 East State Street  
Fox Lake, WI 53933-0105

Jan Okrasinski  
Benjamin Shier  
John Mund

## *Draft Minutes* **MEETING AGENDA**

**6:30 January 10, 2017**

### **City Hall Conference Room**

1. Call meeting to Order. Meeting was called to order by Chairman Jenswold at 6:32pm.
2. Introduction of Dean Perlick, Due to inclement weather (icy roads), Dean was unable to attend the meeting.
3. Roll Call. Present were S. Jenswold, Dr. B. Shier, M. Perkins, and D. Pollesch. Also in attendance were Mayor T. Bednarek, Scott Boyd (Karavan Trailers), Jeff Thelen (MSA), D. Linke and Interim City Administrator C. Schranz.
4. Approval of the December 13, 2016, Meeting Draft Minutes (Draft Minutes Attached) Motion to approve RDA minutes of December 13, 2016 was made by Mary P., second by Dr. Ben S All ayes.
5. UW Capstone Project Update-Dr. Ben S. will get in touch with UW student Bobby Lor regarding this project and will update the RDA at the February meeting.
6. Karavan Trailer discussion. Scott Boyd briefly explained the nature of his business namely that production of trailers produced during the winter months are stored for shipment in the Spring to vendors and therefore the his firm does not have sufficient storage areas. Scott would like to secure additional land from the RDA. Jeff Thelen said some topography work and an environmental assessment need to be undertaken on the land south of the present Karavan building prior to applying for a new state CDBG Grant. In addition, an archaeological survey will be required . Jeff stated that he had contacted the Department of Administration and was informed that no additional funding will be provided for the project as we have reached the maximum amount of funding allowed. RDA members ask several questions about this additional project all of which Jeff and Scott answered. Jeff stated that if the RDA were to provide additional land to Karavan, some existing RDA agreements would have to be amended.  
Following a lengthy discussion, Mary P. moved that the RDA provide up to, but not to exceed 10 acres of land, for Karavan Trailers expansion. Darrell P. supported the motion which passed unanimously by roll call vote.
7. Approval of Dodge County Tourism Advertisement (Attached) RDA members were provided with a sample copy of an advertisement for the upcoming Dodge Count

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- Tourism booklet. Dr. Ben S., supported by Darrell P. moved to approve placement of the ad at a cost of \$515.00 for a one-quarter page for 2017. All ayes.
8. Land Acquisition, (Leroy Meats Project) At the January 12, 2016 meeting of the RDA action was taken to purchase 3.5 acres of land, at a cost of \$70,000.00 at the Hoekstra Site. Mary P. supported by Dr. Ben S. moved to rescind this motion. Roll call vote-all ayes. This motion was necessary because acreage was added to the purchase and therefore the cost was increased.  
Motion by Dr. Ben S., supported by Mary P. to purchase 4.8 acres at the Hoekstra Site (includes sufficient land for a stormwater detention basin) for a price of \$27,000.00 per acre or a total cost of \$129,600.00. Motion passed-all ayes.
9. Grant Application & Administration for the West Side Project (Hoekstra Land & Leroy Meats Projects)-Jeff Thelen is working with Attorney Steve Hannan on preparing a Purchase Agreement for the Leroy Meats project. Also MSA needs to perform some studies of the land and other related work before a CDBG Grant can be applied for. The cost of this additional consulting work and Grant administration will be approximately \$35,000.00 Motion by Darrell P., supported by Mary P. to approve this added work by MSA. Roll vote taken-all ayes.

\*Items for the next agenda.-Review current projects as necessary.  
Bids for Industrial Park farmland rental will be considered.  
The C. DeGroot Housing Project will be discussed.

Next regularly scheduled meeting is **Tuesday, February 14th. Note: Due the several projects in process the RDA may have a Special Meeting before the next scheduled meeting.**

10. Motion to adjourn. Mary P. moved adjournment at 7:24 pm. Darrell P. supported the motion. All ayes.

**\*\*ACTION MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS**

Posted: City Hall, Community Board and City Website

Request from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office at (920) 928-2280 with as much advance notice as possible.

**The City has been informed or otherwise has reason to believe that members of other governing bodies may attend the meeting. No action by other bodies may occur.**