

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
February 11, 2020

The Fox Lake Redevelopment Authority met on February 11, 2020 at 6:30 p.m. in City Hall Conference Room at 248 E. State Street, Fox Lake, Wisconsin.

Mary Perkins called the meeting to order at 6:30 p.m. Roll Call was taken. Members present were Mary Perkins, Sam Jenswold, John Mund, Sandy Quirk, Randy Hurst and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Aaron Paul.

Others Present: Mayor Tom Bednarek, Dean Perlick, City Administrator and Dennis Linke, Alderman.

Approval of Minutes from January 14, 2020 Meeting

The minutes of the January 14, 2020 meeting were reviewed by the Members.

Motion by Pollesch to approve the minutes from the January 14, 2020 meeting as submitted.

Seconded by Jenswold

Vote 6-0

Motion carried

Review development agreement for the sale of industrial land to G.O. Loop LLC.

Dean Perlick reviewed the draft development agreement and agreement for sale of real estate with the Committee. It was pointed out that this agreement includes a provision that if construction does not start by a certain date, G.O. Loop could be required to sell the property back to the RDA for \$1.00.

Motion by Jenswold to set a closing date of April 1, 2020 and a construction start date of April 1, 2021 in the Development Agreement with G.O. Loop LLC.; that the RDA is not responsible to furnish a policy of title insurance to the buyer; and that the Chairman of the RDA is authorized to sign the final Development Agreement and Agreement for Sale of Real Estate.

Seconded by Mund

Vote 6-0

Motion carried

Review development agreement and offer to purchase for 406 Wells Street property.

Dean Perlick reported there has not been progress on updating the development agreement and offer to purchase for the 406 Wells Street property. Process is being delayed due to the need to rezone the property to R-3 Multi-Family Residence Zoning District prior to the land sale. Public Hearing for rezoning is set for March 11, 2020 before the Planning Commission and final approval by the City Council on March 18, 2020.

Discuss petition to amend Comprehensive Plan Future Land Use Map and petition to amend Official Zoning Map of the City of Fox Lake Zoning Code to allow multi-family use at 406 Wells Street.

Dean Perlick explained the process to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map.

Motion by Mund to sign petition to amend Comprehensive Plan Future Land Use Map and petition to amend Official Zoning Map to allow development of multi-family apartment buildings at 406 Wells Street property.

Seconded by Jenswold

Vote 6-0

Motion carried

Discuss possibility of placing an ad in the 2020 Dodge County Visitor Guide

The cost of placing an ad in the 2020 Dodge County Visitor Guide is \$450, which is the same to place an ad in last year's Visitor Guide.

Motion by Pollesch to place a ¼ page ad in the 2020 Dodge County Visitor Guide for a cost of \$450.

Seconded by Mund

Vote 6-0

Motion carried

Discuss possible land development options for Hoekstra property.

Mayor Bednarek talked about a meeting that was held with Hoekstra's about the extension of Linden Lane to serve possible new development on their property. Mary Perkins stated her concern about ability of the City to get a guaranteed pay back on the cost of the road extension and utilities. Subject will be continued to talk about at future meetings.

Update on development of Subway restaurant.

Mayor Bednarek announced that the Subway owner may be willing to build a new Subway in Fox Lake in 2020.

Update on 12-unit apartment building at 503 Booth Street.

Dean Perlick announced that the apartment building along Booth Street is ready for occupancy. The first installment of the development incentive was mailed to apartment owner. The two apartment buildings along Spring Street will be ready for occupancy by March 1, 2020.

Motion by Mund to adjourn the meeting.

Seconded by Hurst

Motion carried.

Meeting adjourned at 7:35 p.m.

Respectfully Submitted,

Mary Perkins, Chairman

Disclaimer: The above minutes may be approved, amended or corrected at the next meeting.