

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
March 13, 2018

The Fox Lake Redevelopment Authority met on March 13, 2018 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, Kevin Vande Zande, Benjamin Shier, John Mund and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Aaron Paul.

Others Present: Mayor Tom Bednarek, Alderman Dennis Linke, John Skinner, and Joe Peaslee.

Staff present at the request of the Chairman: Dean Perlick.

Approval of Minutes from February 13, 2018 Meeting

The minutes of the February 13, 2018 meeting were reviewed by the Members.

Motion by Jenswold to approve the minutes from the February 13, 2018 meeting as submitted.

Seconded by Pollesch

Vote 6-0

Motion carried

Review request for economic development incentive payment to Jen-Ter Wire & Element, Inc. to assist with cost of building expansion project.

Larry Gunderson of Jen-Ter Wire & Element requested that this item be tabled until the April RDA meeting. The Committee agreed to table this agenda item until the April 2018 RDA meeting.

Review proposal by John Skinner to construct a duplex along E. Hamilton Street and discuss possible financial incentives through the RDA.

John Skinner discussed his proposal to build at least one duplex. Each unit have about 1,600 sq. ft. of living area and would have a value of \$260,000 for each unit. There was discussion about which lot the first duplex would be located on. If constructed on the western most lot, the estimated cost to extend the sewer and water lines would be \$38,270. If the duplex would be constructed two lots further to the east, then the cost to extend sewer and water lines would increase approximately by one-third. It was also determined that sidewalk would not be required along this portion of E. Hamilton Street. Mr. Skinner was asked by the Committee to gather more information about the value of the duplex being built and decide where the first duplex would be built.

Review proposal by Kevin Vande Zande to develop two vacant lots along Second Street and review estimates to extend sewer and water lines to service lots.

Dean Perlick reported that the owner of 220 Mill Street would not object to granting an easement to allow the use of the existing sewer and water lines from Mill Street to service the lots along Second Street. The estimated cost to extend sewer and water lines to the proposed lots and construct a storm water detention system would be \$45,880.

Motion by Jenswold to enter into a Development Agreement with Kevin Vande Zande for the Redevelopment Authority to pay for the cost to extend sewer and water service and create two service laterals to the lots along Second Street as well as pay for the cost to construct a storm water detention system on the lots for development. Mr. Vande Zande would need to agree to construct two single family residences on the subject lots and guarantee a combined assessed value of improvements (exclusive of land assessment) of the two single family residences of not less than \$350,000. Mr. Vande Zande would have two years from the date the utilities are completed and installed to construct the two single family residences. If Mr. Vande Zande fails to construct the two single family residences within the two year period or fails to reach the minimum assessed value requirement, he will be responsible for the full cost to extend sewer and water service to the lots and the cost of constructing a storm water detention system.

Seconded by Pollesch Vote 5-0 (Vande Zande abstained) Motion carried.

Motion by Mund to adjourn the meeting.

Seconded by Shier Motion carried. Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Mary Perkins, Chairman

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