

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
April 10, 2018

The Fox Lake Redevelopment Authority met on April 10, 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, Aaron Paul and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: None.

Others Present: Mayor Tom Bednarek and Alderman Dennis Linke.

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

Approval of Minutes from March 13, 2018 and March 27, 2018 Meetings

The minutes of the March 13, 2018 and March 27, 2018 meetings were reviewed by the Members.

Motion by Shier to approve the minutes from the March 13, 2018 and March 27, 2018 meetings as submitted.

Seconded by Mund

Vote 7-0

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 May RDA meeting. The Committee agreed to table this agenda item until the May 2018 RDA meeting.

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

The Committee agreed to table this agenda item until the May 2018 RDA meeting.

Review proposal by Kevin Vande Zande to develop two vacant lots along Second Street and review draft Development Agreement.

The estimated cost to extend sewer and water lines to the proposed lots and construct a storm water detention system would be \$45,880. The Committee reviewed the draft Development Agreement. The City would pay to extend sewer and water service to the lots along with a storm water retention system and Kevin Vande Zande would guarantee an assessed value of not less than \$350,000 for the proposed two single family houses. Before approving the Agreement, the Committee wants to make sure the existing sewer and water lines are operational. In addition, the exact location of the sewer and water lines need to be verified through a survey.

Review proposal by Commercial Associates to construct two, 12 unit apartment buildings along Spring Street and another 12 unit apartment building along Booth Street and review draft Development Agreement.

The Committee reviewed the request to construct apartment buildings in Fox Lake. Members discussed the financial impact of the project and the details of a Development Agreement. The Developer will commit to constructing three, 12 unit apartment buildings and guarantee just over \$3.0 million in assessed valuation. The City would need to provide \$475,000 in financial incentives and rezone property along Spring Street to allow the apartments.

Motion by Mund to accept the Development Agreement as presented and allow Mary Perkins to sign the document on behalf of the RDA.

Seconded by Shier

Vote 7-0

Motion carried

Discuss the construction of a Dollar General Store along Brower Boulevard and discuss possible financial incentives available through the RDA.

Dean Perlick informed the Committee that Dollar General will be constructing a store across from LeRoy Meats on Brower Boulevard. The store will be 7,500 sq. ft. and have a valuation of around \$750,000. Financial incentives have not been determined at this point.

Review Resolution to adopt a plan for refinancing/repayment of the funds borrowed from a \$1.2 million line of credit from Farmer's State Bank.

The City's Auditor informed Dean Perlick that a plan for refinancing/repayment of the funds borrowed for the LeRoy Meats/Subway project needs to be approved. Out of the \$1.2 million line of credit established, \$1.1 million has been committed. Mayor Bednarek and Dean Perlick provided estimates as to the amount of tax revenue will be returning to the City as a result of the increase in tax valuations in the TIF District. The Committee reviewed three options for a repayment plan from Ergo Bank.

Motion by Shier to approve a repayment plan that would result in semi-annual payments of \$44,842.62 amortized over a 20 year period at an interest rate of 4.25% and result in a balloon payment at the end of the loan period of \$769,302.80.

Seconded by Mund

Vote 7-0

Motion carried

Motion by Paul to adjourn the meeting.

Seconded by Mund

Motion carried.

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Mary Perkins, Chairman

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