

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
April 11, 2017

The Fox Lake Redevelopment Authority met on April 11, 2017 at 6:30 p.m. in City Hall Conference Room at 248 E. State Street, Fox Lake, Wisconsin.

Sam Jenswold called the meeting to order at 6:30 p.m. Roll Call was taken. Members present were Sam Jenswold, Mary Perkins, Jan Okrasinski, Benjamin Shier, John Mund, Darrell Pollesch and Aaron Paul.

Dean Perlick noted that a quorum was present.

Absent: None

Others Present: Dennis Linke, City Council, and Mayor Tom Bednarek.

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

Approval of Minutes from March 14, 2017 Meeting

The minutes of the March 14, 2017 meeting were reviewed by the Members.

Motion by Mund to approve the minutes from the March 14, 2017 meeting as submitted;

Seconded by Okrasinski

Vote 7-0

Motion carried

Repayment of RDA Funds Used for Purchase of Hoekstra Property

Members discussed the options available to the RDA for repayment of the funds used for the purchase of the Hoekstra property. The land was purchased for the purpose of allowing LeRoy Meats and Subway to build on the site.

Motion by Okrasinski to transfer \$88,000 from Fund 205-Redevelopment Authority to Fund 402-TIF #3.

Seconded by Pollesch

Vote 7-0

Motion carried

RDA Financial Report

Dean Perlick informed the members that there was \$2,775 in the Redevelopment Authority Fund as of the date of this meeting.

Possible Incentives to Global Tech Environmental Corporation

Dean Perlick announced that Global Tech has placed an offer to purchase on the old Kolpin building and that they have a new contract with Interstate batteries. Possible incentives were also discussed by the RDA at their previous meeting on April 5, 2017.

Motion by Shier to offer the following incentives to Global Tech Environmental Corporation:

1. \$10,000 a year for four years, payable at the start of operation and on the anniversary date of the start of operation after that.

2. \$2,000 for each additional full-time equivalent job created up to \$10,000 over a four year period. The jobs created must be retained for at least one year and pay a minimum of \$12 an hour after one year of employment. The existing job positions held by the business co-owners do not qualify for the job bonus incentive.

Seconded by Mund

Vote 7-0

Motion carried

Karavan Trailers Expansion Project and Gas Line Relocation

Dean Perlick informed the RDA that a gas pipeline that runs through the center of the planned expansion area will need to be relocated. According to Alliant Energy officials, the cost to relocate the pipeline was estimated at \$40,000. After discussion of possibly sharing the cost of the relocation of the pipeline, it was pointed out by several RDA members that the City and the RDA has provided 14.7 acres of land to Karavan Trailers, arranged for a \$500,000 grant and are making improvements to the adjacent Mill Road. There was also discussion of the Certified Survey Map that will be need to be completed for the planned expansion area.

Motion by Okrasinski that the RDA not share the cost of relocating the gas pipeline with Karavan Trailers.

Seconded by Mund

Vote 7-0

Motion carried

Motion by Pollesch for the RDA to pay for a Certified Survey Map to be completed and recorded for the planned Karavan Trailers expansion area.

Seconded by Mund

Vote 7-0

Motion carried

Review Existing Projects

LeRoy Meats – Property was purchased from Hoekstra’s where LeRoy Meats will be located. A Development Agreement for LeRoy Meats will be drawn up along with an offer to purchase the land.

Subway – Property has been purchased by RDA. Offer to purchase from Subway is being reviewed by City Attorney.

Autoflex–Knott, Inc. Project – Working on Agreement to allow them to start construction on building addition prior to Erosion Control permit being issued. They are considering additional building expansion projects in Fox Lake.

Motion by Perkins to go into Closed Session under 19.85(1)(e), Wis. Stats. for the purpose of deliberating or negotiating the purchase of public property or the investing of public funds in regard to a potential new business operation. Chairman Jenswold estimated that the Committee will reconvene at 7:45 P.M.

Seconded by Mund

Vote 7-0

Motion carried

Motion by Okrasinski to adjourn the Closed Session and reconvene in Open Session.

Seconded by Mund

Vote 7-0

Motion carried

Motion by Mund to adjourn the meeting.

Seconded by Shier.

Motion carried.

Meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Sam Jenswold, Chairman

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