

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
May 14, 2019

The Fox Lake Redevelopment Authority met on May 14, 2019 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, Sandy Quirk, and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Aaron Paul, John Mund and Benjamin Shier.

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

Approval of Minutes from March 12, 2019 Meeting

The minutes of the March 12, 2019 meeting were reviewed by the Members.

Motion by Pollesch to approve the minutes from the March 12, 2019 meeting as submitted.

Seconded by Jenswold

Vote 4-0

Motion carried

Discuss the possible sale of industrial land for a geothermal loop contractor.

Dean Perlick reported that the City was contacted by a representative of G.O. Loop Contractors about land in the industrial park. They would possibly have interest in the remaining 3 acres after the lot for R&B Electric is created. The business would require its own private well. The DNR would not have an issue with a private well in the City.

Discuss refinancing existing loan through ERGO Bank with Board of Commissioners of Public Lands (BCPL) loan.

Dean Perlick compared the terms of the existing ERGO Bank loan with the terms of a refinanced loan through the BCPL. The RDA would save more than \$23,000 to 2028 and would eliminate the need to refinance a balloon payment of the current loan in 2028. Transferring the loan to City debt would also allow the RDA to possibly fund future projects. The proposal will be discussed further at the June RDA meeting.

Consider the possible purchase of the 406 Wells Street block

The owners have agreed to a purchase price of \$60,000 with the City paying the 2018 property taxes and all closing costs. The property taxes due for 2018 is \$2,551.75 and the closing costs have been estimated between \$3,500-\$4,000.

Motion by Jenswold to purchase the 406 Wells Street block for a total cost not to exceed \$70,000 and to make new offer to purchase the property for \$60,000 with the RDA paying the 2018 property tax and all closing costs.

Seconded by Quirk

Vote 4-0

Motion carried

Review property line boundary discrepancies between the Richard and Linda Miller property and City of Fox Lake Redevelopment Authority property.

Mary Perkins talked about the site inspection that was done by three members of the RDA. An email from City Attorney Devitt regarding comments from Millers attorney was discussed. The Millers would accept an easement to be created and using MSA's survey to correct the property boundaries. However, the Millers may want the RDA to pay for the cost of creating the easement.

Motion by Pollesch to accept the MSA survey as accurate.

Seconded by Jenswold

Vote 4-0

Motion carried

Motion by Pollesch to grant an easement to Richard and Linda Miller only, no disturbance of existing agricultural land, Millers must pay all costs associated with recording the easement and the Millers must accept the MSA survey as accurate.

Seconded by Quirk

Vote 4-0

Motion carried

Update on the sale of industrial park land to R&B Electric Contractors.

Certified Survey Map was approved by the Planning Commission on May 8th and the City Council will act on the CSM on May 15th. Once CSM gets recorded, then RDA can proceed with land sale and development agreement.

Update on constructing sidewalk along STH 33 from Kwik Trip to Brower Boulevard.

Lawyers for Dollar General are still reviewing easement document. Sale of Dollar General is further delaying review.

Update on Subway restaurant construction timeframe

Timetable for construction of Subway restaurant is not known at this time.

Motion by Jenswold to adjourn the meeting.

Seconded by Pollesch

Motion carried.

Meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Mary Perkins, Chairman

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