

**CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES**  
**August 14, 2018**

The Fox Lake Redevelopment Authority met on August 14, 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, John Mund, Kevin Vande Zande and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Aaron Paul and Benjamin Shier.

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

**Approval of Minutes from July 10, 2018 Meeting**

The minutes of the July 10, 2018 meeting were reviewed by the Members.

Motion by Mund to approve the minutes from the July 10, 2018 meeting as submitted.

Seconded by Pollesch

Vote 5-0

Motion carried

**Discuss proposal by Commercial Associates to construct two, 12 unit apartment buildings along Spring Street and another 12 unit apartment building along Booth Street.**

No agreement in place in regard to the purchase of the additional 40 foot strip of land yet. Developer waiting for rezoning to get finalized before purchasing property. Planning Commission meeting on August 22<sup>nd</sup> and City Council on September 5<sup>th</sup>.

**Review pay request #4 from Kopplin & Kinas Co. Inc. in the amount of \$139,457.62 for work on the LeRoy Meats development project.**

The Committee reviewed pay request #4 from Kopplin & Kinas Co. Inc. MSA has recommended approval of the pay request. The project is 87.3% complete.

Motion by Jenswold to pay request #4 from Kopplin & Kinas Co. Inc. in the amount of \$139,457.62 for work on the LeRoy Meats development project.

Seconded by Mund

Vote 5-0

Motion carried

**Review plan for refinancing/repayment of the funds borrowed from a \$1.2 million line of credit from Ergo State Bank.**

Dean Perlick reminded the Committee that a new loan will be taken from ERGO Bank to repay the \$1.2 million line of credit used. The semi-annual payments will be \$44,481.60.

Motion by Mund to approve a new loan from ERGO Bank to pay-off the \$1.2 million line of credit used.

Seconded by Jenswold

Vote 5-0

Motion carried

**Discuss potential RDA funded projects for consideration in the 2019 Budget.**

Dean Perlick provided a handout that listed the future financial obligations of the RDA. The Committee members reviewed the list and were asked to consider other projects to include in the 2019 budget.

Updates

- **Dollar General Store** – Closing set for August 17<sup>th</sup>. Store completion date set for December 10, 2018.
- **406 Wells Street** - No progress to report.
- **Subway Restaurant** – The Mayor reported that construction will hopefully start in 2018.
- **Studtmann Residential Development Project** – Paul Studtmann sent pictures of the townhomes proposed for development on his property. The Committee agreed that the homes would be consistent with the Development Agreement in place.
- **Second Street Lots** – Meet with Jim Hartung of Valido Homes about developing the two lots. He will consider the possibility.

Motion by Jenswold to adjourn the meeting.

Seconded by Pollesch

Motion carried.

Meeting adjourned at 7:15 p.m.

Respectfully Submitted,

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Mary Perkins, Chairman

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