

**CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES**  
**February 12, 2019**

The Fox Lake Redevelopment Authority met on February 12, 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, John Mund, Aaron Paul, Sandy Quirk and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Benjamin Shier.

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

**Approval of Minutes from December 11, 2018 Meeting**

The minutes of the December 11, 2018 meeting were reviewed by the Members.

Motion by Mund to approve the minutes from the December 11, 2018 meeting as submitted.

Seconded by Jenswold

Vote 6-0

Motion carried

**Discuss the possible sale of industrial land for an electrical contractor business.**

Dean Perlick reported that R&B Electric is looking for land to build a storage building and office. The project would cost between \$60,000 – \$75,000 and require about 1.5 acres of land. An existing 4.8-acre lot in the industrial park could be divided to accommodate R&B Electric.

Motion by Jenswold to sell up to 1.5 acres of land to R&B Electric for \$1.00 subject to constructing a building on the property by February 12, 2020 with a value of at least \$60,000 or the property ownership will revert to the RDA. R&B Electric may be granted a time extension to construct the building with RDA approval.

Seconded by Mund

Vote 6-0

Motion carried

**Discuss proposal by Valido Homes for a housing development near Linden Lane and Brower Boulevard.**

Jim Hartung of Valido Homes provided the City a rough preliminary plat of survey with a conceptual layout of homes for an area north of Linden Lane. The plan did not include extending Linden Lane to the east, which would result in no public road access for the commercial lots along STH 33. The houses built would have a value of \$200,000 - \$225,000. Mr. Hartung told City staff that he would revise the conceptual plan and submit it later.

**Consider the possible purchase of the 406 Wells Street block**

The Mayor has spoken to a person representing the ownership family. The Mayor is still hopeful that a deal for the land sale can be made.

**Discuss lawsuit filed by Richard and Linda Miller against the City of Fox Lake Redevelopment Authority.**

City Attorney will be drafting a letter denying the claim for review by the RDA at the next meeting. RDA Chairman can sign letter denying the claim at March RDA meeting.

**Consider establishing up to a \$1.2 million line of credit through ERGO Bank to fund RDA projects for 2019.**

The Bank would like formal approval from the RDA to establish a new line of credit for up to \$1.2 million for 2019 RDA projects. Just over \$800,000 is needed for approved projects. The remainder of the funds would be used to fund other projects as opportunities arise.

Motion by Jenswold to approve a Resolution seeking a new \$1.2 million line of credit from ERGO Bank for 2019 RDA projects.

Seconded by Mund

Vote 6-0

Motion carried

**Review pay request #6 from Kopplin & Kinas Co. Inc. in the amount of \$31,681.30 for work on the LeRoy Meats development project.**

The LeRoy Meats development project would be 100% complete with this last payment.

Motion by Jenswold to approve pay request #6 from Kopplin & Kinas Co. Inc. in the amount of \$31,681.30 for work on the LeRoy Meats development project.

Seconded by Mund

Vote 6-0

Motion carried

**Discuss the possibility of placing an ad in the 2019 Dodge County Visitor Guide**

The Committee was asked if they would like to place a ¼ page ad in the 2019 Dodge County Visitor Guide for \$450.

Motion by Pollesch to place a ¼ page ad in the 2019 Dodge County Visitor Guide for \$450.

Seconded by Mund

Vote 6-0

Motion carried

**Discuss the possibility of a new car wash facility being located in the City.**

The Mayor informed the Committee that a person was interested in possibility of building a car wash somewhere in the City.

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

MSA Professional Services has created an easement for landowners to sign, which would allow the sidewalk construction. Kwik Trip wanted some minor changes to the document.

Motion by Mund to adjourn the meeting.

Seconded by Pollesch

Motion carried.

Meeting adjourned at 7:15 p.m.

Respectfully Submitted,

---

Mary Perkins, Chairman

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