

**CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES**  
**January 14, 2020**

The Fox Lake Redevelopment Authority met on January 14, 2020 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, Aaron Paul, Sandy Quirk, Randy Hurst and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: John Mund.

Others Present: Mayor Tom Bednarek, Dean Perlick, City Administrator, Brandt Eisenga and Robert Ballweg.

**Approval of Minutes from December 10, 2019 Meeting**

The minutes of the December 10, 2019 meeting were reviewed by the Members.

Motion by Jenswold to approve the minutes from the December 10, 2019 meeting as submitted.

Seconded by Paul

Vote 6-0

Motion carried

**Welcome new Redevelopment Authority Board member.**

Randy Hurst was introduced as the new RDA member who is replacing Benjamin Shier.

**Elect new Redevelopment Authority Vice-Chairman.**

Benjamin Shier previously served as the Vice-Chairman, but he is no longer an RDA Board member.

Motion by Aaron Paul to nominate and approve Darrel Pollesch as Vice-Chairman.

Seconded by Quirk

Vote 6-0

Motion carried

**Discuss possible sale of industrial land to G.O. Loop Contractors.**

G.O. Loop LLC. installs geothermal heating and cooling systems. They are interested in purchasing land in the City Industrial Park. Brandt Eisenga from G.O. Loop explained his business operation to the Committee. Two buildings would be constructed on the 3.2-acre parcel with a minimum valuation of \$500,000. The business employs 10 people.

Motion by Jenswold to approve the drafting of a Development Agreement between the RDA and G.O. Loop LLC. subject to the following provisions:

1. The purchase price for the Property shall be \$1.00.
2. Developer agrees it will construct, or cause to be constructed, two buildings with a total of 8,000 sq. ft. or larger with a valuation of at least \$500,000.
3. The RDA will pay an additional incentive payment to G.O. loop LLC.in the amount of \$1,250 after the issuance of the building permit.
4. Construction shall be completed on or before June 21, 2021 ("construction deadline"). The RDA may, but is not obligated to, extend the construction deadline. Any extension to the construction deadline must be in writing and signed by all parties.

5. In the event Developer fails to construct the building by the construction deadline, Developer and Members will be responsible to pay to the RDA an amount equal to the fair market value of the Property, minus any improvements, and the cost of any utility hook-up fees paid by the RDA. The fair market value of the Property shall be determined by a written appraisal to be prepared by a reputable real estate appraiser to be selected by agreement among the parties. If no agreement as to the selection of an appraiser can be made, the RDA shall select an appraiser, the Developer shall select a second appraiser, and the two appraisers shall select a third appraiser. The average of the three appraisals shall be the fair market value of the real estate. All appraisal expenses shall be borne by Developer and Members. Members personally guarantee to be held jointly and severally liable for the fair market value of the property and all costs, including costs associated with the enforcement of this development agreement, if Developer fails to construct. Costs shall include, but are not limited to, appraisal fees, filing fees, reasonable attorney's fees, etc.
6. Failure to complete construction of the buildings by the construction deadline shall be deemed to be a failure to construct.
7. Approval of permit from Fox Lake City Council to operate a private water well on the site.
8. Subject to Site Plan approval by the Fox Lake Planning Commission.

Seconded by Paul

Vote 6-0

Motion carried

**Review development agreement and offer to purchase for 406 Wells Street property.**

Dean Perlick reported that the revised development agreement was reviewed by the Foote's and Mr. Ballweg. Their comments were received too late for a response from our City Attorney. The Foote's would like a \$100,000 Title Insurance policy from the RDA. There was discussion about the need to rezone the property from R-1 One-Family Residence to R-3 Multi-Family Residence. Mr. Ballweg thought the rezoning should occur prior to the land sale.

Motion by Paul to provide \$60,000 in Title Insurance to the buyer as part of sale of the property.

Seconded by Quirk

Vote 6-0

Motion carried

**Review bids to remove foundation of house at 406 Wells Street.**

Two bids were received to remove the foundation of the house at 406 Wells Street. One bid was from Pollesch Excavating for a cost of \$3,850. The other bid was from J. Schraufnagel Construction for \$2850.

Motion by Jenswold to accept the bid from J. Schraufnagel Construction of \$2,850 for removal of the house foundation at 406 Wells Street with the understanding there will be additional cost if a dumpster is needed and the work is complete by February 15, 2020.

Seconded by Pollesch

Vote 6-0

Motion carried

**Discuss the possibility of extending the construction deadline in the development agreement for R&B Electric.**

The original development agreement called for completion of construction by February 12, 2020. R&B Electric would like to extend that construction deadline to October 31, 2020.

Motion by Paul to extend the construction deadline in the development agreement between the RDA and R&B Electric to October 31, 2020 and grant the RDA Chairman the authority to sign extension of development agreement.

Seconded by Pollesch

Vote 6-0

Motion carried

Motion by Paul to adjourn the meeting.

Seconded by Jenswold

Motion carried.

Meeting adjourned at 7:20 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.