

**CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES**  
**March 10, 2020**

The Fox Lake Redevelopment Authority met on March 10, 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, John Mund, Sandy Quirk, Randy Hurst, Aaron Paul and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: None.

Others Present: Mayor Tom Bednarek, Dean Perlick, City Administrator, Robert Ballweg, Mike Devitt and Steve and Michelle Foote.

**Approval of Minutes from February 11, 2020 Meeting**

The minutes of the February 11, 2020 meeting were reviewed by the Members.

Motion by Jenswold to approve the minutes from the February 11, 2020 meeting as submitted.

Seconded by Paul

Vote 7-0

Motion carried

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

Changes to the development agreement as proposed by the developer were discussed. The major changes to the previous development agreement include a reduction of the required minimum square footage requirement of the apartment unit to 1,100 sq. ft. and a reduction of the minimum assessed valuation to \$1.3 million. Another change was to create an agreement termination date of August 5, 2035 to match the TIF #2 ending date. These changes were discussed by the Committee, City Attorney Mike Devitt and Robert Ballweg who is representing the developers provided information. Steve and Michelle Foote also provided input.

Motion by Paul to approve amendments to the Development Agreement for the purchase of 406 Well Street as presented in a March 5, 2020 email from Robert Ballweg (see attached) with the addition of an Agreement termination date of August 5, 2035.

Seconded by Mund

Vote 7-0

Motion carried

**Review development agreement and agreement for sale of real estate for the sale of industrial land to G.O. Loop LLC.**

Dean Perlick reviewed the updated draft development agreement and agreement for sale of real estate with the Committee. Brandt Eisenga of G.O. Loop had his attorney review the development agreement. The attorney suggested having only the LLC be a party to the agreement and not Brandt and Alisa Eisenga personally. In addition, the Attorney suggested setting an Agreement termination date.

Motion by Jenswold to appoint Mary Perkins as agent to act on behalf of the RDA regarding the sale of property to Eisenga Estates, LLC, set an Agreement termination date of August 5, 2035 and remove the personal guarantee requirement of Brandt and Alisa Eisenga from the Agreement.

Seconded by Mund

Vote 7-0

Motion carried

**Discuss tentative land transaction agreement with Paul and Deb Studtmann.**

Dean Perlick explained that the Studtmann's owe the City about \$40,000 if they don't provide at least \$400,000 in assessed valuation on their property by July 10, 2020. The \$40,000 was one-half of the cost to extend sewer/water service to seven of their lots. They would agree to sell the City the 0.716-acre lot at the corner of Linden Lane and STH 33 in exchange for reducing the \$400,000 amount to \$200,000 and extending the deadline to December 31, 2020. This possible land transaction will be discussed at future meetings.

**Discuss ad placed in the 2020 Dodge County Visitor Guide**

Since no new pictures were received of Dollar General or LeRoy Meats, Dean Perlick announced that the picture of the Leroy Meats store in the Fox Lake Visitor Guide will be used in the 2020 Dodge County Visitor Guide.

**Discuss possible land development options for Hoekstra property.**

Dean Perlick informed the Committee that the preliminary site development plan is not yet complete. The water main loop project may start as early as next week. Subject will be continued to talk about at future meetings.

**Update on development of Subway restaurant.**

Nothing new to report.

**Update on 12-unit apartment buildings along Spring Street.**

No request for additional economic development incentive money has been received yet. Have been receiving requests for water service.

Motion by Paul to adjourn the meeting.

Seconded by Mund

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.