

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
July 9, 2019

The Fox Lake Redevelopment Authority met on July 9, 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 6:38 p.m. Roll Call was taken. Members present were Mary Perkins, Sam Jenswold, Sandy Quirk, John Mund, Benjamin Shier and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Aaron Paul.

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

Approval of Minutes from June 11, 2019 Meeting

The minutes of the June 11, 2019 meeting were reviewed by the Members.

Motion by Pollesch to approve the minutes from the June 11, 2019 meeting as submitted.

Seconded by Mund

Vote 6-0

Motion carried

Discuss the purchase of the 406 Wells Street block

Closing on the property is set for Monday or Tuesday of next week. The cost for the property will be \$63,831 including the closing costs. Attorney fees were not included. Dean Perlick is in the process of creating a Request for Proposal document for the development of the property.

Update on the possible sale of industrial land for Geothermal loop contractor.

The contractor still seems interested in the available 3.2-acre lot next to where R&B Electric will be building. Having a private well to fill their tanks is within DNR and City Utility guidelines.

Update on Richard and Linda Miller property boundary dispute.

The attorney for the Miller's has responded to the RDA conditions of approval. The Millers have agreed to accept the MSA survey boundary lines and agreed to no disturbance of agricultural land. They also agreed to using a standard access easement agreement but wanted the easement to run with the property. Also, they only agreed to contribute \$500 toward the cost of creating the easement.

Motion by Shier to accept and agree to items # 1, 2 and 3 from Attorney Mynsberge's letter dated June 26, 2019. In response to item # 4, the RDA will agree to pay one-half of the cost to create the easement, not to include any of the Miller's Attorney fees. Secondly, that the City Administrator has the authority to agree to pay the cost of creating the easement, except the \$500 offered by the Millers and their Attorney fees, if the offer to pay one-half of the cost is rejected.

Seconded by Mund

Vote 5-1 (Pollesch)

Motion carried

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

Development Agreement has been signed by all parties. The Planning Commission will be reviewing the site plan for R&B Electric tomorrow night.

Motion by Quirk to pay a \$500 development incentive to R&B Electric.

Seconded by Mund

Vote 6-0

Motion carried

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

One more signature is needed on the sidewalk easement agreement. Request for bids went out last week.

Update on Subway restaurant

Need to set a closing date for Subway to sell back the lot to the RDA for \$1.00. Subway may be interested in leasing space in a building that someone else constructs. City Attorney has created a sale of real estate document and warranty deed.

Motion by Jenswold to buy back the lot that Subway got from the RDA for \$1.00.

Seconded by Mund

Vote 6-0

Motion carried

Discuss the possibility of a hotel locating in Fox Lake.

Met with individuals on June 24th who were interested in possibly building a hotel in Fox Lake. Talked about building a 40-50-unit hotel with a pool and conference room. The preferable site is located along north side of STH 33, between Dollar General and the SSM health clinic.

Motion by Mund to adjourn the meeting.

Seconded by Shier

Motion carried.

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Mary Perkins, Chairman

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