

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
July 13, 2021

The Fox Lake Redevelopment Authority met on July 13, 2021 at 6:30 p.m. in the Fox Lake Community Center at 248 E. State Street, Fox Lake, Wisconsin.

Mary Perkins called the meeting to order at 6:30 p.m. Roll Call was taken. Member's present were Mary Perkins, Sandy Quirk, Sam Jenswold, Sarah Theander and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Dennis Linke and Randy Hurst.

Others Present: Dean Perlick, City Administrator; Tom Bednarek, Mayor; Brian Dillaber, Fox Manufacturing; Tom Heffron, Beaver Dam Area Foundation; Becky Bussian; Ken Thomas, Capital Newspapers; Larry Gunderson and two others from Jen-Ter Wire and Element.

Approval of Minutes from June 8, 2021 Meeting

The minutes of the June 8, 2021 meeting were reviewed by the Members.

Motion by Pollesch to approve the minutes from the June 8, 2021 meeting as submitted.

Seconded by Jenswold

Vote 5-0

Motion carried

Presentation by Tom Heffron of the Beaver Dam Area Foundation.

The Beaver Dam Area Community Foundation has been established as a regional affiliate of the Fond du Lac Area Foundation. The Foundation will fund only Dodge County projects and has already provided a \$500 grant for Clausen Park development. The Foundation has \$2,000,000 in assets and has provided over \$50,000 in grant funding so far. The Foundation could be used to help fund public projects in the City as a pass-through organization for donations and provide a tax deduction for the donor.

Brian Dillaber from Fox Manufacturing will be discussing the future expansion plans of the business.

Brian Dillaber, Operations Manager for Fox Manufacturing spoke to the Board about the future expansion plans for the company. He plans on purchasing the company by the end of the year and is working on expanding the product line. He expects to double or triple the amount of business. Mr. Dillaber will speak to the Board at future meetings.

Discuss the future expansion plans for Jen-Ter Wire and Element, Inc.

Larry Gunderson and two assistants provided an update on the future expansion plans of Jen-Ter. A 5,000 sq. ft. addition onto the existing building and a new parking lot is planned. Phase II of the expansion plan would include a new building behind the existing building.

Discuss paying the agricultural land conversion assessment charge for Sallie Tomato Properties.

Dean Perlick informed the Board that Dodge County sent a letter to Jessica Barrera of Sallie Tomato stating that an agricultural land conversion charge of \$1,060.27 is due. Since the property in the industrial park had been owned privately for over one year and had been in agricultural use, the conversion charge was triggered. After talking with the City Assessor and a person from the County Treasurer office, it was learned that there is no way to avoid payment of the fee. The City should have notified Sallie Tomato Properties of the possibility of a conversion charge.

Motion by Pollesch to reimburse Sallie Tomato Properties, LLC the agricultural land conversion charge of \$1,060.27 on their lot in the industrial park.

Seconded by Jenswold

Vote 5-0

Motion carried

Review the development proposal for five duplex housing units along Linden Lane.

Jim Hartung from Valido Homes is proposing to construct five duplexes on the lake lots along Linden Lane. The land is zoned R-1 One-Family Residence, but zero lot line duplexes are allowed. If this development is approved, the RDA would be providing a \$10,000 incentive for each housing unit.

Motion by Jenswold to approve a \$10,000 economic development incentive for each housing unit that Valido homes completes along Linden Lane. The minimum value of each housing unit shall be at least \$250,000 and shall have two bedrooms, two bathrooms and a two-car garage. The economic development incentive shall be paid at the time of occupancy permit issuance.

Seconded by Quirk

Vote 5-0

Motion carried

Discuss the purchase of five lots from SAB Homes along Eggleston Street and Frank Court and a development agreement for construction of four duplex housing units.

The proposal is for four duplex units on the five lots. The land is zoned R-2 which allows duplex housing units. Each unit will be sold for around \$200,000. The mayor mentioned that the city would like the RDA to purchase another lot along nearby O'Connell Street where the future Mullin Drive would be located.

Motion by Pollesch to purchase six lots from SAB Homes at a cost of \$5,000 for each lot located along Eggleston and O'Connell Street and Frank Court.

Seconded by Jenswold

Vote 5-0

Motion carried

Motion by Jenswold to enter into a development agreement with Steve Foote to construct four duplex housing units, each containing at least two bedrooms and two bathrooms with an attached one car garage. Each unit shall have a minimum floor space of 1,200 square feet. The developer agrees to provide a minimum of \$1.4 million of assessed value from the project and complete the project by December 31, 2022. The RDA agrees to sell the lots to Steve Foote for \$1 per lot.

Seconded by Theander

Vote 5-0

Motion carried

Discuss possible future residential development along both sides of Oaks Road.

Tom Alsum representing the golf course, has asked the City Administrator if the RDA would be interested in development along Oaks Road if both sides of the Road could be developed. The total number of houses would be somewhere between 14-16 but would require the city to extend sewer and water service to Oaks Road. The consensus of the Board was they are not interested due to the cost to extend sewer and water and reconstruct Oaks Road.

Discuss the availability of vacant industrial land along S. Spring Street.

Dean Perlick stated the city has no further interest in the land along S. Spring Street for an industrial park. The price of the land at \$35,000 an acre is too high.

Updates:

- Karavan Trailers, Inc. – The mayor provided an update on the future expansion plans for Karavan Trailers.

Motion by Pollesch to approve the sale of all of the remaining land in the industrial park to Karavan Trailers for \$1, except for two acres south of their existing facility along Karavan Drive.

Seconded by Quirk

Vote 5-0

Motion carried

- O’Connell Street Lots – Ben Buchda from MSA is working on the paperwork to move the utility easement that runs through the lots.
- Redevelopment of Clausen Park – Sarah Theander provided an update on the park. A golf outing is planned for August 29 and a Day at the Park is scheduled for September 4th. Both will be fund raising events for future Park development.

Motion by Jenswold to adjourn the meeting.

Seconded by Theander

Motion carried.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Mary Perkins, Chairman

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