

CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES
July 14, 2020

The Fox Lake Redevelopment Authority met on July 14, 2020 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. Members present were Mary Perkins, Sam Jenswold, Dennis Linke, Sandy Quirk, Randy Hurst, Sarah Theander, and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: None.

Others Present: Mayor Tom Bednarek; and Dean Perlick, City Administrator.

Approval of Minutes from June 9, 2020 Meeting

The minutes of the June 9, 2020 meeting were reviewed by the Members.

Motion by Pollesch to approve the minutes from the June 9, 2020 meeting as submitted.

Seconded by Linke

Vote 7-0

Motion carried

Discuss the development agreement and agreement for sale of real estate to the Company Sally Tomato for manufacturing use.

Dean Perlick reviewed the revised development agreement and agreement for sale of real estate with the RDA Board. Sallie Tomato would agree to constructing a 90' by 100' building with a value of at least \$240,000. The RDA would agree to selling the lot formerly owned by R&B Electric to Sally Tomato, LLC for \$1.00 and provide an incentive equal to 8% of the building valuation. The increase in incentive payment from 4% seems justified since Sally Tomato is being asked to change location and the additional excavating costs associated with the new lot.

Motion by Jenswold to approve the development agreement and agreement for sale of real estate with Jessica Kapitanski from Sally Tomato, LLC and to approve a consent Resolution authorizing Mary Perkins to perform all legal matters as may be necessary to sell real estate to Sallie tomato LLC.

Seconded by Hurst

Vote 7-0

Motion carried

Discuss the possible expansion of Jen-Ter Technologies and the sale of industrial land.

Larry Gunderson, President of Jen-Ter discussed his future building plans with the RDA Board. Georgia Hancock, Engineer on the project stated the new building would have a valuation of around \$270,000. The production portion of the building would be about 11,000 sq. ft. in area and the office portion of the building about 1,100 sq. ft. in area. Larry Gunderson will supply further details at a future RDA meeting.

Discuss the construction of duplexes by John Skinner along E. Hamilton Street.

John Skinner explained his proposal to construct one duplex along E. Hamilton Street. The total valuation would be around \$382,000. He will be talking to the Building Inspector and finalizing his plans soon. He plans to discuss the project with the RDA Board at a future meeting.

Discuss the possible expansion of Riverstone Machining and the sale of Industrial land.

Dean Perlick reported that since Sallie Tomato, LLC will be moving to another lot within the Industrial Park, Riverstone Machining will be able to expand on a two-acre lot adjacent to their existing facility. It is hoped that Bob Robbins from Riverstone Machining will be at the next RDA Board meeting to provide more information about the project.

Discuss possibility of creating a Downtown Rehabilitation Tax Increment Financing District.

This agenda item was discussed and voted on during the Special Meeting of the RDA Board preceding the regular meeting.

Updates:

G.O. Loop: Building permit was issued. Waiting for evaluation of sanitary sewer elevation before starting construction.

R&B Electric: Selling their lot back to the RDA for \$1. They will get another lot to build on just south of where G.O. Loop will be constructing.

Motion by Quirk to approve a consent Resolution authorizing Mary Perkins to perform all legal matters as may be necessary to purchase real estate from R&B Electric, LLC.

Seconded by Jenswold

Vote 7-0

Motion carried

Studtmann agreement for sale of real estate: Lot at corner of STH 33 and Linden Lane will soon be owned by the City. Lot was recently rezoned for commercial use.

Subway Restaurant property: Property owner has agreed to sell the property back to the City for \$1.

Motion by Pollesch to approve a consent Resolution authorizing Mary Perkins to perform all legal matters as may be necessary to purchase real estate from Flog, Inc.

Seconded by Jenswold

Vote 7-0

Motion carried

Motion by Linke to adjourn the meeting.

Seconded by Hurst

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.