

(Official minutes)

Village of Fontana on Geneva Lake

COMMUNITY DEVELOPMENT AUTHORITY
REGULAR MEETING

January 4th, 2005

Place: Village Hall, 175 Valley View Drive, Fontana, and Wisconsin 53125

Time: 6:00 PM

CDA Commissioners Present: Turner, Petersen, O'Brien, Chanson, Mc Hugh and Bliss (6:30)

Also Present: Executive Director Cynthia Wilson, Craig Workman, Fontana DPW Jo Eberle, Ruckert Mielke

Approve Minutes of the December 8 and December 15, 2004 CDA mtgs.

MOTION was made by Chairman Turner to approve the minutes of the December 8th and 15th, 2004 CDA Meetings

MOTION 2nd Commissioner O'Brien

MOTION carried with no negative votes

Finance committee report:

Two additional invoices:

In addition to the invoices listed for the CDA's review and previously reviewed by the CDA Executive Director, two additional invoices were presented for approval and explained by Craig Workman, DPW.

1. Green Bay Pipe and TV – Internal sewer camera in preparation for work on Main Street.
2. Continental Mapping – (Subcontracted by Strand) Survey work

MOTION was made by Commissioner Chanson to approve and authorize the payment of the December invoices

MOTION 2nd Commissioner Petersen

MOTION carried with no negative votes

General Business:

Fairwyn Developer's Agreement: Chairman Turner outlined the terms of the Fairwyn Developer's agreement in addition to the changes that had been made since the CDA had last reviewed the document. The agreement addresses the developer's obligations to create a four million dollar increment, timetable and in addition to the Villages corresponding improvement obligations on Mill Street, cost recovery reimbursement, terms and conditions of buy back. The documents had been prepared by Village and CDA attorneys Thorpe and Gempeler in addition to the Fairwyn attorney John Clair.

Real Estate Sales Agreement:

The terms and price of the sale of the property to be developed by Fairwyn was also reviewed by Chairman Turner.

\$40,000 for the commercial property, \$30,000k for the retail, plus \$3,600 per each of the 14 residential units or 20% of net proceeds (Definition of *net proceeds* was included in the agreement).

Change: The agreement that was presented at the meeting allowed for the development to be completed by 2012. If longer, Fairwyn would be in violation of the agreement. Susan Geye pointed out and it was agreed, that this was too long. Fairwyn would asked to change to change that date to December 31st, 2009.

MOTION: was made by Chairman Turner to approve the Agreement to Undertake Development and Real Estate Purchase and Sales Agreement subject to final attorney review and including the change in exhibit A regarding phase completion and to include the amendment regarding the window of time to change the Developer's obligation to complete the project from 2012 to 2009 (Article III section 1 of the Agreement to Undertake Development).

MOTION: 2nd Petersen

MOTION carried with no negative votes

STH 67 – Craig Workman

Mill Street Project – Joe Eberle

Joe Eberle reported that the Mill Street improvements were still awaiting the CSMs for the Mill Street Project to determine exact building locations.

Mill Street storm water will be separated from the development storm water for filtration purposes before collectively cooling in an oversized pipe prior to reentering Van Slyke Creek:

Main Street Project

Utility burial – the commercial areas at the intersection of Mill and Main will have the utilities buried. Because of the excessive cost, the west end of Main (residential) will not have the utilities buried.

Bill Turner pointed out that the Mill and Main Street projects are on our project plan as TIF funded. As part of the process, the responsibility for carrying out the projects has been turned over to the Public Works Department and Ruekert Mielke; project details will be taken care of through public works and do not necessarily require formal CDA approvals.

Ruekert and Mielke Project Management Report

Now that it has been determined where the lift station will be located, Joe said that they can complete the report. There will be a February 7th workshop to have a first look at that report. The information on the report should help determine the order and necessary funding for the rest of the projects on the project plan.

ADJOURNMENT:

MOTION: made by Chairman Turner to ADJOURN

MOTION 2nd Commissioner Chanson

MOTION: carried without a negative vote.

Reminder: CDA Winter Schedule - meeting dates:

**February 9th, March 9th, April 6th, May 4th,
6 PM**

