

**VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN**

**(Official Minutes)**

REGULAR MEETING of the COMMUNITY DEVELOPMENT AUTHORITY  
**Wednesday, March 6, 2013**

CDA Chairman Bob Chanson called the meeting of the CDA to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**CDA members present:** Chairman Chanson, President Arvid Petersen, Trustee Cindy Wilson, Jay Hicks, Jeff Fisk, Vice Chairman Skip Bliss (arrived at 5:43 pm)

**CDA member absent:** Gail Hibbard

**Also present:** Administrator/Treasurer Kelly Hayden, Village Clerk Dennis Martin, Trustee Rick Pappas

**Visitors Heard**

None

**Approval of Minutes for December 12, 2012**

President Petersen/Commissioner Hicks 2<sup>nd</sup> made a MOTION to approve the minutes as submitted, and the MOTION carried without negative vote.

**Approval of Current Payables**

None

**Finance Report – Administrator/Treasurer Hayden**

**Update/Review – Full Accounting Statement**

The updated finance reports were distributed.

**General Business**

**Future Increment Generating Ideas Progress Report**

The agenda item was discussed after the closed session.

**Duck Pond Site Appraisal**

L.A. Duesterbeck & Associates, Inc., Janesville, submitted a Summary Appraisal Report for the Duck Pond development site on February 21, 2013 that indicates the front parcel is worth \$240,000 and the back parcel that used to be the site of a village garbage dump has no value.

President Petersen/Commissioner Hicks 2<sup>nd</sup> made a MOTION to acknowledge the receipt of the appraisal, and the MOTION carried without negative vote.

**Dade Road Construction Estimate**

Hayden stated that the construction estimate prepared by the village engineering firm totals \$372,000, with 30 percent included for contingency and legal, administrative and engineering expenses.

President Petersen/Commissioner Hicks 2<sup>nd</sup> made a MOTION to acknowledge the receipt of the Dade Road construction estimate, and the MOTION carried without negative vote.

**West End Development Proposal Update**

Chanson stated that West End Holdings, LLC submitted an updated proposal on March 6, 2013 that will be discussed in the Closed Session.

**Closed Session**

President Petersen/Chairman Chanson 2<sup>nd</sup> made a MOTION at 5:34 pm to adjourn into Closed Session pursuant to Wis. Stats. Chapter 19.85 (1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically the West End Holdings, LLC Duck Pond Development Site Proposal, and the Roll Call vote followed:

Chairman Chanson – Aye

President Petersen – Aye

Commissioner Fisk – Aye

Commissioner Wilson – Aye

Commissioner Hicks – Aye

The MOTION carried on a 5-0 vote, with Commissioner Bliss not yet at the meeting and Commissioner Hibbard absent.

President Petersen/Commissioner Fisk 2<sup>nd</sup> made a MOTION at 6:16 pm to adjourn the Closed Session and reconvene in Open Session, and the MOTION carried without negative vote.

### **General Business**

#### **Future Increment Generating Ideas Progress Report**

Following the closed session, Chanson asked if the other CDA members are in favor of selling the 138 Fontana Boulevard property for the acquisition price without an actual development proposal being immediately pursued by the purchaser. Following discussion, the other CDA members were in consensus that the CDA should retain ownership of the parcel and retain control over what is developed on the site until a development proposal has been preliminarily approved. Chanson also suggested that staff be directed to draft a written document that outlines how much the CDA would sell the 138 Fontana Boulevard property for if certain amounts of property value or increment are generated and the document could be presented to interested developers when they are seeking more information on the site. Chanson stated that the lower the increment that is generated by the development, the more the developer would have to pay to purchase the land; or, if the development produces enough increment, the land could be purchased for a less expensive price or given to the developer for nothing. Hayden stated that when the Village is contacted by potential developers, the lot acquisition and increment generation parameters are discussed and explained. Hayden stated that the potential developers who have come in seeking information have been very familiar with the workings of a TIF district and how land negotiations are impacted by the total value of proposed development projects. Following further discussion, Chanson stated that nothing should be done at this time and the CDA can wait and see if there are any proposals generated from the new marketing sign that was erected on the site.

### **Confirm Quorum & Dates for Upcoming Meetings**

#### **Next Meeting Date**

The next meeting date will be scheduled when the Village administrator has updated the CDA counterproposal for West End Holdings, LLC, as directed in the closed session.

### **Adjournment**

President Petersen/Commissioner Wilson 2<sup>nd</sup> made a MOTION to adjourn the CDA meeting at 6:26 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, village clerk

Note: These minutes are subject to further editing. Once approved by the CDA, the official minutes will be kept on file at the Village Hall.

APPROVED: 10/09/2013