

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN
(Official Minutes)

MONTHLY MEETING of the COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, May 4, 2011

Village Clerk Dennis Martin called the monthly meeting of the CDA to order at 6:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

CDA members present: Roll call: President Arvid Petersen, Trustee Cindy Wilson, Gail Hibbard, Bob Chanson, Jay Hicks (arrived at 6:03 pm)

CDA members absent: Skip Bliss, Jeff Fisk

Also present: Administrator/Treasurer Kelly Hayden, Village Clerk Dennis Martin, Director of Public Works Craig Workman

Elect Chairman Pro-Tem

Commissioner Wilson/President Petersen 2nd made a MOTION to elect Commissioner Chanson the chairman pro-tem for the meeting since Chairman William Turner has resigned his position and Vice Chairman Bliss was absent, and the MOTION carried without negative vote.

Visitors Heard

None

Announcements

1. Icebreakers Kayak/Paddleboard Race at Fontana Beach – Saturday, May 7, 2011
2. Park Commission Park Walks – Thursdays, May 12, 19 & 26, 2011, 5:30 pm
3. Protection Committee Meeting – Monday, May 16, 2011, 5:45 pm
4. Plan Commission Staff Meeting – Wednesday, May 18, 2011, 1:00 pm
5. Park Commission Meeting – Wednesday, May 18, 2011, 6:00 pm
6. Evening Book Club at Public Library – Thursday, May 19, 2011, 5:00 pm
7. Library Board Meeting – Wednesday, May 25, 2011, 10:00 am
8. First Meeting of 2011 Board of Review – Wednesday, May 25, 2011, 4:15 pm
9. Lakefront and Harbor Committee Meeting – Wednesday, May 25, 2011, 4:30 pm
10. Finance Committee Meeting – Thursday, May 26, 2011, 6:00 pm
11. Fontana Garden Club Plant Sale at Porter Court Plaza – May 28 & 29, 2011
12. Municipal Beach Open for Season – Saturday, May 28, 2011
13. Village Hall Open for Saturday Morning Hours Until Labor Day Weekend – May 28, 2011, 9:00 am to Noon
14. Memorial Day Parade – Monday, May 30, 2011, 11:00 am
15. Plan Commission Monthly Meeting – Tuesday, May 31, 2011, 5:30 pm

President Petersen urged everybody to support the Fontana Paddle Company's May 7, 2011 event.

Approval of Minutes for January 5, 2011

President Petersen/Commissioner Wilson 2nd made a MOTION to approve the minutes for the meeting held January 5, 2011 as submitted, and the MOTION carried without negative vote.

Approval of Current Payables

None

Finance Report – Administrator/Treasurer Hayden

Update/Review – Full Accounting Statement & TIF Revenue Increment Projections

Hayden stated that Full Accounting Statement & TIF Revenue Increment Projections and the proposed 2011 CDA Budget were combined on the distributed spreadsheet. Hayden stated that the spreadsheet is updated with the most recent financial statements and the 2011 tax increment revenue total, which is greatly reduced this year due to the Wisconsin Department of Revenue's change in methodology for calculating the TID increment. Hayden stated that some of the figures are still estimates, and more revenue will be coming in for Personal Property tax collections. Hayden stated that the TID is currently showing a cash negative balance; however, there is no borrowing necessary

this year. Hayden stated that the 2011 CDA budget does not feature any expenses except bond payments totaling \$122,000, and the budget also does not contain any development revenue; however, if the 138 Fontana Boulevard project is successful, the land sale could potentially be finalized in 2011. Hayden stated that the increment projections still show a positive cash balance by the end of the TID in 2029. Hayden stated that there is also one more invoice for about \$30,000 that the CDA could be receiving from the state DOT for the Highway 67 project. Chanson stated that the increment projections also could be increased by ongoing and future development projects. Hibbard stated that the state could also change its increment calculation methodology again and it could adversely affect the Village of Fontana TID. Hayden stated that the Village also is undergoing a market revaluation this year, and reduced property assessments could also impact the TID. Hayden stated that the CDA's mission going forward is to focus on generating increment growth within the TID, and every building permit issued by the Village for a property in the TID, will help the situation.

TID Annual Report Submission

Hayden stated that the annual Tax Incremental Financing District No. 1 report has been filed and submitted to all the taxing jurisdictions. The report is a summary of the TID audit and financial statements.

Commissioner Hibbard/Commissioner Hicks 2nd made a MOTION to accept the annual Tax Incremental Financing District No. 1 report as presented, and the MOTION carried without negative vote.

2011 CDA Budget

President Petersen/Commissioner Hibbard 2nd made a MOTION to approve the 2011 CDA budget as presented, and the MOTION carried without negative vote.

TID #1 Projects – Public Works Director Workman

TIF Project Maintenance Activity Report

Workman stated that the report has been updated with the recently completed controlled burns at the Fontana Fen and at the Duck Pond. Workman stated that Blackstone Landscape, Inc. will be taking on an increased role managing the green space and village parkland this season. Workman stated that the plan recently approved by the Park Commission and Village Board will save the village funds from hiring part-time personnel and on equipment maintenance expenses, and it will provide the Village with more professional landscaping services. Workman stated that the Fontana Boulevard median plantings project is scheduled to commence May 5, 2011, and the plants removed from the “vision triangles” will be transplanted by the beach house. Any extras plants will be used in Porter Court and possibly at Pioneer Park, as well as donated to the Fontana Garden Club for its annual plant sale. The annual sale is being held at the Porter Court Plaza this Memorial Day weekend. Roy Diblik has also offered to donate plants to help improve the Porter Court Plaza plantings and Pioneer Park.

VPLE Application for Duck Pond Dump Site

Workman stated that during the Voluntary Party Liability Exemption application process, the Wisconsin Department of Natural Resources located and informed the village that the dump site was a licensed site for a short time about 40 years ago. Workman stated that since the dump site was legally registered with the state before it was abandoned, the village is not eligible for the VPLE program.

General Business

Resignation of Chairman William Turner – CDA Officer Appointments

Chanson welcomed Jay Hicks as the newest member of the CDA. Turner submitted his resignation from the CDA on March 2, 2011. The new officers for the CDA will be appointed when all the members are present at a future meeting.

President Petersen/Commissioner Wilson 2nd made a MOTION to accept the resignation of William Turner with regrets and with extra appreciation for the nine plus years of service he provided to the CDA from December 2001 to March 2011, and for the 26 plus years of service he provided to the Village Board. The MOTION carried without negative vote.

Development Agreement/Option to Purchase for 138 Fontana Boulevard

Hayden stated that Brian Pollard of Fairwyn Development Corporation and Westover Real Estate, LLC, stated that he is still working with local residents Eric Nyman and Margaret Labus on preliminary arrangements prior to negotiating a development agreement and option to purchase the site at 138 Fontana Boulevard from the CDA.

RFP Results for Duck Pond Development Site

Hayden stated that there was initial interest expressed by two local developers; however, no RFPs were submitted. Petersen stated that the CDA still has the RFP, which can be reissued or tweaked in the future. Chanson stated that it would be futile for the CDA to hire someone or a firm to push for a development project with the current state of the economy. Wilson stated that when the CDA moves forward with promoting the site in the future, it should term the area as a possible research park.

Big Foot Country Club Public Works Committee Recommendation

Workman stated that discussions have continued with the representatives from Big Foot Country Club, and Ruckert-Mielke has completed additional surveying work. Workman stated that plans for some temporary improvements in the area of the 16th green are being planned. Workman stated that the funding for the improvements and project costs are being allocated by the Village's General Fund and the issue was just a status report for the CDA.

Village Board Report – President Petersen

Petersen stated that the Village Board approved the appointment of Jay Hicks to complete the term of Bill Turner, and the other items were discussed earlier in the meeting.

Lakefront & Harbor Report – Commissioner Chanson

None

Park Commission Report – Trustee Wilson

Update on Hildebrand Nature Conservancy Projects & Shabbona Path Railing Project

Wilson stated that the Park Commission approved the Fontana Boulevard median transplanting project and is working on improving the plantings in Porter Court Plaza and at the beach house.

Confirm Quorum & Dates for Upcoming Meetings

The next monthly meeting date will be scheduled in June or July, 2011, depending on when Pollard submits a proposal to consider for the 138 Fontana Boulevard site..

Agenda Item Requests

Nothing new was directed. The CDA directed Martin to remove from future agendas the Pending/Future Items item: “286 Valley View Drive – Façade Improvement (Canopy Renovation)”.

Adjournment

President Petersen/Commissioner Wilson 2nd made a MOTION to adjourn the CDA meeting at 6:36 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: 8/3/11