

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN

REGULAR MEETING of the COMMUNITY DEVELOPMENT AUTHORITY

(OFFICIAL MINUTES)

Wednesday, May 03, 2006 @ 6:00 PM

Chairman Turner called the regular monthly meeting of the CDA Board to order at 5:58 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Commissioners present: Roll call vote: Chairman Turner, Fisk, Hibbard, Petersen, Chanson, Wilson.

Commissioners absent: Commissioner Bliss

The Lakefront and Harbor Committee was already in session (Called to order @ 5:02 pm.) and joined the CDA in the main meeting room.

Lakefront and Harbor Committee Members present: Chairperson Micki O'Connell (Trustee), Edwin Snyder, Rick Rosenow, Bob Chanson (CDA Commissioner), Lee Eakright, Joel Bikowski, and Steve Beers.

Also present: Trustee Ron Pollitt, Jim Feeney, Patricia Yeager, Lou Loenneke, Sharon O'Brien, Village Administrator Kelly Hayden, Treasurer Peg Pollitt, Director of Public Works Craig Workman (Arrived @ 6:06 pm), Harbor Master Al Kaminski, Joseph Eberle (Ruekert Mielke), Carolyn Esswein (PDI), Amanda O'Keefe (PDI), Brad Drefcinski (PDI), Lisa Seiser (Regional News), Scott Rickard (Liesch), Jake Krueger (Liesch), Kevin Kirkland (Lake Geneva Marine Company), Bill Gage (Gage Marine), Brian Pollard (Arrived @ 6:19 pm) and Executive Director Joseph McHugh. (Trustee Joe Bidwill arrived later in the meeting)

Due to the presence of the Lakefront and Harbor Committee, Chairman Turner moved straight to the presentation portion of the agenda.

PRESENTATIONS

Pioneer Park Turnaround – Presented by Joseph Eberle of Ruekert Mielke:

Mr. Eberle displayed a poster-sized exhibit for the benefit of those present. He explained that the basic intention would be to take the street through Pioneer Park; directly in line with the Boat Launch. It would be accomplished by the relocation of the currently existing building on the northwest corner of the intersection of Third Avenue and Lake Street. The building would be moved to the site of the vacated right-of-way, which would be created as a direct result of shifting the road. The plan would provide for two-way traffic. The plan as presented provides for a dedicated left-turn lane from Third Avenue onto Lake Street. Alongside the newly realigned road, but separated by a small median or island, the plan provides for a Boat Staging Area. Mr. Eberle listed some benefits of the proposed plan. First, the plan allows for a continuous sidewalk connection through the Third Avenue and Lake Street intersection. Second, the new alignment provides for a clear line of site between the Boat Launch and the Boat Trailer Parking Lot. Third, the new intersection layout is a significant improvement over what currently exists as it provides for greater traffic capacity. Finally, Mr. Eberle suggested that relocating the existing building would increase its value, which would result in a subsequent increase in value to the TIF. Commissioner Wilson asked Mr. Eberle if Ruekert Mielke had performed green-space calculations for the new plan. He indicated that they had not. Mr. Beers asked how the plan would be accomplished, considering the need to trade properties. Chairman Turner explained that he talked with Mr. Tom Whowell

regarding the proposed trade of land. He explained that this plan would require the Village to trade a part the Third Avenue right-of-way for the property on which the Pro-Shop is currently located. Assuming the parties agreed on an even swap for identical pieces of land, there would still be certain issues which would have to be addressed. For example, would the new property allow for expansion of the boat storage building? Trustee Ron Pollitt noted that the Village currently has the riparian rights associated with the road right-of-way. Chairman Turner stated that the only way this will work is if there is a very favorable deal to the Village for the land swap, and that there is control over whatever construction would happen on the newly created property. Mr. Rosenow stated that moving the building would block his view of the lake. Mr. Rosenow further stated his opinion that placing the new intersection directly in front of the Boat Launch would lead to more congestion, not less. Mr. Jim Feeney asked if boat traffic would be prohibited from turning north on Lake Street as it exited the launch. Executive Director McHugh maintained that people leaving the launch would need to pull across the street into the staging area in order to secure their boats to their trailers, drain the hull, stow gear, etc. Once in the staging area, the easiest route would be to simply proceed forward and enter onto Third Avenue. Lou Loenneke and Rick Rosenow both stated their belief that the plan as presented would increase congestion and conflicts. Trustee Pollitt asked if it was possible to condemn the property for the type of use being discussed. Mr. Snyder suggested that the Village use additional land in Pioneer Park for boat staging, and simply abandon the section of Lake Street that runs to the north past the condominium building. Chairman Turner pointed out that one of the problems we have right now is that the narrow roads cause difficulty maneuvering boats and trailers. Chairman Turner concluded Mr. Eberle's portion of the presentation by stating that the parties involved should concentrate on determining whether or not the plan made any sense and then from there determine if it was worth moving forward.

Pioneer Park Turnaround – Presented by Carolyn Esswein of Planning & Design Institute:

Carolyn Esswein began the power point presentation by addressing the relative percentages of park land gained and/or lost with the various plans. The first plan, which consisted of a single staging stall and a single lane through Pioneer Park, consumed about .17 acres. The second concept plan, presented by PDI at the meeting, called for the complete rebuilding of the Pro-Shop, as a two story structure with a smaller foot print, on the existing site. Ms. Esswein claimed that the proposal addressed some of the traffic capacity issues and provided for a pedestrian connection through the intersection, as well as standard sized parking stalls in front of the Pro-Shop. That second option provided an additional .02 acres of green space, according to PDI's calculations. The third option, as presented by Ruckert Mielke, consumed .25 acres. Ms. Esswein displayed a photomontage showing what the area might look like if option three were chosen. In reviewing the proposed layout, she agreed that it may improve functionality of the launch. However, it does consume more park land than the original option, and would provide for a very wide-open, and potentially unattractive, entrance to the lakefront. She advised the group that this area is the Village's "Front Door" to the lakefront.

At 6:32 pm, the Lakefront & Harbor Committee, including: Chairperson O'Connell, Joel Bikowski, Rick Rosenow, Edwin Snyder, Lee Eakright, Steve Beers and Treasurer Peg Pollitt, exited the room, so that the two groups could continue on with their respective meetings.

Third Avenue Construction Schedule – Presented by Joseph Eberle of Ruckert Mielke:

Mr. Eberle reviewed the scheduling constraints affecting the Third Avenue group of projects, which includes the Pioneer Park Turnaround. In order to be ready for the September Referendum, and also begin construction this fall, Ruckert Mielke would need a final decision from the Village by no later than May 26th. Mr. Eberle explained that the remaining utility coordination, design engineering, cost estimation, and permitting, required that all decisions affecting design and layout be made by the May 26th deadline.

At 6:37 pm, the Lakefront & Harbor Committee, including: Chairperson O'Connell, Joel Bikowski, Rick Rosenow, Edwin Snyder, Lee Eakright, Steve Beers and Treasurer Peg Pollitt, reentered the room.

Chairperson O'Connell indicated that the Lakefront and Harbor Committee wished to address the Pioneer Park Turnaround proposal jointly with the Community Development Authority. She offered her comments on the new layout; saying that she did not see it as that much of an improvement, considering the expense involved. Mr. Snyder stated that he would like to see the green space calculations for the south side of the street. Specifically, he wanted to know what would happen to the 10 parking stalls which currently exist in front of the Pro-Shop. Trustee O'Connell suggested that the original building permit may have been issued with a certain number of parking spaces required. She asked Mr. Eberle if they had prepared any cost estimates. He indicated that they had not. Commissioner Chanson asked for a rough comparison to the original plan. Mr. Eberle explained that it would cost more money, but that he could not give an accurate number without preparing a preliminary grading plan. DPW Workman suggested that an additional allowance of \$100,000 would not be unrealistic. Chairperson O'Connell polled the group for their opinions. Mr. Bikowski requested additional time to review the proposal. Mr. Rosenow stated that he didn't think this plan solve the issue with the delivery trucks. Mr. Eakright asked if trucks leaving the alley behind the lakefront businesses, under the new plan, would be able to make a left turn and exit back up Third Avenue. Mr. Eberle and DPW Craig Workman both addressed the maneuverability of large trucks leaving the alley and concluded that either plan could be design so that truck traffic was accommodated. Mr. Steve Beers explained that the plan didn't "wow him" enough to make it seem worth it to consider going through the "gymnastics." Ms. Esswein questioned the lack of parking. Mr. Eberle explained that details, such as parking, would need to be addressed. Chairman Turner reviewed the scheduling issues for the various groups present and explained the need for some formal direction to move forward with design development. He asked the Lakefront and Harbor Committee if they had ever made a formal recommendation "for" and/or "against" the turnaround concept, regardless of the final layout. Mr. Eakright explained that the committee had discussed the topic multiple times, and Mr. Rosenow stated that the committee had previously voted in approval of the turnaround concept. Mr. Eakright reminded the groups that the "staging area" portion of the plan was just as crucial as the turnaround itself to keep boat traffic off of Kinzie. Mr. Rosenow expressed his opinion that the proposed design would add far more than one hundred thousand dollars to the cost of the project; closer to half a million in his estimate. Mr. Beers questioned the Village's ability to work out the details of the new concept, such as the land swap, and still be ready by the end of May. Mr. Snyder explained that his reasons for being against the new plan included the complexity involved with swapping the properties, addressing the parking, and the green space, to name a few.

At this point in the meeting, the Lakefront and Harbor Committee made a motion not to endorse the new turnaround concept, presented by Ruckert Mielke, and the motion carried. For the specific details of the motion, refer to the minutes of the Lakefront and Harbor Committee meeting for May 03, 2006.

Chairman Turner asked the Lakefront and Harbor Committee for their thoughts on the original plan, which provides for two lanes; one through lane and one staging lane. Ms. Sharon O'Brien reminded those in attendance that the Park Commission had not formally supported any of the plans presented.

At this point in the meeting, the Lakefront and Harbor Committee made a motion to support the original plan, as presented by the Planning & Design Institute, and the motion carried. For the specific details of the motion, refer to the minutes of the Lakefront and Harbor Committee meeting for May 03, 2006.

At 6:55 pm, the Lakefront & Harbor Committee adjourned and left the meeting room.

Mill Street Landscaping – Presented by Carolyn Esswein of Planning & Design Institute:

Ms. Esswein distributed a series of memorandums prepared by the Landscape Architect on the project, Brad Drefcinski, which addressed the landscaping on Mill Street. Ms. Esswein introduced a concept for the east side of the street, which includes a 4-foot terrace, and a 4-foot sidewalk. She noted that the standard for a sidewalk is 5-feet wide, but 4-feet is acceptable and provides some additional room to deal with the grade changes. Mr. Brian Pollard expressed concern with how close the sidewalk may be to his proposed retaining walls on the site. Chairman Turner directed Mr. Pollard to work with both Executive Director McHugh and the Building and Zoning Department. Mr. Drefcinski indicated that there should be enough room to create a natural barrier using landscaping between the sidewalk and the retaining walls on the site. Chairman Turner asked what material Mr. Pollard was proposing to use for the retaining walls. Mr. Pollard explained that he was proposing an engineered block product called “Roman Pisa”, produced by Uni-Block. Mr. Pollard explained that he had already been to the Plan Commission for approval of the specific materials and was asked to return with greater detail. Chairman Turner informed that group that he had visited the site recently and applauded Brian for how the project was turning out. Brian informed the group that all of the units were sold and that the project already exceeded the value threshold set in the original Development Agreement.

Ms. Esswein segued to the other side of the street and began to review the status of the Mill Street Entrance area to the Hildebrand Conservancy. Chairman Turner notified the group that he had recently walked the area and that the entire CDA needs to see the amazing job that has been done. Ms. Esswein indicated that the area would require remedial grading to accommodate the proposed walkway. Ms. Esswein explained that the plan is similar to the original design, but has been pulled back within the boundary recently proposed by the Park Commission. Mr. Drefcinski suggested that a short dry-laid field stone wall could be used to transition the grades between the sidewalk and the park area. Chairman Turner noted that the proposal appeared very conceptual. He went on to remind those present that the plan was to get the project completed this spring. Mr. Drefcinski directed the group’s attention to the memorandums he had prepared for the meeting. Chairman Turner asked when the CD’s would be finished and when the project would go out to bid. Mr. Drefcinski explained that he had worked with Executive Director McHugh and had established that the project could be completed with the help of village crews and local contractors. Executive Director McHugh explained that, due to the small size of the project, it would have originally been piggy backed on another larger project if it was to go out to bid. In an order to avoid delay, the suggestion was that it simply be completed with Village Crews and local contractors where necessary. Ms. Esswein explained to the group that by not completing a complete CD set for the project, time and money would be saved. Mr. Pollard asked what the proposed schedule was for the street trees on the east side of Mill Street. Executive Director McHugh explained that the actual planting was on hold until the developer was finished in the subject area and the public sidewalk was installed. He further explained that the few trees needed would be let this fall with the Third Avenue construction, or next spring with the STH 67 landscape project. Chairman Turner asked if Public Works was capable of getting the project completed this year. DPW Workman stated that this was the first time that he had heard of Public Works constructing the entire project. Executive Director McHugh explained that the DPW’s involvement would be confined to the remedial grading; a majority of which had already been completed by DPW employees. Sharon O’Brien questioned if there had been a detailed design prepared for the front of the park. Ms. Esswein explained that they were looking for direction from the group regarding the use of a fieldstone wall to deal with the grade change to the sidewalk. Chairman Turner stated that he expected PDI to be providing the direction and asked what they were proposing as a material for the path. Mr. Drefcinski stated that he was planning to match the wood chips already in use. Executive Director McHugh reviewed the timeline of the project noting what had been accomplished during the previous 6 weeks and explained that the plan would still need to go to the Park Commission for review. Chairman Turner expressed disappointment with the current status of the design and ended the presentation.

Duck Pond Phase I EAS – Presented by Scott Rickard of Liesch Environmental Services:

Mr. Scott Rickard began the presentation by notifying the group that the entire Phase One was basically complete. He presented the “draft” copy of the Phase One ESA document, which had been distributed to the members of the group at the beginning of the meeting. He explained that Liesch likes to review the draft with the client, prior to preparing the final document. Mr. Rickard directed the group’s attention to the Executive Summary, and explained that all of the information discovered during the site assessment was summarized in that section. Mr. Rickard also reviewed the historical aerial photos which would be a part of the final report. Per the photos, physical evidence of the dump sites existed as far back as 1940. Mr. Rickard reviewed the various items they identified for the subject parcel. He explained that the first items listed in the bulleted section of the Executive Summary are REC’s (Recognized Environmental Conditions), such as a ten-gallon gasoline can found on the property, visible automotive vehicle components strewn about, and the former sewage holding ponds. Mr. Rickard reviewed the status of the closed LUST (Leaking Underground Storage Tank) case in zone No. 7. Any development proposed for that area would require that the LUST issue be addressed. His recommendation is to cap the former dump site. Additional issues include the three groundwater monitoring wells, which in the past have had lead impacts above an enforcement action with the state. Mr. Rickard explained that the Village’s engineer, Stand & Associates, requested an exemption from the DNR and closed the site, but that the exemption has not been documented. Mr. Rickard continued to review the bullet points in the report. Chairman Turner requested clarification as to why the Village needed to have a Phase I ESA completed in order to develop the property. Mr. Rickard explained that the Phase I ESA would be necessary to go after available funding for clean up. Chairman Turner asked if they would still need the Phase I if they were not looking for funding. Trustee Joe Bidwill stated from the audience that any future financing would most likely require a Phase I as part of due diligence. Chairman Turner asked if it is possible to build on a former dump site. Mr. Rickard stated that he would not recommend it. That being said, you can build on historic landfills. Mr. Rickard explained that the next step would be the organization of a “green team” meeting, which includes representation of both the DNR and the Department of Commerce. The question is whether or not the Village wishes to move forward with the issues identified in the Phase I. Chairman Turner asked if the Phase I report provided enough direction to see which areas to avoid when considering development. Mr. Rickard suggested that the former dump area and the sewage basins be avoided, if the Village was considering any type of residential development. Building on former dump sites require special structural considerations for water lines, special foundations, etc. Chairman Turner questioned the status of the Geo-Physical survey of the former dump site. Mr. Rickard explained that the survey would be performed in the next couple of weeks. Considering that the board was seeing the information for the first time, Chairman Turner asked that Executive Director McHugh come back to the next meeting with a recommendation as to how to move forward and the presentation was closed.

Mill Street Plaza – Revised Agreement to Undertake Development

Executive Director McHugh explained that the final document was in progress by Village Attorney Dale Thorpe. He further explained that the basic changes to the agreement were as follows: 1) Closing on the land for the retail building and the start of construction would commence by the end of August. 2) The payout procedures for the town-home units would be amended to state a standard payoff amount for each unit of \$3,600, with a final accounting to be submitted to the Village Finance Committee following the final closing, in order to determine any shortfall between the standard payoff amount and the 20% of the net proceeds owed to the CDA. 3) Mr. Pollard is also requesting that the agreement be amended to reflect the intention of installing a group identification sign for the Mill Street Plaza Development somewhere near the intersection of STH 67 and Fontana Boulevard. Commissioner Hibbard/Commissioner Chanson 2nd made a MOTION to approve the three changes, as discussed, to the Mill Street Plaza “Agreement to Undertake Development”, subject to final approval by the Village Attorney, and the MOTION carried without a negative vote.

Approve Minutes

Commissioner Petersen/Commissioner Fisk 2nd made a MOTION to approve the minutes for the regular CDA meetings held on March 8th, 2006, and April 5th, 2006, and the MOTION carried without negative vote.

Approval of Current Payables

Executive Director McHugh introduced the list of current payables totaling \$507,904.32. He explained that the majority of the total this month was attributable to the Main Lift Pump Station project.

Commissioner Petersen/Commissioner Chanson 2nd made a MOTION to approve the current payables, and the MOTION carried without a negative vote..

Finance Reports

TIF Revenue Increment Calculator

Chairman Turner reviewed the Increment Calculations and pointed out that the projections for the Quarry Project have been reduced to simply the value of the most recent sales transaction. General discussion followed regarding the fiscal future of the TIF. Executive Director McHugh reminded the group that the current projections were very conservative. Commissioner Wilson suggested that at least some realistic amount of value be projected for the Quarry property. Chairman Turner requested that updated information for the Abbey Condominium project be included as soon as it is available.

Full Accounting Statement

The Full Accounting Statement was reviewed in conjunction with the TIF Revenue Increment Calculator.

CDA Long Term Debt & Bond Balance - Update

Chairman Turner reviewed the status of the upcoming 2006 bond issue. He informed the group that the Village Board had approved a bond sale on June 5th, 2006 for approximately \$6.7 million.

Year End Financial Statement

Treasurer Peg Pollitt explained that the Year End Financial Statement is due by May 15th and would be sent to the individual members of the Joint Review Board.

TID #1 Infrastructure Projects

STH 67 Improvement Project

DPW Workman informed the group that the contract had been awarded to Mann Brothers.

Rollette Oil Citgo Gas & Convenience Store

DPW Workman informed the group that representatives of the Village were planning to meet with representatives of the Rollette Oil Citgo Station on Wednesday, May 17th.

Temporary Off-Premise (Business Directional) Signage

DPW Workman informed the group that the Village Board had recently approved a directional sign for the STH 67 project, to be located up at Sterns Road. Executive Director McHugh notified the group that no temporary signage was being proposed for any of the land currently owned by the CDA.

Excess Right-of-Way Status

Executive Director McHugh informed that group that the Wisconsin Department of Transportation had recently put the project to appraise the excess right-of-way parcels out for bid. The due date for the actual appraisals is June 5th.

Mill & Main Reconstruction

No Update

Main Lift Pump Station

DPW Workman notified the group that the project was doing well, but would miss the May 1st Milestone by about 2 weeks.

Reid Park Restroom & Pavilion

DPW Workman explained that the construction contract had been awarded to Magill Construction. Based on the current schedule, the project is anticipated to be completed by the second week of July.

Fontana Boulevard Utility Project

DPW Workman explained that the majority of the work had been completed. The final lift of asphalt pavement on the street and the parking lot should be installed within the week. Chairman Turner asked for a status of the Fontana Boulevard Landscaping Design. Executive Director McHugh explained that PDI is at a point where the completed survey from Ramaker is necessary to move forward. Chairman Turner asked for a target start date for the project. Executive Director McHugh explained that the hardscape could potentially be installed this fall, but that the landscaping would be scheduled for the spring of 2007.

Pay Request No. 5 – Mann Brothers (Blvd. Project)

DPW Workman reviewed Fontana Boulevard Pay Request No. 5 for a total amount of \$437,641.00. Executive Director McHugh explained that the Pay Request had been reviewed and recommended for payment by the engineer on the project – Crispell Snyder.

Commissioner Petersen/Commissioner Chanson 2nd made a MOTION to approve Pay Request No. 5, for a total payment of \$437,641.00, and the MOTION carried without a negative vote.

Beach Improvement Project

DPW Workman explained that the new Beach House is moving along according to schedule. The contractor is currently in the process of completing the sanitary sewer relocation. He noted that there is a slight delay in the delivery of the burnished block which was specified for the building.

Pay Request No. 1 – Gilbank Construction (Beach Project)

Executive Director McHugh reviewed Pay Request No. 1 for a total amount of \$179,910.00.

Commissioner Petersen/Commissioner Chanson 2nd made a MOTION to approve Pay Request No. 1, for a total payment of \$179,910.00, and the MOTION carried without a negative vote.

TID #1 Development Projects

Mill Street Plaza – FairWyn, Ltd.

Item discussed earlier in the meeting following the presentations.

Cliffs of Fontana – Planned Unit Development

Item discussed earlier in the meeting under the heading Tax Increment Valuation.

General Business

Lakefront Survey Project (Ramaker & Associates)

Executive Director McHugh noted that a final survey had been submitted to the Village for review by Ramaker.

Village Board Appointments to CDA

Chairman Turner informed the group that both he and Commissioner Petersen had been recently reappointed to the CDA by the Village Board.

Hildebrand Conservancy

Executive Director McHugh presented an exhibit showing the final approved boundaries of the conservancy area.

WDNR Urban Source & Non-Point Stormwater Grant Applications

Executive Director McHugh confirmed that the applications had been submitted and that there had not yet been a response from the Wisconsin DNR.

Novak's Restaurant – Façade Improvement Project

Executive Director McHugh notified the group that Mr. Novak had decided not to work with PDI, as was suggested by the Plan Commission. Instead the property owner was simply going to restore the parking area to its original condition as green space.

Schedule Date & Time for Duck Pond Site Walk

Chairman Turner suggested that the group should take the time to walk the Duck Pond property and to also tour one of the town-home units in the Mill Street Plaza development. Following a general discussion, the group decided to meet at 7:30 AM on Saturday morning at 450 Mill Street. Commissioner Wilson expressed satisfaction with how the Mill Street Plaza development had turned out. Commissioner Hibbard asked if the group had ever considered the possibility of a Wind Farm on the Duck Pond property.

Village Board Report

Chairman Turner stated that he had nothing further to report for the Village Board.

Lakefront & Harbor Report

Commissioner Chanson indicated that he had nothing further to report for the Lakefront and Harbor Committee other than what had already been discussed during the CDA's meeting.

Park Commission Report

STH 67 Street Signage

Executive Director McHugh stated that the item was "in progress".

Wayfinding Signage

Executive Director McHugh stated that the item was "in progress".

Executive Director Report

No Report

Confirm Quorum for Upcoming Meetings

Chairman Turner confirmed that the next regular meeting of the Community Development Authority would be June 07, 2006 at 6:00 pm.

Pending / Future Items

Whowell Apartment Complex

Item was not discussed.

Lake Geneva Marine (Kevin Kirkland) – Lakefront Redevelopment Concept

Chairman Turner asked if Mr. Kevin Kirkland wished to make any comments. Mr. Kirkland reviewed his intended schedule and asked if there was any new information regarding TIF Eligibility, with respect to the proposed redevelopment concept. Chairman Turner informed the group that he had spoken with Attorney Hank Gempeler. The museum concept as preliminarily described appears to be TIF eligible. Chairman Turner explained that the group would eventually have to come to

terms with what they were going to do with the building. He further explained that he saw some benefit to developing a single building that was architecturally unique. Commissioner Wilson stated her opinion that two smaller buildings would be more in scale and could be built to include a real unique outdoor space; thus creating three functional areas. Chairman Turner expressed his opinion that the CDA needed to wrap up their plans for the buildings on the lakefront. Commissioner Fisk informed the group that he had met with Mr. Kirkland. He suggested that the conceptual discussions during the meetings should be replaced by a presentation of a more finished concept. He stated that it would be beneficial for the CDA to clearly define what the group is trying to accomplish and then present that concept to rest of the committees in the Village. Commissioner Hibbard suggested that the CDA schedule a workshop session to discuss the Lakefront Buildings. Chairman Turner suggested that the group reconvene in two weeks to discuss the project. Chairman Turner/Commissioner Fisk 2nd made a MOTION to schedule a workshop session to discuss the Lakefront Buildings on May 17, 2006 at 6:00 pm, and the MOTION carried without negative vote.

Adjournment

Commissioner Petersen/Chairman Turner 2nd made a MOTION to adjourn the meeting at 8:25 pm, and the MOTION carried without negative vote.

Minutes prepared by: Joseph A. McHugh, Executive Director

APPROVED: 06.07.2006