

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

MONTHLY MEETING of the COMMUNITY DEVELOPMENT AUTHORITY
Wednesday, August 3, 2011

Village Clerk Dennis Martin called the monthly meeting of the CDA to order at 6:02 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

CDA members present: Roll call: President Arvid Petersen, Trustee Cindy Wilson, Gail Hibbard, Jay Hicks, Vice Chairman Skip Bliss (arrived at 6:04 pm)

CDA members absent: Jeff Fisk, Bob Chanson

Also present: Administrator/Treasurer Kelly Hayden, Rob Ireland, Village Clerk Dennis Martin

Visitors Heard

None

Announcements

1. Village Hall Open for Customer Service – **Saturdays, August 6, 13, 20 & 27, 2011, 9:00 am to Noon**
2. Big Foot Recreation Movie Under the Stars at Fontana Beach (Grease) – **Saturday, August 6, 2011, at Dusk**
3. Craft Program at Public Library – **Wednesday, August 10, 2011, 10:00 am**
4. GLLEA Board Meeting – **Wednesday, August 10, 2011, 10:00 am**
5. Village Assessor Village Hall Office Hours – **Friday, August 12, 2011, 10:00 am to 2:00 pm**
6. Protection Committee Meeting – **Monday, August 15, 2011, 5:45 pm**
7. Library Board Meeting – **Wednesday, August 17, 2011, 10:00 am**
8. Plan Commission Staff Meeting – **Wednesday, August 17, 2011, 1:00 pm**
9. Park Commission Meeting – **Wednesday, August 17, 2011, 6:00 pm**
10. Evening Book Club at Public Library – **Thursday, August 18, 2011, 5:30 pm**
11. Big Foot Recreation Movie Under the Stars at Beach (Jurassic Park) – **Saturday, August 20, 2011, at Dusk**
12. Lakefront and Harbor Committee Meeting – **Wednesday, August 24, 2011, 4:30 pm**
13. Public Works Committee Meeting – **Saturday, August 27, 2011, 8:00 am**
14. Plan Commission Monthly Meeting – **Monday, August 29, 2011, 5:30 pm**
15. Joint Workshop Meeting of Village Board and Plan Commission – **Monday, August 29, 2011, 6:00 pm**

Approval of Minutes for January 5, 2011

President Petersen/Commissioner Wilson 2nd made a MOTION to approve the minutes for the meetings held May 4, 2011 and July 6, 2011, 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 has not changed since the last meeting. Hayden stated that a debt payment is approaching and the statement will be updated at that time. Hayden stated that a worst-case scenario statement that assumes no further development in the TID prior to its closing was prepared by Jim Mann of Ehlers and Associates for the Village Board and Finance Committee recent bonding proposal presentation.

TID #1 Projects – Public Works Director Workman

TIF Project Maintenance Activity Report

The report has been updated with the recently completed projects. Hayden stated that the Park Commission is working on updating the landscaping plan at Porter Court Plaza. Wilson stated that the Park Commission also would like to improve the fountain area. Also, the Park Commission is working with Tom Vanderpoel to select a different species of tree to plant in the Duck Pond prairie restoration and oak savannah areas, where 20 trees under warranty have died.

General Business

CDA Officer Appointments

Hayden stated that although two members were absent, the CDA Board needs to appoint a new chairman to replace Bill Turner so the bank signature cards for the CDA can be amended.

Vice Chairman Bliss/Commissioner Hicks 2nd made a MOTION to elect Bob Chanson as the chairman for the CDA, and the MOTION carried without negative vote.

Options for 138 Fontana Boulevard Site

The person who stated an interest in leasing the lower unit of the 138 Fontana Boulevard building did not submit a proposal. Hayden stated that there is still interest in pursuing a lease with the Village for the lower unit, the person is just not as gung-hoe now that the summer season is almost over. Hayden stated that the residential lease for the upper unit expires next month, and the tenants would like it renewed. Hayden stated that since the RFP for developing the site did not lead to an approved agreement, the CDA can continue to earn revenue on the upper residential unit. Hicks stated that the CDA may be able to generate more lease revenue for the upper unit and for the lower commercial unit. Petersen stated that a problem with the lower commercial unit is that it requires a lot of work. Petersen stated that if a tenant would agree to do the work they would want a long-term lease to help pay back the investment on the cost of fixing up the unit. Bliss stated that staff should continue to work with the person who expressed an interest in leasing the lower unit and present a proposal to the CDA if and when one is submitted. Hayden stated that she will also contact the other people who expressed interest when the 138 Fontana Boulevard RFP was issued last spring.

President Petersen/Commissioner Hibbard 2nd made a MOTION to extend the current residential lease for the upper unit at 138 Fontana Boulevard by one year, and the MOTION carried without negative vote.

Village Board Report – President Petersen

Petersen stated that the Village Board received the 2010 audit report, and the bonding proposal presentation from Mann at the last meeting. The Board also gave final approval for the ACBS International Boat Show to be held September 22 to 25, 2011 at the Abbey Harbor and Resort.

Lakefront & Harbor Report – Commissioner Chanson

The committee invited all the Village mooring lease holders to the next monthly meeting on Wednesday, August 24, 2011 at 4:30 pm to discuss the 2012 lease rates.

Park Commission Report – Trustee Wilson

Wilson stated that the Park Commission and CDA owe a big thank you to Gail Hibbard for all the volunteer work she has been performing the last several years. Wilson stated that Hibbard has been the liaison between the Park Commission and the Fontana Garden Club, as well as with professional consultants Roy Diblik and Tom Vanderpoel. Wilson stated that Hibbard coordinates and helps work on the Duck Pond and Hildebrand Nature Conservancy projects and recently took care of submitting a soil sample from Porter Court Plaza to the UW-Extension as part of the improvement planning. Hibbard stated that the Village benefits from its relationship with Roy Diblik, who donates a lot of consultation time and plants.

Confirm Quorum & Dates for Upcoming Meetings

The next monthly meeting date will be scheduled for Wednesday, September 7, 2011 beginning at 5:30 pm, if a proposal for the 138 Fontana Boulevard is submitted, or if there is any other business.

Adjournment

President Petersen/Commissioner Hicks 2nd made a MOTION to adjourn the CDA meeting at 6:31 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: 1/11/12