

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

(Official Minutes)

REGULAR MEETING of the COMMUNITY DEVELOPMENT AUTHORITY
Wednesday, December 12, 2012

CDA Chairman Bob Chanson called the meeting of the CDA to order at 5:32 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

CDA members present: Chairman Chanson, President Arvid Petersen, Trustee Cindy Wilson, Gail Hibbard, Jay Hicks, Vice Chairman Skip Bliss, Jeff Fisk (arrived at 5:35 pm)

Also present: Jade Bolack, Administrator/Treasurer Kelly Hayden, David Lindelow, Village Clerk Dennis Martin, Trustee Rick Pappas, David Rasmussen, Gary Wapinski

Visitors Heard

None

Approval of Minutes for November 7, 2012

Commissioner Hibbard/Commissioner Hicks 2nd made a MOTION to approve the minutes as submitted, and the MOTION carried without negative vote.

Approval of Current Payables

Hayden stated that the CDA received a \$326 invoice from Laser Works, Inc., for the two-sided sign to be erected at 138 Fontana Boulevard. The sign will be erected on the corner of the lot at an angle so it will be visible to motorists driving in both directions on Highway 67 and on Fontana Boulevard. Commissioner Bliss/President Petersen 2nd made a MOTION to approve payment of the \$326 invoice from Laser Works, Inc., and the MOTION carried without negative vote.

**Finance Report – Administrator/Treasurer Hayden
Update/Review – Full Accounting Statement**

Hayden stated that the finance reports have not been updated since November; however, there will be a debt service payment in December. Hayden stated that after the payment is made, she will update the full accounting statement and email it to the members. Hayden stated that the total increment in the TID increased by approximately \$70,000 next year to a total of \$870,000.

General Business

Abbey Resort Renovation Proposal – Exceeds \$10,000

Hayden stated that a conditional use permit public hearing has been scheduled before the Plan Commission on Thursday, December 27, 2012 beginning at 5:00 pm to consider the proposed use of vinyl siding and the replacement of the monument signs at the Abbey Resort for its 50th anniversary renovation project. Hayden stated that since the project is in the TID and it will cost more than \$10,000, the CDA has to review the entire proposal and make a recommendation. Hayden stated that the project is estimated to cost about \$800,000. Abbey Resort General Manager David Lindelow stated that the vinyl siding product is a new material that is one-quarter-inch thick and up to commercial grade standards. Lindelow stated that it is not traditional vinyl and it appears from a distance to be made out of natural wood. Bliss stated that he would like to have reviewed a staff report from Village Planner Mike Slavney prior to the meeting. Hayden stated that all of the concerns stated in Slavney's zoning code review were addressed prior to the Plan Commission meeting held November 26, 2012; and the Plan Commission favorably reviewed the proposed building materials samples that were displayed at the meeting.

President Petersen/Commissioner Hicks 2nd made a MOTION to recommend approval of the Abbey Resort 50th anniversary renovation proposal as presented, and the MOTION carried without negative vote.

Duck Pond Development Site Survey and Next Steps

Hayden stated that she obtained a quote for drafting a certified survey to separate off a smaller lot from the former dump area, and since there are no bench marks currently in place, the cost was very

expensive. Hayden stated that the Village engineering firm, Ruckert-Mielke, prepared a survey using the GIS computer program without official field dimensions and created a survey that shows a separated new lot would be about 5.3 acres in total size. Hayden stated that the unofficial survey only cost \$300 and West End Development partners Gary Wapinski and Tom McGreevy indicated it will be adequate for their initial planning purposes. Wapinski distributed copies of a report McGreevy drafted that outlines the costs insured by the Village for the 2005 FairWyn, Ltd. Mill Street development agreement; a written proposal from West End for the 5.3-acre parcel that would be separated from the rest of the site; and a land elevation diagram that shows a proposed storm water drainage pipe leading to a new detention pond on the village owned triangle parcel of land located off Highway 67 at Dade Road. The West End proposal calls for the Village to create a separate 5.3-acre parcel; for the Village to provide a perpetual easement for the parcel just west of the site for access and parking, assuming the DNR signs off on the environmental issues; for the Village to allow storm water retention on the adjacent triangle parcel; for the Village to transfer title to West End, at no charge, subject to West End guaranteeing \$2 million in increment value within four years after the Planned Development zoning is approved, and if the \$2 million increase in increment value does not occur, the title transfers back to the Village; for the Village to rezone the site Planned Development; for the Village to work with West End to obtain industrial revenue bonds for the project; and for West End to prepare any legal documents at their cost, with the Village to pay its own legal costs to review documents. Wapinski stated that the biggest issue is environmental ramifications from the former garbage dump site. If the DNR approves the VPLE application and the former dump lot can be used for access to a parking area, Wapinski stated that they will be able to develop a 3-story or 4-story senior housing building that will generate at least \$2 million in increment and possibly much more. Wapinski stated that they are seeking a development agreement similar to the agreement between the Village and FairWyn and they would like up to four years to make it successful or to turn the land back over to the village. The CDA members then discussed the need for a competing offer or opt-out clause in case another developer comes in with an offer during the four-year planning stage. Hayden stated that the CDA should consider obtaining an official appraisal for the Duck Pond property and then have a subcommittee begin negotiations with Wapinski and McGreevy. Chanson stated that a workshop meeting also could be scheduled for the CDA to figure out exactly what increment levels are needed for a development proposal to be considered viable for the TID and for the developer. Wapinski stated that they are willing to meet with a subcommittee and they would like the process to be expedited as much as possible. Hayden stated that she could contact a land appraisal firm the next morning and receive a cost and time estimate that could be presented to the Village Board for authorization at a special Village Board meeting being planned for Thursday, December 27, 2012. Hayden stated that Leo Linnemanstons of AECOM has informed the village he will have a cost estimate ready later this week for the additional tests being requested by the Wisconsin DNR for the VPLE application on the former dump site, and it will be presented at the next CDA meeting.

Commissioner Wilson/President Petersen 2nd made a MOTION to direct staff to contract for an appraisal on the Duck Pond development area property, to approve the establishment of a CDA subcommittee to meet with the West End Development partners to iron out the details of the proposal and to determine what increment level the Village will need to consider; and to direct the subcommittee to meet within the next month or prior to the next regular meeting of the CDA. The MOTION carried without negative vote.

President Petersen/Commissioner Hicks 2nd made a MOTION to appoint Skip Bliss, Jay Hicks and Bob Chanson to the CDA subcommittee for the Duck Pond development site negotiations, and the MOTION carried without negative vote.

Future Increment Generating Ideas Progress Report

Hayden stated that at the last meeting the CDA members talked about meeting with Kent Shodeen to determine if his company has any potential development plans for its property located in the TID. Hicks stated that he has a meeting scheduled with Shodeen next week. The CDA also discussed the possibility of selling the property outright at 138 Fontana Boulevard if an offer is received, instead of trying to attract a developer to work with the CDA to meet an increment goal. Hayden stated that the subcommittee members should schedule and hold meetings at the Village Hall to avoid any misperception or inaccurate information from being disseminated.

Confirm Quorum & Dates for Upcoming Meetings

Next Meeting Date

The next meeting date was scheduled for Wednesday, January 9, 2013 beginning at 6:00 pm.

Adjournment

President Petersen/Commissioner Hicks 2nd made a MOTION to adjourn the CDA meeting at 6:13 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: 1/30/13