

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN

COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, December 05, 2007 @ 5:00 PM

PLEASE TAKE NOTICE that the following meeting has been called by the Community Development Authority of the Village of Fontana, including a special joint meeting with the Village Board, and will meet on Wednesday, December 05, 2007 beginning @ 5:00 pm, at the Fontana Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

JOINT MEETING AGENDA

- 1) Call Meetings to Order @ 5:00 pm.
 - a. Call CDA Meeting to Order – Chairman Bill Turner
 - b. Call Village Board Meeting to Order – President Ron Pollitt
- 2) Roll Call
 - a. Roll Call - CDA Board
 - b. Roll Call – Village Board

**THE FOLLOWING AGENDA ITEMS MAY BE CONSIDERED FOR
DISCUSSION, CONSIDERATION AND ACTION**

- 3) **JOINT PRESENTATION – Village Board & CDA**
 - a. **STS Consultants** | Redevelopment Feasibility Study for Former Village Dump Site
- 4) Adjourn Village Board

CDA MEETING AGENDA

- 1) Joint Session Closed & CDA in Session @ 6:00 pm – Chairman Turner
- 2) Roll Call - CDA Board
- 3) Visitors Heard
- 4) Announcements
 - a. **Friday, December 7th @ Noon to 1:30 pm** – FW/WPCC Holiday Open House Luncheon
 - b. **Monday, December 10th @ 6 pm** – VOF Holiday Party @ the Abbey Resort
 - c. **Thursday, December 13th @ 5 pm** – VOF Newsletter Article Deadline
 - d. **Friday, December 14th @ 10 am to 3 pm** – Library Holiday Open House
 - e. **Friday, December 14th @ Noon** – VOF Public Works Christmas Luncheon
 - f. **Monday, December 17th @ 5:30 pm** – Plan Commission Monthly Meeting
 - g. **December 22nd to 25th** – Village Hall Closed for Christmas
 - h. **Monday, December 31st @ 8 am to Noon**
Last Day in 2007 to pay Real Estate Taxes in Person
 - i. **December 31st (@ Noon) to January 1st, 2008** – Village Hall Closed for New Year Holiday
 - j. **Monday, January 7th, 2008** – Village Board Monthly Meeting
 - k. **Wednesday, January 9th, 2008 @ 6 pm** – CDA Monthly Meeting

- 5) Approve Minutes
 - a. Tuesday 06, 2007 – Regular CDA Meeting
- 6) Approval of Current Payables
- 7) Finance Report – Treasurer Pollitt
 - a. Update / Review – Full Accounting Statement & TIF Revenue Increment Projections
 - b. 2008 Tax Increment Calculations
- 8) **PRESENTATIONS**
 - a. No additional Presentations Scheduled for this Meeting.
- 9) TID #1 Infrastructure Projects - Public Works Director Workman
 - a. Porter Court Plaza
 - b. Wild Duck Road & Pedestrian Path
 - i) Mann Brothers – Pay Request No. 2 (\$408,867.35)
 - c. General Construction Updates
- 10) TID #1 Development Projects
 - a. Mill Street Plaza (FairWyn, Ltd.) – Update
 - b. The Cliffs of Fontana (PAR Development) – Update
- 11) General Business
 - a. DNR Recreational Trails Program - Grant Award (Walworth-Fontana Pedestrian Path)
 - i) Select CDA Representative to Ad-Hoc Pedestrian Connection Committee
 - b. TID #1 – Financial Assistance Program – Forms & Policies
 - c. Abbey Resort & Fontana Spa – TIF Assistance Application
 - d. STH 67 Driveway Entrance to Abbey Ridge Subdivision – Update
 - e. Duck Pond Gateway Triangle Landscaping Project
 - i) TGDA Construction Administration Proposal
 - f. Lakefront Space-Needs Planning Study (PDI) - Update
 - g. Commissioner Robert Chanson – Reappointment Recommendation
 - h. Newsletter Article – Topic Discussion
 - i. 158 Fontana Boulevard – Acquisition Update
 - j. Executive Director Employment Contract
 - k. Mill House Pavilion - Update
- 12) Village Board Report – Chairman Turner
 - a. 2008 CDA Work Plan & Project Schedule
 - b. Third Avenue Referendum Question – Update
- 13) Lakefront & Harbor Report – Commissioner Chanson
 - a. Third Avenue Project – Parking Meter Recommendation
- 14) Park Commission Report – Commissioner Hibbard | Executive Director McHugh
 - a. Little Foot Playground Improvements
- 15) Executive Director Report – CDA Director McHugh
- 16) Confirm Quorum for upcoming Meetings
 - a. Next Regular Monthly Meeting – January 09, 2007 @ 6:00 pm (No Closed Session)
 - b. Agenda Item Requests for January Meeting

CLOSED SESSION AGENDA
(END OF REGULAR MEETING)

- 1) Roll Call Vote - CDA Board
- 2) Closed Session
 - a. Pursuant to Chapter 19.85 (1)(c) Wis. Stats. “Deliberating or negotiating 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: TID Property Acquisition and Investment of Public Funds in a TID Redevelopment Project, and Chapter 19.85 (1)(e) Wis. Stats. “Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility,” specifically: CDA Executive Director.
- 3) Adjourn Closed Session
 - a. Adjourn Closed Session and Reconvene to Open Session immediately thereafter or at the next regularly scheduled Community Development Authority meeting without further notice and pursuant to any and all properly noticed agenda for the purpose of voting upon or taking action on the above said items or any other subject disclosed by the agenda for the CDA meeting.
- 17) Pending / Future Items
 - a. Fontana Fen – Property Line Delineation
 - b. Crispell Snyder Reimbursement Request: STH 67 Crosswalk Repair Costs
 - c. Alliant Energy – Charges for Utility Burial Engineering Work
 - d. Program Plan: Industrialization of VOF Compost Operations (DPW Proposal)
 - e. Fontana Boulevard Landscaping Project
 - f. 2008 CDA Budget
 - g. 2008 Equalized Value Deficiency - VOF Resolution w/ Accurate Assessors
 - h. Beach Fence Construction & Maintenance Easements

18) Adjournment

Dated this 3rd day of December, 2007.

Posted: Village Hall, Fontana Library, Post Office, Website

Joseph A. McHugh – Executive Director

cdadirector@villageoffontana.com

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk's office between 8:00 a.m. and 4:00 p.m. at 262-275-6136 or write: P. O. Box 200, Fontana, Wisconsin 53125.

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice and agenda.
