

VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

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**REGULAR MEETING of the COMMUNITY DEVELOPMENT AUTHORITY**

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**(OFFICIAL MINUTES)**

**Tuesday, November 06, 2007 @ 6:00 PM**

Chairman Turner called the regular monthly meeting of the CDA Board to order at 6:01 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

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

**Commissioners absent:** Commissioner Bliss.

**Also present:** Village President Ron Pollitt, Trustee Micki O'Connell, Treasurer Peg Pollitt, Librarian Nancy Krei, Mr. Robert Ireland (Lake Geneva Regional News) & CDA Executive Director Joseph A. McHugh.

**Visitors Heard**

Librarian Nancy Krei noted that a book signing and a presentation on the historical Black Point Estate was being put on by Gwen Tvetter & Judy Johnson that evening, and that the members of the CDA should stop in after their meeting.

**Announcements**

Executive Director McHugh reviewed the announcements listed on the agenda: Monday, November 19th @ 5 pm – Public Hearing for 2008 VOF Budget, Monday, November 26th @ 5:30 pm – Monthly Plan Commission Meeting & Monday, December 10th – Village Holiday Party.

**Approve Minutes**

Commissioner Hibbard/Commissioner Chanson 2<sup>nd</sup> made a MOTION to approve the minutes for the meeting held on October 03, 2007 and the MOTION carried without negative vote.

**Approval of Current Payables**

Executive Director McHugh presented the "Claims Payable Report", prepared by Treasurer Pollitt, totaling \$115,668.57. He noted that Invoice #56972 from Ruckert Mielke was for charges associated with the Frost property (156 West Main Street) and was beyond the expenses originally budgeted for the Main Street Reconstruction Project. Chairman Turner quickly reviewed the Frost's driveway slope issues for the group.

Commissioner Hibbard/Commissioner Chanson 2<sup>nd</sup> made a MOTION to approve the Claims Payable report, of \$115,668.57, and the MOTION carried without a negative vote.

**Finance Report – Treasurer Pollitt**

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

No discussion.

*Chairman Turner moved past discussion on the Full Accounting Statement at this point in the meeting, but instead referred to it during the discussion of the CDA's 2008 Work Plan.*

**PRESENTATIONS**

*No Presentations were made at this meeting.*

**TID #1 Infrastructure Projects - Public Works Director Workman**

**General Construction Updates**

In DPW Workman's absence, Chairman Turner reviewed the status of the on-going infrastructure projects. Executive Director McHugh informed the group that a pre-construction meeting was scheduled for the Porter Court Plaza project for November 14<sup>th</sup>, at which Ms. Pam Schense of the Wisconsin Department of Transportation was going to be in attendance.

**Wild Duck Road Reconstruction & Pedestrian Path Project**

Chairman Turner encouraged everyone present to take a moment to drive up Wild Duck Road and check out the progress. He praised the outcome and the results to date and noted that he was pleased with the contractor's work in elevating the grade of the former Village Garage site.

**Mann Brothers – Pay Request No. 1 (\$305,786.78)**

Chairman Turner reviewed Pay Request No. 1 for the Wild Duck Road Reconstruction Project for a total of \$305,786.78 and noted that the Pay Request had already been approved by the Village Board at their previous meeting.

Commissioner Petersen/Commissioner Fisk 2nd made a MOTION to approve Pay Request No. 1 for the Wild Duck Road Reconstruction Project, for a total of \$305,786.78, and the MOTION carried without a negative vote.

**Mann Brothers – Change Order No. 1 (\$169,183.50 Decrease)**

Chairman Turner reviewed for those present the group's decision to remove the originally specified timber-frame guard rail from the project and to replace it with a standard DOT steel guard rail in order to reduce costs. He noted that Change Order No. 1 had also been approved by the Village Board at their previous meeting.

Commissioner Petersen/Commissioner Fisk 2nd made a MOTION to approve Change Order No. 1 for the Wild Duck Road Reconstruction Project, for a net decrease to the contract of \$169,183.50, and the MOTION carried without a negative vote.

**TID #1 Development Projects**

**Mill Street Plaza (FairWyn, Ltd.) – Update**

No discussion.

**The Cliffs of Fontana (PAR Development) – Update**

No discussion.

**General Business**

**STS Consultants – “Preliminary Draft” of Redevelopment Feasibility Study**

Chairman Turner reminded the group that STS Consultants had been contracted to investigate the former Village Dump site for the purposes of determine how best to proceed. He noted that he had reviewed the preliminary “draft” of the report and offered that it contained several projected cost estimates for various remediation and development options. Commissioner Petersen explained that the Public Works Committee had reviewed the report and was recommending that the final decision of whether or not to proceed be left to the Village Board. Chairman Turner reviewed for the group a graph previously distributed by Executive Director McHugh that showed the various phases of remediation and at which points liability can be minimized for the Village. Chairman Turner further explained that once the Village completed the next phase of investigation, any potential liabilities would be known and the Village could then proceed with the previously discussed insurance and/or liability exemption options.

**Set Joint Meeting for a Presentation by STS Consultants**

Chairman Turner noted that a joint meeting was desired between the Village Board and the CDA for the purpose of hearing a presentation by STS Consultants on their findings to date. Discussion followed regarding the best time for both groups, and it was finally decided that a 5:00 PM

presentation prior to the CDA's regular monthly meeting on December 05, 2007 would work well. Executive Director McHugh was directed to ensure that copies of STS Consultants' report was distributed to the members of the Village Board.

#### **STH 67 Driveway Entrance to Abbey Property - Update**

Executive Director McHugh reminded the group that he and Chairman Turner had met with representatives of the various Abbey Resort Associations in early October. Following discussion of the issue with the driveway off of STH 67 at the CDA's October meeting, DPW Workman had been directed to work with Crispell Snyder to develop possible solutions. Executive Director McHugh presented two options put forth by the engineers, and noted that both options would require additional right-of-way from the Abbey Ridge property. Chairman Turner asked why the option requested by the Abbey Ridge representatives, a single right-hand turn only lane, had not been investigated. Commissioner Petersen explained that the two options had been received just one day earlier and had been reviewed by DPW Workman and himself. He noted that one option required additional right-of-way, and that the other option required additional right-of-way, as well as the movement of a utility pole. In his opinion, neither one was a viable option. Chairman Turner asked if cost estimates had been prepared for either of the options, and Executive Director stated that the two concepts had been submitted without any estimates. Commissioner Petersen worried that the reconstruction of the intersection as proposed in either of the two options would prove too expensive. Executive Director McHugh noted that the two proposals had been prepared by Crispell Snyder at no cost to the Village, and that before moving forward with the development of detailed cost estimates, it should be determined if there was any willingness on the part of the Abbey Ridge Association to provide additional right-of-way. President Ron Pollitt asked that the idea originally presented by the Abbey representatives be investigated before moving forward. Executive Director McHugh was directed to work with DPW Workman and the engineers and bring the item back to the CDA's December meeting for further discussion.

#### **Tax Increment Financing: Development Funding Program Policies & Procedures**

Chairman Turner reviewed the group's desire to develop a standard TIF Assistance Program for contributions in excess of \$10k. He explained that it should be a standard straight-forward program with a guaranteed payback, a clear satisfaction of the "but for" requirement, and a template for a standard "development agreement." Executive Director McHugh presented a template of a "development agreement" that he modeled on a TIF funded project in the City of Green Lake. He explained that the project in Green Lake was similar in nature to what the CDA was working to accomplish; it required a full pay-back supported by a letter-of-credit, and had been developed by Attorney Hank Gempeler. He quickly reviewed the general terms of the agreement for the group and noted that not all projects would incorporate every section of the standard agreement. Chairman Turner asked where the developer would provide the evidence to satisfy the "but for" requirement, and Executive Director McHugh explained that the details of the "but for" argument would be included in the agreement as recitals. Commissioner Chanson offered that the "development agreement" would be the end-point of the process, but that he wanted to see what type of application and additional paperwork would be used to initiate the process. He also asked that the CDA's policy of limiting funding to projects that benefited the Village be clearly spelled out for the applicant. Finally, he asked if it made sense to hand an applicant the standard "development agreement" template before an application had been made. Executive Director McHugh offered that he would rather the applicant see the standard agreement at the beginning, so that they would be able to make an informed decision when applying to the program. Chairman Turner explained his vision of the final application materials packet. It needed to include the following items: Introduction of the Program, information satisfying the "but for" requirement in the form of letters from lenders, etcetera, description of the project, why the funding is needed, and finally an acceptance of the standard template of the "development agreement." Commissioner Petersen asked if the applicant would be required to complete the "development agreement" as part of the initial application process, and Executive Director McHugh offered that the final details of the agreement should be developed as a joint effort between the applicant and the CDA. Commissioner Fisk added that

completing the full “development agreement” would cause the applicant to incur expenses that may not be necessary if the CDA decided against funding the project. With respect to the payment section, Executive Director McHugh presented a spreadsheet showing estimated bi-annual payments for a \$250k loan based on the same terms as the Village’s 2006 Bond Issue. With respect to the paperwork created to date, Executive Director McHugh asked for permission to share the preliminary documents with Mr. Cary Kerger of the Abbey so that he could begin his preparation for applying. Chairman Turner stated, and the group agreed, that Mr. Kerger should be kept involved throughout the process, since it was clear that he intended to apply on behalf of the Abbey. Commissioner Chanson stated his understanding that the Abbey was going to move forward with a renovation of the Fontana Spa regardless of CDA involvement. Executive Director McHugh explained that they plan to renovate the spa, but that the level and extent of the renovation is subject to the CDA’s level of involvement.

Chairman Turner/Commissioner Chanson 2nd made a MOTION to direct Executive Director McHugh to complete the formal application package for the TIF Assistance Program, and authorized him to provide the preliminary documents to Mr. Cary Kerger as the process moved forward, and the MOTION carried without a negative vote.

**Environmental Master Plan: East of STH 67 – RFP Discussion**

*This item discussed in conjunction with the following item, the CDA’s 2008 Work Plan.*

**2008 CDA Work Plan & Capital Improvement Program**

Chairman Turner explained his desire to have a formal CDA Work Plan for 2008, so that all Village officials and staff were clear as to what the CDA hoped to accomplish in 2008. He further explained that he had presented a preliminary plan to the Village Board at their previous meeting and was planning to present the final plan for approval at the Village Board’s December meeting. The first item on the plan was the Environmental Master Plan for the area east of STH 67. He stated that DPW Workman estimated the stormwater infrastructure improvement costs at \$800k and that the CDA already had a quote from Agrecol to complete the native plant restoration work along Pottowatomie Creek for approximately \$430k. He added that he was using an allowance of \$500k for that portion of the work. With respect to funding, he provided an arrangement where the CDA would fund \$1 million of the capital costs and then the Village would create a Stormwater Utility to fund the remainder. He added that the CDA did not currently have any money budgeted for the proposed project; it would have to be funded out of Redevelopment Funds or taken out of the projected surplus. The second project on the plan was the Third Avenue Reconstruction project and the associated burial of utilities east of STH 67. He explained that he had been in conversations with President Ron Pollitt and the conclusion had been to go back out to referendum in the spring of 2008. He noted that the engineering for Third Avenue had already been completed, so the construction costs were already established, and the project could begin construction in the fall. The landscaping along the property owned by Shodeen would be removed from the project, as would the proposed boat turnaround through Pioneer Park. With respect to the burial of utilities and the inherent difficulty in obtaining precise estimates from the Utility Companies, the plan would be to concentrate on the utilities along Third Avenue and the cross streets in the first phase, and complete the rest of the project as funding allowed. Chairman Turner noted that the CDA had already budgeted a total of \$3.1 million for these projects. The next item in the Work Plan was to finish the redevelopment of the Duck Pond Area. He added that the group should visit the DPW Facility to see the new storage bins. Regarding the next phase of Wild Duck Road, he reminded the group that the schematic design was already finished. He was also including the remainder of the pedestrian path, the restoration of the large settling basins on the site, and the next phases of the environmental remediation of the former dump site. Chairman Turner reviewed that the Duck Pond Property had been included in the expansion of TID #1 to encourage quality development. On the 2 ½ acre site that formally was the Village Garage, which was part of the larger 140 total acres that made up the Duck Pond property, he envisioned a small software company, a small professional firm, or a small company that desired to erect its corporate headquarters; something that would create quality employment for the community. The next item on the Work Plan was the next phase of planning

for the redevelopment of the lakefront and a final decision on a proposed community center and/or library, which might include a small coffee shop, a meeting area, and the functions of the current Park House. He offered that relocation of the Police Department to the vacated library space might also be included in that scenario. He acknowledged that the CDA would be unable to fund the library portion under current state law, but that funding of the remaining lakefront redevelopment items was allowed. He added that the Village's debt burden is declining and funding of a new community center and/or library could be done with little tax burden. If supported, the Village could proceed to hire an architect and proceed towards a implementation in 2009. He added that the CDA already included in it's budget \$3.2 million for the combined lakefront projects. Commissioner Chanson asked if the Marina element would be eliminated. Chairman Turner responded that when he had spoken with Mr. Kevin Kirkland about the future, Mr. Kirkland had stated that performing repairs in that building was not his most important business activity. What would be necessary in his mind would be to maintain a space for a small office on the lakefront and the ability to access the slips on the pier for his in-out service and time-share operations. The next item on the Work Plan was the reconstruction of Kinzie Avenue as an extension of STH 67. This item was not currently budgeted and would also need to be funded out of projected surplus. The final item on the CDA's 2008 Work Plan was funding the operation of the TIF Assistance Program. Having reviewed the entire plan, Chairman Turner started over to obtain comments from the group.

With respect to the first item, the Environmental Master Plan east of STH 67, Commissioner Hibbard expressed concern that the CDA did not have money budgeted for the project. Commissioner Chanson expressed his opinion that it was a good project. Commissioner Fisk questioned if the work was truly worth \$1 million dollars, and if it was, then why had the Village not already undertaken the project. Commissioner Wilson stated that the issue lies in the fact that the problem of stormwater crosses the boundaries of private and public land and will only be solved through comprehensive planning. Commissioner Chanson offered that although he could not speak for the Big Foot County Club that they might be willing to fund improvements on the golf course property along the creek and around the ponds. Commissioner Wilson explained that getting to the bottom of the issue would be the critical activity and that the Village would now be bearing the brunt of the engineering costs, as the Village had been unsuccessful in its attempt to secure grant funding. Commissioner Fisk asked if there was anything that prevented the Village from reapplying, and Chairman Turner offered that there was not, other then perhaps a year's delay. He further offered that the DNR may look more favorably on the Village for construction grants if the Village were to take the first step and proceed with the creation of a stormwater management plan and a stormwater utility. Regarding the projected costs, Commissioner Petersen expressed concern that improvements to certain elements of the Village's critical and failing infrastructure were not being considered, such as the Brookwood Water Tower, the South Shore sewer main, and the main water line that runs from the water tower to the Village wells. Chairman Turner and Commissioner Wilson both noted that those projects were outside the boundaries of TID #1. Commissioner Petersen offered that the same arguments used to partially fund the Main Lift Station would apply in the case of the projects he mentioned as well. Commissioner Wilson offered that she has always seen the CDA's objective as being to spend money in such a way as to benefit the propertied from which the money is being extracted; cleaning up Pottowatomie Creek would be both an improvement and an investment within the TID. Commenting on the inclusion of the Environmental Master Plan east of STH 67 in the CDA's 2008 Work Plan, Commissioner Wilson added that she was in favor of the project and asked that the construction of pedestrian trails also be included in the project, as originally planned. Regarding the creation of a Storm Water Utility, Commissioner Hibbard asked what rights the owners of the property in the area had with respect to its creation. Executive Director McHugh explained that the creation of a Storm Water Utility was regulated under state law and would require public hearings and formal action by the Village Board. Commissioner Hibbard offered that she was in favor of including the project on the CDA's Work Plan, since cleaning up and reducing the amount of stormwater that entered Geneva Lake benefited everyone. Chairman Turner asked for comments on the inclusion of Third Avenue on the plan. Commissioner Fisk replied "Absolutely." Commissioners Wilson and Chanson were agreed. Chairman Turner asked for comments on the



next stage of the Duck Pond Redevelopment Project, including the search for a potential tenant, such as a small software firm. Executive Director McHugh commented that the University of Wisconsin – Whitewater had a nationally recognized Math and Computer Sciences Department and may be useful in attracting quality firms. Commissioner Wilson noted that Attorney Hank Gempeler had been involved in a TIF project outside of Madison that included a software company. She expressed her concern that the development site would be contingent on the environmental remediation of the former dump site. Chairman Turner asked for comments on the lakefront redevelopment and a proposed community center and/or library on the lakefront. Commissioner Petersen asked when a library became an element of the plans for the lakefront. He expressed concern with funding a library when he wasn't even sure if libraries were going to be around in 20 to 40 years, as a result of the internet and computer access. He further offered that the Village could join forces with Walworth and build a joint library. Commissioner Fisk commented that he was in favor of a community building on the lakefront, he felt it was an untapped resource and had great potential as a community focal point, but he was not committed as to whether or not a library should be part of it. In reference to the future of libraries, Commissioner Wilson offered that the library was already embracing the internet and provided more than just books; it offered a range of activities, such as the book signing taking place at that exact moment downstairs. In reference to a center on the lake, she commented that the residents of Fontana, especially those that don't live right on the water, should have a place where they can go to enjoy the lake without having to buy something just to have that right. Commissioner Hibbard agreed with Commissioner Wilson and stated that she was in favor of the library concept. Commissioner Chanson doubted the ability of providing enough space on the lakefront to accommodate the library and questioned the merit of using the space simply to store books. He argued that people that use the library would use it regardless of where it was located. He added that the Village had a strong connection with the lake and its use by boaters, etc., and that connection should be expressed in the use of the building; as such, he strongly believed that whatever form the future building took, it should include a marine type use. Commissioner Wilson asked why several uses couldn't share the same space, and Commissioner Chanson opined that they could, except that he did not feel there would be enough room for all of them without expanding beyond the footprint. With respect to the Library as a use, Commissioner Petersen stated that the library also competed with private enterprise by loaning out DVD's and the like. Chairman Turner asked Executive Director McHugh for his comments, and Exec. Dir. McHugh replied that it was a wonderful idea and would be a significant addition to the lakefront. He offered that he had recently attended the Annual Libraries Director's meeting, at which the concept of the future of libraries was the topic of discussion. He relayed that statistics prove libraries are still viable. In fact, the increase in the use of the internet is driving people to libraries as they now realize that the piece of information and/or book they just saw on-line is also available right down the street. While they surely have to adapt to remain relevant, there will always be demand. He added that the second benefit of housing a library type use on the site is that the staff is then able to maintain and operate the facility as well. If the building is simply built to be a large community-center-type meeting place, it would be destined to be operated just like the Park House; locked up until the group that reserved it for the hour picked up the key. Chairman Turner commented that he was in favor of the idea and that the Village could capitalize on economies and efficiencies of scale by incorporating both a community center and a library in the same facility. He informed the group that he had discussed the idea with Carolyn Esswein of PDI and she received the idea well but did note that certain issues, such as height, would need to be kept in mind. He relayed that Carolyn and PDI had worked on a recent library-combination-community-center and the result increased circulation rates by 300 percent. Commissioner Chanson offered that certain elements of the library would be appropriate for the lakefront building, but that he still felt that the main bulk of the library would be better positioned somewhere off the lakefront. Chairman Turner asked others for their comments, and Treasurer Pollitt offered that a library on the lakefront would become the crown jewel of Fontana and that it would be beneficial to have a village presence on the lakefront that didn't close up after the summer. With respect to the overall plan, Treasurer Pollitt offered that it would also allow the Village to solve the issues with the safety building by relocating Fire and Police, and would further serve to add a piece of developable property back into the TID. Commissioner Wilson asked that

the group not see it as an either-or question; books can easily be stored in community areas, similar to the library downstairs. Commissioner Chanson suggested that the planner should review the space and provide some clarification as to what was available for development and what would be necessary for the uses discussed. Commissioner Wilson noted that she would review the libraries current floor plan and e-mail the square-footages out to the rest of the group following the meeting. Commissioner Fisk/Commissioner Chanson 2nd made a MOTION to authorize a study by the CDA's planning firm, Planning & Design Institute (PDI), not to exceed \$3k, for the purpose of reviewing the lakefront site and its constraints, as well as the space needs of various community center and library type uses, and the MOTION carried without a negative vote.

Chairman Turner asked for comments on the inclusion of Kinzie Avenue on the 2008 Work Plan. Commissioner Petersen stated that the improvements to STH 67 had made the stormwater issues on Kinzie Avenue worse and that the street needed to be redone. As a comment on the overall 2008 Work Plan, Commissioner Chanson warned that the group would still reserve the right to abandon a project if it became apparent through the process that it was going to cost more than expected. In summary, Chairman Turner reviewed the list of projects that would become the 2008 Work Plan and noted that the lakefront redevelopment would be just an exercise in planning for 2008.

#### **April 2008 Referendum Question – Initial Discussion**

No further discussion.

#### **Lakefront Redevelopment w/ Library – Initial Discussion**

No further discussion.

#### **Kinzie Avenue Road Reconstruction Project (Tabled: October 3<sup>rd</sup>)**

No further discussion.

#### **Crispell Snyder Reimbursement Request: STH 67 Crosswalk Repair Costs**

Executive Director McHugh reviewed the response from Ms. Sue Barker at Crispell Snyder stating the opinion that her firm was not liable for the crosswalk replacement costs. Chairman Turner reviewed the history of the situation quickly for those present and directed Executive Director McHugh to continue working on the issue.

#### **Duck Pond – Site #6 Redevelopment – Planning Discussion**

No further discussion.

#### **Mill House Pavilion – Update (President Ron Pollitt)**

President Ron Pollitt provided an update on the Mill House Pavilion project. He stated that the project was now imminent and that a final meeting of the ad-hoc Mill House Committee was set to meet with PAR Development on November 21<sup>st</sup> to review the final details, a work schedule and the final cost estimates. He noted that by the end of the week the removal of the existing foundation should be underway and that, depending on the weather, the structure may even start to go up yet this fall.

#### **Village Board Report – Chairman Turner**

##### **CDA Support Agreement with Village – 2008 Payment Amount**

Chairman Turner reviewed the Village's request to increase the amount of the monthly payment for support services. He noted that the monthly rate had not been adjusted in three years. Treasurer Pollitt and Executive Director McHugh were directed to confirm the details.

##### **Village Newsletter - Cost Sharing Proposal**

Chairman Turner reviewed the Village's request to charge the CDA for 25% of the actual costs of the printing and mailing of the Village Newsletter in 2008. The request is based on the fact that the CDA had historically used about 25% of the space for CDA related articles. Treasurer Pollitt

estimated the cost to the CDA at around \$2k to \$3 for the year.

Chairman Turner/Commissioner Fisk 2<sup>nd</sup> made a MOTION to approve the two request from the Village for increases in support and newsletter expenses for the upcoming year, and the MOTION carried without a negative vote.

#### **Lakefront & Harbor Report – Commissioner Chanson**

Commissioner Chanson stated that he had nothing to report.

#### **Park Commission Report – Commissioner Hibbard**

Commissioner Hibbard relayed that the Park Commission had been denied money for a hard court/basketball court in the 2008 budget and was asking that the item be considered by the CDA as part of the Duck Pond Redevelopment project. Chairman Turner noted that it was included as part of the overall plan for the Duck Pond Area.

#### **STH 67 Native Plant Restoration Project - Update**

Commissioner Hibbard relayed that Park Commission member Sharon O'Brien was working with Mr. Roy Diblik to address the highway. She noted that Roy had suggested that a wider mowing path be maintained between the highway and the stormwater swale, and that Sharon was working with Agrecol to make sure that the wider path was integrated into their maintenance plans for the native plant restoration.

#### **Executive Director Report**

Executive Director McHugh stated that he had reviewed the status of all pertinent items during the course of the meeting. He further added that he had been in recent conversation with Mr. Pete Novak regarding a possible purchase of his property. He asked that the group consider a closed session meeting so that they could discuss the details.

#### **Confirm Quorum for upcoming Meetings**

##### **Next Regular Monthly Meeting – December 05, 2007 @ 6:00 pm (Closed Session @ 5 pm)**

Chairman Turner reminded the group that the decision had been made to have a joint meeting with the Village Board prior to the Wednesday, December 5<sup>th</sup> meeting @ 5 pm. He also suggested that the closed session occur at the end of the December 5<sup>th</sup> meeting to discuss property acquisition within TID #1.

#### **Agenda Item Requests**

No requests for future agenda items were made.

#### **Pending / Future Items**

No Pending /Future Items were discussed.

- Alliant Energy – Charges for Utility Burial Engineering Work
- Mill House Park Structure (CDA Funding Commitment)
- Ruckert Mielke Proposal – Little Foot Playground & Reid Park Engineering Services
- Program Plan: Industrialization of VOF Compost Operations (DPW Proposal)
- Fontana-Walworth Pedestrian Grant Application
- Fontana Boulevard Landscaping Project
- Executive Director Employment Contract
- 2008 CDA Budget
- Beach House Concession Door Repairs
- 2008 Equalized Value Deficiency - VOF Resolution w/ Accurate Assessors
- Beach Fence Easements



**Adjournment**

Commissioner Chanson/Commissioner Fisk 2<sup>nd</sup> made a MOTION to adjourn the meeting at 7:32 pm, and the MOTION carried without negative vote.

Minutes prepared by: Joseph A. McHugh, CDA Executive Director

**APPROVED: CDA – 12.05.2007**