

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

HYBRID JOINT REVIEW BOARD MEETING – TID NO. 1
Thursday, November 2, 2023

Village Clerk Lussow called the virtual meeting of the Village of Fontana Tax Incremental District No. 1 Joint Review Board to order at 9:01 am.

Joint Review Board members present: Village Representative Pete Petersen, Walworth County representative Jessica Conley, Steve Torrez on behalf of the Fontana J8 School District representative; Big Foot High School representative Doug Parker, Public Member Peg Pollitt.

Members Absent: J8 School District representative Sharon Llanas, Gateway Technical College District representative Sharon Johnson

Also present: Village Treasurer Liz Baumann, Jon Cameron of Ehlers, Village Administrator Theresa Loomer, Village Clerk Drew Lussow

General Business

Election and/or Reappointment of Public Member

Peg Pollitt had previously been named as the Public Member for the Joint Review Board Committee and no motion was required.

Election and/or Reappointment of Chairperson

Conley/Parker 2nd made a MOTION to elect Village Representative Pete Petersen as the Chairperson of the Joint Review Board Committee, and the MOTION carried without negative vote.

Review Annual PE-300 Report and the performance status of Tax Incremental District No. 1

Jon Cameron from Ehlers presented the Annual TID Report for District No. 1. He provided a brief background of the TID which was created in 2001 to foster economic development and redevelopment in the lakefront district. The plan has been amended four times: in 2003 and 2008 to amend the list of projects, in 2004 to add territory to its boundaries, and in 2014 to declare the district distressed and extend the termination date by ten years from 2028 to 2038. The TID is projected to become self-supporting based on cash flow and close in 2030. There are currently no pending developments in the TID. The incremental value as of January 1st 2023 of the TID is approximately \$179,587,200 and the Village issued a general obligation bank note in fall of 2022 from First National Bank in the amount of \$1,700,000 for the final portion of infrastructure expenses approved in the project plan and subsequent amendments. Walworth County Representative Conley asked if any new construction has taken place in the Village in regards to the incremental value increases. Administrator Loomer stated that while no new construction has taken place this year, next year the proposed Abbey Townhome project will look to begin building condominiums of about 17 units. Public Member Pollitt then posed a question regarding what contributed to the capital projects in 2022 that the Village used the TID funds on. Administrator Loomer mentioned that it included the resurfacing of Fontana Boulevard and Walworth County Representative Conley mentioned based on her notes from last year that it also contained projects such as milling and overlaying of other roads in the Village. Walworth County Representative Conley then asked how the approved projects and use of funds for those projects pertain to improving growth in the Village of Fontana. Administrator Loomer responded that based on the legal advice of the Village Attorney they deemed that the use of the funds in this manner was proper. No further discussion or questions were raised regarding the present Annual PE-300 Report and performance status of Tax Incremental District No. 1.

Approve Resolution Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement

Pollitt/Conley 2nd made a MOTION to approve Resolution 110223-01, Joint Review Board Resolution Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement for the Village of Fontana, and the MOTION carried without negative vote.

Adjournment

Pollitt/Torrez 2nd made a MOTION to adjourn at 9:15 am, and the MOTION carried without negative vote.

Minutes prepared by: Drew Lussow, Village Clerk

Note: These minutes are subject to further editing. Once approved by the Joint Review Board, the official minutes will be on file at the Village Hall.

Approved: