

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

JOINT REVIEW BOARD – TID NO. 1
Tuesday, September 23, 2008

Chairperson Dan Green called the meeting of the Village of Fontana Tax Incremental District No. 1 Joint Review Board to order at 5:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Joint Review Board members present: Fontana Joint 8 School District representative Ellen Zitzler, Big Foot High School District representative Dorothy Kaufmann, Walworth County representative Jessica Lanser, Gateway Technical College District representative Mark Zlevor, Village of Fontana representative Dan Green, Public member Jackie Berg

Also present: Village of Fontana Administrator Kelly Hayden-Staggs, Village Clerk Dennis Martin, CDA Executive Director Joseph McHugh, Ehlers and Associates Vice President Todd Taves

General Business

Review and Consideration of Minutes from Organizational Meeting Held August 25, 2008

There were no additions or correction to the preliminary minutes as distributed.

Zitzler/Zlevor 2nd made a MOTION to approve the minutes for the meeting held August 25, 2008 as presented, and the MOTION carried without negative vote.

Review Public Record, Planning Documents, Plan Commission Resolution Adopting Amendment to the Project Plan, and Resolution Passed by the Village Board Approving the Amendment

The documents were distributed to the board members. There were no questions or comments made.

Consideration of Resolution Approving Tax Incremental District No. 1 Project Plan Amendment

Jessica Lanser stated that she had questions about the addition of the Kinzie Avenue reconstruction project to the TID Project Plan. Lanser asked why the necessity of the project was not foreseen by the engineering firm that worked on the Village of Fontana's Highway 67 reconstruction project. McHugh responded that the storm water runoff problem was not observed until after the Highway 67 construction project was completed. Lanser asked why the Village of Fontana did not consider funding the Kinzie Avenue project with other revenue sources. McHugh stated that the runoff problem was not brought to light until the Village experienced heavy rains last year. McHugh stated that eventually Kinzie Avenue may have been scheduled for reconstruction as part of the Village's road maintenance budget; however, the problem was caused directly by the Highway 67 reconstruction project and it needs to be addressed as soon as possible. Lanser stated that she is concerned that projects will be added to TIF District project plans just because of the new state statute that allows projects located within a half-mile of the approved TIF District boundaries to be added to the project plans. Lanser stated that she also has concerns with the proposed language amendment to the lakefront building item in the project plan. Lanser asked if lease revenue was going to be used to pay back the TIF loan. McHugh stated that the exact scope of the proposed building is not yet known at this time, as the Village just recently created a Blue Ribbon Committee to come up with the initial proposal. The proposed lakefront building project also will have to be approved by the voters in a referendum. McHugh stated that one of the proposed concepts is to lease building space to private business owners, and if approved, the lease derived from the tenants

would be used to pay back the TIF borrowing. Lanser stated that the Village should be able to construct a new lakefront building with other funding sources, not TIF funds.

Zlevor/Zitzler 2nd made a MOTION to approve the Joint Review Board Resolution Approving the Project Plan Amendment of Tax Incremental District No. 1, Village of Fontana on Geneva Lake as presented, and the Roll Call vote followed:

Green – Yes

Zlevor – Yes

Lanser – No

Zitzler – Yes

Kaufmann – Yes

Berg – Yes

The MOTION carried on a 4-1 vote.

Consideration to Disband

Zitzler/Zlevor 2nd made a MOTION to disband the Joint Review Board, and the MOTION carried without negative vote.

Adjournment

Green/Zlevor 2nd made a MOTION to adjourn the meeting at 5:23 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 Joint Review Board, the official minutes will be on file at the Village Hall.

Approved: _____