City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

ECONOMIC DEVELOPMENT COMMISSION
TUESDAY, SEPTEMBER 5, 2023 – 4:00 PM
CITY HALL – SECOND FLOOR

https://us02web.zoom.us/j/5997866403?pwd=alcreldSbGpNUVI1VnR1RWF5bXovdz09

Meeting ID: 599 786 6403
Passcode: 53538

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AGENDA

1. Call meeting to order

2. Roll call

3. Review and possible action relating to the **minutes of the June 28, 2023 Economic Development Commission meeting**

4. The Economic Development Commission may adjourn into closed session per Wis. Stat. §19.85(1)(f) to consider financial and personal information of an applicant for the City of Fort Atkinson's **Capital Catalyst Revolving Loan Fund (CCRLF)** from Sweet Spot Coffee Shop LLC

5. The Economic Development Commission may continue in closed session per Wis. Stat. §19.85(1)(e) to deliberate or negotiate the terms of a draft Project Development Agreement between the City of Fort Atkinson, Hoffman Development Group, LLC, and CedarPrise. LLC relating to the **Banker Road Multifamily Development Project**

6. The Economic Development Commission may return to open session for the purposes:

    a. Review and possible action relating to an application from Sweet Spot Coffee Shop, LLC for a **Capital Catalyst Revolving Loan Fund Loan**

b. Review and possible recommendation to the City Council relating to the Project Development Agreement between the City of Fort Atkinson, Hoffman Development Group, LLC, and CedarPrise. LLC relating to the **Banker Road Multifamily Development Project**

7. Adjournment

Date Posted: August 31, 2023

CC: Economic Development Commission; City Council, City Staff; City Attorney; News Media; JCEDC/ThriveED

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City Clerk/Treasurer's Office
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ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, JUNE 28, 2023 – 4:00 PM
CITY HALL – SECOND FLOOR

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1. CALL MEETING TO ORDER

Chairperson Nelson called the meeting to order at 4:00 pm.

2. ROLL CALL

Present: Commissioners Camplin, Donohue, Nelson, Paulson Weston, Ralston and Council Rep Lescohier. Also present: Ex-Officio City Manager, Ex-Officio Chamber Director, Clerk/Treasurer, Thrive ED JCEDC representative.

Excused absence: McGlynn

3. REVIEW AND POSSIBLE ACTION RELATING TO THE MINUTES OF THE MAY 3, 2023 ECONOMIC DEVELOPMENT COMMISSION MEETING

Donohue moved, seconded by Camplin to approve the minutes of the May 3, 2023 Economic Development Commission meeting. Motion carried unanimously.

Trent Erdman and Chris Hanson addressed the Committee and discussed the plans for the new business/building.

4. THE ECONOMIC DEVELOPMENT COMMISSION MAY ADJOURN INTO CLOSED SESSION PER WIS. STAT. §19.85(1)(F) TO CONSIDER FINANCIAL AND PERSONAL INFORMATION OF AN APPLICANT FOR THE CITY OF FORT ATKINSON'S CAPITAL CATALYST REVOLVING LOAN FUND (CCRLF) FROM LIL' HAWKS KIDZ ACADEMY TOO, LLC

Lescohier moved, seconded by Donohue to adjourn into closed session per Wis. Stat §19.85(1)(F) to consider financial and personal information of an applicant for the City of Fort Atkinson Capital Catalyst Revolving Loan Fund (CCRLF) from Lil' Hawks Kidz Academy Too, LLC. Motion carried unanimously.

5. THE ECONOMIC DEVELOPMENT COMMISSION MAY REMAIN IN CLOSED SESSION PER WIS. STAT. §19.85(1)(E) TO CONDUCT OTHER SPECIFIED BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION IN OR TO REVIEW A DRAFT DEVELOPMENT AGREEMENT BETWEEN FORT HEALTHCARE AND THE CITY OF FORT ATKINSON

Lescohier moved, seconded by Donohue to remain in closed session per Wis Stat §19.85(1)(E) to conduct other specified business, whenever competitive or bargaining reasons require a closed session in or to review a Draft Development Agreement between Fort Healthcare and the City of Fort Atkinson. Motion carried unanimously.

6. **THE ECONOMIC DEVELOPMENT COMMISSION MAY RETURN TO OPEN SESSION FOR THE PURPOSES:**

Ralston moved, seconded by Camplin to reconvene into open session at 5:18 pm. Motion carried unanimously.

   a. **REVIEW AND POSSIBLE ACTION RELATING TO AN APPLICATION FROM LIL' HAWKS KIDZ ACADEMY TOO, LLC FOR A CAPITAL CATALYST REVOLVING LOAN FUND LOAN**

Manager Houseman summarized the possible recommendation from the Committee that the Economic Development Commission approve a loan from the CCRLF for $100,000 with a 2% fixed interest rate over 15 years with a second mortgage on the building located at 1255 Talcott Street, Fort Atkinson, Wisconsin and personal guaranty from Christine Hansen.

Paulson Weston moved, seconded by Donohue to recommend approval of a Capital Catalyst Revolving Loan Fund for Lil' Hawks Kidz Academy Too, LLC in the amount of $100,000 with a 2% fixed interest rate over 15 years with a second mortgage on the building located at 1255 Talcott Street, Fort Atkinson, Wisconsin and personal guaranty from Christine Hansen. Motion carried unanimously.

   b. **REVIEW AND POSSIBLE RECOMMENDATION TO THE CITY COUNCIL RELATING TO A DEVELOPMENT AGREEMENT BETWEEN FORT HEALTHCARE AND THE CITY OF FORT ATKINSON**

Paulson Weston moved, seconded by Camplin a recommendation by the Economic Development Commission to the City Council to approve the Development Agreement between Fort Healthcare and the City of Fort Atkinson upon final formal review between Fort Healthcare and the City of Fort Atkinson. Motion carried unanimously.

7. **ADJOURNMENT**

Ralston moved, seconded by Paulson Weston to adjourn. Meeting adjourned at 5:21 pm.

Respectfully submitted,
Michelle Ebbert
City Clerk/Treasurer