



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

**ECONOMIC DEVELOPMENT COMMISSION MEETING
IN PERSON AND VIA ZOOM
MONDAY, AUGUST 5, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/82621509992?pwd=MFb1FLk8lkQjPd4z7x1U5gGGrgXbtT.1>

Meeting ID: 826 2150 9992

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AGENDA

1. Call meeting to order

2. Roll call

3. New Business

- a. Review and possible action relating to the **Minutes** of the September 5, 2023 Economic Development Commission meeting
- b. 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 Little Rainbows Play Place LLC
- c. The Economic Development Commission may return to open session for the purposes of review and possible action relating to an application from Little Rainbows Play Place LLC for a **Capital Catalyst Revolving Loan Fund Loan**
- d. Wisconsin Economic Development Association presentation (Melissa Hunt, EDFP, Planning and Economic Development Professional)
- e. Jefferson County Economic Development Update (Deb Reinbold, JCEDC/Thrive ED)

President)

4. Adjournment

Date Posted: July 31, 2024

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

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

MINUTES

1. CALL MEETING TO ORDER

Council Representative Lescohier called the meeting to order at 4:04 pm.

2. ROLL CALL

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

3. REVIEW AND POSSIBLE ACTION RELATING TO THE MINUTES OF THE JUNE 28, 2023 ECONOMIC DEVELOPMENT COMMISSION MEETING

Camplin moved, seconded by Donohue to approve the minutes of the June 28, 2023 Economic Development Commission meeting. Motion carried unanimously.

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

Donohue moved, seconded by McGlynn 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's Capital Catalyst Revolving Loan Fund (CCRLF) from Sweet Spot Coffee Shop LLC and §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. Motion carried unanimously.

Commissioner Nelson left the meeting at 5:15 pm.

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

Camplin moved, seconded by McGlynn to reconvene into open session. Motion carried unanimously.

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

Ralston moved, seconded by Paulson Weston to authorize the loan from the CCRLF for \$82,000 with a 2% fixed interest rate over 15 years collateralized with a second mortgage on the building located at 225/227 S Main Street, Fort Atkinson, Wisconsin and personal guaranties from Jacob Gildemeister and Elena Schleusner. Motion carried unanimously.

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.

McGlynn moved, seconded by Donohue to recommend the City Council approval of 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 subject to final legal and staff review. Motion carried unanimously.

7. ADJOURNMENT

Camplin moved, seconded by McGlynn to adjourn the meeting. Meeting adjourned at 5:20 pm.

Respectfully submitted,
Michelle Ebbert
City Clerk/Treasurer/Finance Director