



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  
WEDNESDAY, DECEMBER 11, 2024 – 9:00 AM  
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/89493990559?pwd=9bPMMXuFwfZLKosRbAzGQXtmd7pbBp.1>

Meeting ID: 894 9399 0559

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**AGENDA**

- 1. Call meeting to order**
- 2. Roll call**
- 3. Approval of Minutes**
  - a. Review and possible action relating to the **minutes of the October 31, 2024 Economic Development Commission** (Ebbert/Clerk/Treasurer/Finance Director)
- 4. New Business**
- 5. Closed Session:**
  - a. The Economic Development Commission may adjourn into closed session under Wis. Stat. 19.85(1)(e) to conduct other specified business where competitive or bargaining purposes require a closed session [Review of Development Agreement for Ridge View Estates] (Houseman, City Manager)
- 6. Return to Open Session**
  - a. The Economic Development Commission may return to open session and may make a recommendation to the City Council relating to the Development

Agreement between the City of Fort Atkinson and Intrepid Investments for the development the Ridge View Estates (Houseman, City Manager)

## **7. Adjournment**

*Date Posted: December 9, 2024*

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

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**ECONOMIC DEVELOPMENT COMMISSION MEETING  
IN PERSON AND VIA ZOOM  
THURSDAY, OCTOBER 31, 2024 – 9:00 AM  
CITY HALL – SECOND FLOOR**

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**MINUTES**

**1. Call meeting to order**

**2. Roll Call**

Present: Commissioners McGlynn, Cooper, Ralston, Nelson, Donohue, Paulson Weston, Cm. Johnson, Chamber Director Wessely and City Manager Houseman. Also present: City Clerk/Treasurer.

**3. New Business**

- a. *Review and possible action relating to the **minutes of the August 5, 2024 Economic Development Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*  
Donohue moved, seconded by McGlynn to approve the minutes of the August 5, 2024 Economic Development Commission meeting. Motion carried.
- b. *Boost Fort Atkinson: A Business Competition (Houseman, City Manager)*  
Manager Houseman discussed Boost Fort Atkinson which is a partnership with the Chamber of Commerce and UW-Whitewater. Houseman shared a presentation from UW-Whitewater. A formal presentation will be provided at the November 7, 2024 City Council meeting.
- c. *The Economic Development Commission may adjourn into closed session under Wis. Stat. 19.85(1)(e) to deliberate or negotiate the possible sale of public properties where competitive or bargaining purposes require a closed session (Houseman, City Manager)*  
McGlynn moved, seconded by Donohue to move into closed session under Wis. State. 19.85(1)(e) to deliberate or negotiate the possible sale of public properties where competitive or bargaining purposes require a closed session. Motion carried unanimously.
- d. *The Economic Development Commission may return to open session to take action on the following item(s) discussed in the closed session:*  
Ralston moved, seconded by Donohue to return to open session. Motion carried unanimously.

1) *Review and possible recommendation to the City Council relating to an Offer to Purchase City-owned property in the Klement Business Park (Houseman, City Manager)*

Wisconsin Development Partners, Tyler Marks was present to discuss various properties and developments around Lake Mills and the southeast side of Madison.

McGlynn asked what type of business you envision as your anchor. Marks replied a distribution facility is possible based on one of the lots. Marks would develop to clients' interests in expanding in the area.

Deb Reinbold, JCEDC began talking with Mr. Marks in January. She provided support to their business/developments.

Ralston inquired on Marks' interest to this vacant land. Marks bought one of the last remaining acres in southeast Madison. He referenced demand in the Madison/Lake Mills area and lack of vacant land for development in response to business RFPs.

Paulson Weston asked if Marks feels Jefferson County is growing and viable. Marks agreed, the region is investing in housing to attract workers to growing companies.

Ralston moved, seconded by Paulson Weston to recommend to the City Council approve the Offer to Purchase of Lots 12 and 13 in the Klement Business Park from Wisconsin Development Partners, LLC for \$323,700. Motion carried unanimously.

2) *Review and possible recommendation to the City Council relating to an Option to Purchase City-owned property in the Klement Business Park (Houseman, City Manager)*

McGlynn moved, seconded by Cooper to recommend to the City Council to approve the Option to Purchase Lot 1 in the Klement Business Park from Wisconsin Development Partners LLC for \$5,000 and \$335,700 if exercised by October 31, 2025. Motion carried.

#### **4. Adjournment**

Donohue moved, seconded by McGlynn to adjourn. Meeting adjourned at 9:54 am.

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