

**VILLAGE OF FOX CROSSING BOARD OF TRUSTEES
SPECIAL MEETING – CLOSED SESSION
Municipal Complex – Arden Tews Assembly Room
Monday, July 11, 2022**

Minutes

1. Call to Order

At 4:45 p.m., the special meeting was called to order. Village Manager Jeffrey Sturgell noted the following Village Board members were present: President Dale Youngquist, Trustees Michael Van Dyke, Kris Koeppe, Gregory Ziegler, Mark Englebort, Dale McNamee, and Barbara Hanson, along with staff: Community Development Director George Dearborn, Deputy Finance Director Myra Piergrossi, Chief of Police Scott Blashka, Fire Chief Brian Harbison, and Attorney Andrew Rossmeyssl. Also in attendance were Robert Millay and Trendon Albers from MillCity Transformations, LLC.

2. Open Session

Village Manager Sturgell provided a brief summary of the proposed redevelopment project MillCity Transformations, LLC is considering conducting at the former Clearwater Paper site located on N. Lake Street in Fox Crossing. MillCity Transformations, LLC proposes to redevelop the northern buildings on the site into a commercial/mercantile area to include a grocery store, restaurant(s), entertainment venues, and some office space (located on the upper floors).

Initially, the southern buildings on the site would be utilized for warehousing. In three to five years, MillCity Transformations, LLC would then redevelop the southern buildings on the site into high end condominiums.

The Board then asked questions of the MillCity Transformations, LLC representatives to include questions about parking, the railroad tracks, necessary foot traffic, the type and size of the grocery store, the proposed warehousing, the financials of the proposed deal, and others.

At 5:14 p.m., Village President Youngquist thanked Mr. Millay and Mr. Albers for their attendance and their time, and informed them that the Board would like to go into Closed Session to discuss the matter. Mr. Millay and Mr. Albers then left the meeting.

3. Closed Session

At 5:14 p.m., **MOTION:** Trustee Van Dyke, seconded by Trustee Ziegler to convene into Closed Session, pursuant to WI Statute 19.85(1)(e) and/or 19.85(1)(g), specifically to deliberate negotiation terms, and/or confer with legal counsel, regarding a potential Developer Agreement between MillCity Transformations, LLC and the Village of Fox Crossing for the potential redevelopment of the Clearwater Paper site.

Additionally, the Board will go into Closed Session pursuant to WI Statute 19.85(1)(g), specifically to confer with legal counsel, regarding potential legal remedies to abate the nuisance(s) located at 2520 Cold Spring Road.

On roll call vote to go into Closed Session, motion carried unanimously 7-0.

At 5:15 p.m., the Board deliberated negotiation terms, and conferred with legal counsel, regarding a potential Developer Agreement between MillCity Transformations, LLC and the Village of Fox Crossing for the potential redevelopment of the Clearwater Paper site.

Next, the Board conferred with legal counsel regarding potential legal remedies to abate the nuisance(s) located at 2520 Cold Spring Road.

At 5:55 p.m., pursuant to WI Stat. 19.85 (2), **MOTION:** Trustee Van Dyke, seconded by Trustee Hanson to reconvene into Open Session. Motion carried.

4. **Adjourn**

At 5:55 p.m., **MOTION:** Trustee Van Dyke, seconded by Trustee Hanson to adjourn the Closed Session. Motion carried.

Respectfully submitted,

Darla M. Fink, Village Clerk

Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.