

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING  
January 22, 2015**

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Brandt at the Slinger Village Municipal Building, 300 Slinger Road, Slinger, Wisconsin on Thursday, January 22, 2015 at 7:30 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, January 16, 2015.

<b>I. Roll Call &amp; Notice of Meeting:</b>	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Jessi Balcom	x	
Dean Otte	x	
Scott Stortz	x (arrived 7:32)	
Dianne Retzlaff	x	
Sherry Schaefer		x (excused)
Ed Bergmann Jr.	x	
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Also Present: Margaret Wilber, Village Treasurer  
Jim Haggerty, Village Engineer  
Tammy Tennes, Village Clerk

Chairman Russell Brandt informed the members that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

**II. Approval or Correction of the Minutes: 11-20-14**

Motion Otte/Bergmann to approve the minutes from the 10-23-14 RDA meeting as presented. Motion passed.

**III. Old Business**

**A. Update on Redevelopment Strategies/Paths**

Administrator Balcom stated at the last meeting it was suggested that she contact Grafton, who has had significant development over the last few years. She stated that she had spoken with Darrell Hofland, the administrator from Grafton, about the strategies they used. Administrator Balcom stated that Grafton used pointed market type studies with renderings and the renderings showed developers what they were looking for. She stated that many of the final projects did resemble the renderings. She also stated that Grafton used Ehlers for the financials and worked with a few planning consultants. Administrator Balcom noted that Grafton stated that developers were concerned with the municipality's long term commitment to the development.

Discussion was held concerning the process and time needed for development approval within the Village.

Committee member Otte asked that for the next meeting staff find out who Jackson, Kewaskum and Hartford use for planning and see what they are charging for impact fees. Treasurer Wilber stated staff may already have a comparison done by Ruekert/Mielke and she would check on that.

**B. Discussion of Options & Strategies Regarding Community Research Report/Market Study**

Administrator Balcom stated that previously there has been discussion on doing a community research report/market study and she is looking for guidance from this committee in regards to whether we should be more targeted and have the Village Board determine where the best place for a TIF should be or use the study to help determine where a TIF should be. Administrator Balcom asked the committee for guidance on where to start, such as should the study should be community wide, target specific areas or be industry specific.

Discussion was held on areas of interest for the next TIF and conducting a parking inventory.

**IV. New Business**

**A. Review of Tax Increment Financing Basics Presentation**

Discussion was held on the possibility of developing a number of TIF's and the use of TIF as a development tool.

**V. Adjourn Meeting:**

Prior to adjourning, the RDA members agreed that the next meeting will be Friday, February 20, 2015 at 7:30a.m.

Motion Otte/Retzlaff to adjourn at 8:45 a.m. Motion passed.

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Prepared by: Tammy Tennes, Clerk