

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
August 14, 2014**

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, August 14, 2014 at 7:30 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, August 8, 2014.

I. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Jessi Balcom	x	
Dean Otte	x	
Scott Stortz	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Ed Bergmann Jr.	x	
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Also Present: Margaret Wilber, Village Treasurer

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: 06-17-14

Motion Retzlaff/Schaefer to approve the minutes from the June 17, 2014 RDA meeting as presented; motion carried.

III. Review and Discussion of Development Updates

a. The Pavilion at Glacier Valley

Administrator Balcom informed the RDA that the Pavilion at Glacier Valley, which is the 106-bed rehab facility started at the end of 2012, has been completed and the RDA incentive and building bond refund have been issued to the developer. She stated the incentive was paid in accordance with the RDA motion made on August 23, 2012 which approved a financial incentive in the amount of \$100,000 for the project's development, to be paid once the project is fully completed. Treasurer Wilber informed the RDA that the project has generated a partially assessed value of \$3.5 million for January 2014 and should be assessed at close to the \$5 million projected value in 2015.

Trustee Otte asked if the incentive amount could be reimbursed from TID #3 funds since the project is located in the TIF District and the TID's plan includes the granting of this type of development incentive. RDA members discussed this and agreed that it would be appropriate to request reimbursement from the TID for these funds, especially since this money could then be used to fund future economic development incentives.

Motion Otte/Stortz to request that the Village Board authorize the reimbursement of the \$100,000 development incentive from Tax Increment District #3 funds; carried unanimously.

b. Walgreen's Site

Administrator Balcom informed the RDA that she had contacted Walgreen's to determine why they decided not to build a store in Slinger and they informed her that the decision was based on the general economy and changing internal circumstances. She stated she specifically asked if the decision was at all based on any problem experienced in dealing with the Village, and Walgreen's personnel stated that the Village had been fine to work with, but their business plans no longer include a Slinger location.

RDA members suggested that other retailers should be contacted to see if there might be any other interest in a Slinger location. Discussion was held on the area of the E Commerce Boulevard and E Washington Street intersection and the importance of improving and developing this area. RDA members stated that Commerce Boulevard (STH 60) is a major entry way to the Village and its development should be a top priority in any Village plans. RDA members discussed the challenges that are presented in trying to attract business to the area with being able to offer actual parcels, and members asked if the Village should explore the possibility of purchasing parcels for development or somehow participating in preparing parcels for development.

RDA members asked if a copy of the Department of Transportation's plans for the reconstruction of Washington Street (STH 175) scheduled to take place next year could be provided for the next meeting. They stated that the 4-lane portion of the highway should be extended further south from the intersection, and a right turn lane off of westbound Commerce Boulevard onto northbound Washington Street would also improve the flow of traffic.

c. Hotel Recruitment Efforts

Treasurer Wilber provided an update on staff's efforts to contact hotel development groups to discuss possible locations within the Village. She stated that as already mentioned, it is challenging to attract much interest from hotel corporations without a specific parcel to discuss. Administrator Balcom stated that staff has also contacted the M7 development group to ask for their assistance with the recruitment and development of a hotel in the Village.

d. Visioning Process

Administrator Balcom informed the RDA that the Village has begun a visioning process to begin preparing for development activity after TID #3's closure. She stated the Village Board and staff are still in the planning phase of this process, which will include identifying areas for potential growth within the Village. Chairman Brandt stated they are considering working with organizations such as UW-Milwaukee or UW-Oshkosh to help facilitate the process. RDA member Stortz stated he has worked with Paul Roback from the UW Extension program on similar projects and Mr. Roback was a very effective facilitator. RDA members agreed that having an outside party moderate the process would provide fresh perspective and an unbiased look at the Village.

RDA members discussed the many advantages that the Village has, such as an excellent school district, a great location with access to major highways, the ski hill and racetrack, and the active recreational programs. RDA member Stortz stated that Slinger regularly leads Washington County in turnaround time for real estate sales. RDA members stated that future development should focus on attracting businesses to the Village to give people more reasons to visit the Village besides residing here.

IV. Review and Discussion to Develop In-House Loan Program

Chairman Brandt stated this item was brought up at the last RDA meeting and staff had been asked to research the possibility of creating a smaller revolving loan program to assist with economic development in the Village. Treasurer Wilber stated that staff is still conducting research on this matter but has already identified a number of successful programs in other communities. She stated they have contacted personnel from the other programs to gather more information on best practices for setting up this type of program. Treasurer Wilber stated that it should be fairly simple to establish another revolving loan program since a lot of the procedures would be similar to the USDA-related program.

RDA members stated it would be helpful to have a loan program that is less complicated than the USDA program. RDA member Retzlaff stated it would be important to retain the collateral requirements, because unsecured loans carry more risk than the fund should accept. Treasurer Wilber stated that staff will provide further information when it is available.

V. Review and Discussion of RDA Boundaries

Treasurer Wilber informed the RDA that staff had researched the RDA boundaries and it appeared that the boundaries were set up to mirror the properties included in Tax Increment District #3, with some areas omitted because they were already developed. She stated that staff had consulted with advisors from Ehlers & Associates and found that the RDA could not expand its boundary to include the entire Village, however the territory covered by the RDA can be modified as many times as needed. She stated the area also does not need to be contiguous, unlike TID areas. RDA members agreed that no action is needed at this time regarding the RDA boundaries, but this will be looked at again once new development opportunities are identified.

VIII. Adjourn Meeting:

Motion Stortz/Otte to adjourn at 8:58 a.m.; motion carried.

Prepared by: Margaret Wilber, Treasurer