

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
September 25, 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, September 25, 2014 at 7:30 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, September 19, 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 (excused)
Sherry Schaefer	x	
Ed Bergmann Jr.	x (arrived at 7:32)	
	----- 6	----- 1

Also Present: Margaret Wilber, Village Treasurer
 Jim Haggerty, Village Engineer
 Tammy Tennes, Village Clerk
 Kevin Dittmar, Dittmar Realty

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: 8-14-14

Motion Schaefer/Otte to approve the minutes from the 8-14-14 RDA meeting as presented. Motion passed.

III. Old Business

A. Construction Schedule Update for Hwy 175 Project

Engineer Haggerty stated that the Department of Transportation (DOT) is performing a full reconstruction of Hwy 175 through the Richfield area ending just south of Slinger. They will be doing an overlay north of Slinger beginning at Weil Dr. extending beyond Hwy 33. He stated they will not be widening the road or changing the vertical alignment. He also stated that DOT will not be working on the intersection of Hwy 60/175. Trustee Otte inquired if Mr. Nehm had contacted Engineer Haggerty. Engineer Haggerty stated that he had spoken to Mr. Nehm and referred him to the DOT.

B. Review & Discussion to Develop In-House Loan Program

Treasurer Wilber informed the RDA that staff is still gathering information from other programs but at this time staff is looking for more direction from the RDA as to the scope of this program. Discussion was held on the comparison of the established revolving loan programs. Treasurer Wilber asked the RDA to let staff know if they have any comments or consideration they would like staff to focus on during this process. Trustee Otte stated that focusing on the downtown area to encourage new businesses, along with job creation, is a guideline to start with. RDA members discussed interest rates, grants

and incentives. Trustee Otte stated that a grant matching or an incentive program should be considered. Members stated that application fees for these programs need to cost less than the grants. The RDA discussed the USDA grants being used for businesses to purchase machinery. Staff stated that marketing the current program on a one page flyer should be considered. Treasurer Wilber stated that this discussion has provided good information to continue to move forward on the project.

C. Visioning Process Update

Administrator Balcom stated that the Board's direction is that a facilitator would be helpful with this process and staff is currently looking at who might be able to assist in the process. She stated that there also is a program offered that goes through an economic scenario that would allow participation of the Board along with other groups, which is being considered as part of this process. RDA member Schaefer asked if there is a timeline to have this process functioning. Administrator Balcom stated that there isn't a timeline currently, but once a facilitator is involved things should move forward. She stated that the goal is that once the Board wishes to move forward with the TIF closure, then the visioning process will be a good way for staff to look for new areas for a TID. RDA members discussed the time frame necessary for the visioning process and to pursue it now.

IV. New Business

A. Discussion of Future Phases of the Hillside Terrace Apartment Development

Chairman Brandt stated that Kevin Dittmar, Dittmar Realty, is present and he is developing land east of Hwy 41 called Hillside Terrace Apartment. Chairman Brandt stated that there have been discussions about including some of Mr. Dittmar's property in a TID. RDA members discussed areas that can and should be considered in the TID, along with the rules that need to be followed. Administrator Balcom discussed the possibility of several small TID's instead of one big TID. RDA members stressed the need to have the visioning process in place before decisions are made so that all parties have a clear vision to make sure that everyone is on the same path. Chairman Brandt stated that the Village has a Smart Growth Plan and staff will provide copies of the plan to the RDA members before the next meeting.

Mr. Dittmar stated that he has a plan and is here today to try to see what the Village is going to do in the future with TID's and would like to be included in the Village's plan.

RDA member Stortz left at 8:39a.m.

The next meeting was tentatively scheduled for Thursday, October 23, 2014 at 7:30a.m.

V. Adjourn Meeting:

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