

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
January 12, 2023

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on January 12, 2023 at 8:02 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, January 6, 2023.

1. Roll Call & Notice of Meeting:

Present: Scott Stortz, Jake Bergum, Dean Otte, Dianne Retzlaff, Sherry Schaefer and Colette Troeller.

Absent: Corey Foerster – excused.

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennes, Engineer Jim Haggerty, Parks, Recreation, and Forestry Director Tony Dobson.

President Stortz 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.

2. Approval or Correction of Minutes from 12-7-2022

Motion Schaefer/Retzlaff to approve the minutes of 12-7-2022. Motion passed.

3. Public Appearances:

A. Parks & Recreation Activity in Downtown District

Administrator Wilber informed the RDA members that she attended the Park Board meeting on January 9, 2023, where discussion was held on the Village's proposed campus expansion along with some ideas about the future of Community Park.

Director Dobson was present to discuss the Parks & Recreation activity in the downtown area, especially Community Park. He discussed the future Breuer Park that will have 3 baseball fields, which may allow for the small diamond at Community Park to be converted for other uses. Director Dobson also discussed the success of Music in the Park and the Farmer's Market vendors and the need to expand. It was noted in that stadium seating in the Downtown Gathering Space concept is probably no longer an item of interest, nor is the use of the barn. He commented that staff is looking into several different ideas on how best to utilize the Community Park area to draw people to the downtown. RDA members agreed with Director Dobson that Community Park is an integral part of our downtown neighborhood.

4. Old Business & Action Thereon:

A. Updates on Work Plan Components and Projects

1. 119 Kettle Moraine Dr. S

Administrator Wilber stated that the pro forma that was reviewed in December didn't show that the project could be completed as originally proposed without significant financial support from the TID, so the development team is working on a new proposal that would be more self-supporting. She commented that staff discussed this matter with VandeWalle and they recommended waiting on developing this property until the Village can give the developer more direction.

The RDA discussed the Letter of Intent that is coming up for renewal with the development team. RDA members agreed that the Letter of Intent should not be renewed and the focus should be to clean up the site and explore ideas for this property.

Motion Schaefer/Bergum to allow the letter of intent to lapse with Wisconsin Redevelopment and Selzer-Ornst Construction Company and focus on clearing the property and making temporary improvements. Motion passed.

2. 100 Storck St.

Administrator Wilber stated that the Village has been notified that the record has been transmitted to the Court of Appeals. She commented that the review and decision by the Court of Appeals is not expected until the end of this year.

3. Eiche Property

President Stortz commented that he had spoken with the potential buyer, Mr. Ritger, and was told that contracts to purchase the Eiche Property, excluding the current apartment building, should be signed within a week. It was noted that he proposed plans include building ranch style condos, 2 bedroom, 2 bathroom, which he intends to rent and later possibly have them for purchase.

4. Former Niphos Property

Administrator Wilber stated that the owner of the former Niphos property attended the December Planning Commission meeting and the Condition Use Permit was approved and the Commissioners were impressed with the developer's plans. She commented that as of now, Washington County still owes the property and the developer is just waiting for the land to be transferred over to him so that he can start his project.

5. 50 Day Brewing (116 Kettle Moraine Dr. S.)

Administrator Wilber and President Stortz stated that they had a meeting recently with the 50 Day Brewing owners and progress is happening. It was noted that the licensing is done and they will start working on the developer's agreement.

Administrator Wilber noted that the Distillery is starting to distill and is waiting on material to complete the façade of the building.

5. New Business & Action Thereon:

A. Review of Façade Grant Applications

Administrator Wilber informed the RDA members that Corey Tousey, representing Fidelity Properties, LLC, had submitted 7 separate grant requests for the property located at 101-1003 Kettle Moraine Dr. S., for a total of \$34,950. It was noted that the total project costs equal \$109,730.

Mr. Tousey was present for the meeting and provided pictures of the building and discussed his proposed plans.

RDA member Otte recommended that Mr. Tousey look into the energy credit program to help with these projects. It was noted that the façade grants are per project, not per property.

President Stortz commended Mr. Tousey on his proposed projects and noted that approval will still be needed for the final plans.

Motion Otte/Schaefer to approve the façade grants in the amount of \$34,950, subject to Village approval on the final plans. Motion passed.

B. Possible New Blight Designation for Municipal Facilities

Administrator Wilber made the RDA members aware that the Village is exploring plans to expand the municipal facilities, which includes moving a department off campus, most likely the Police Department. She noted that funding will be a challenge and one of the options is the USDA's community facilities program. She stated that it could go out to a 40-year term, which would be helpful since the building is going to be around for that long, but purchasing land would have to go through a body like the RDA. Then once the site is identified and it meets the blight criteria, the RDA would declare it as blight and the property would fall under the RDA's jurisdiction and they would lease it back to the Village. The lease payments would form the debt payments for the structure. Administrator Wilber stated that no detailed information is available on this right now, staff just wanted to make the RDA aware in case this is the funding structure selected.

President Stortz stated that this would require a change in the guidelines of the RDA and give the RDA more flexibility in decision making.

6. Adjourn Meeting

Motion Retzlaff/Bergum to adjourn at 9:04am. Motion passed.

Scott Stortz, Village President

Prepared by: Tammy Tennies