

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
January 13, 2021**

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Brandt at the Village Community Room, 218 Slinger Road, Slinger, Wisconsin on January 13, 2021 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, January 8, 2021.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Margaret Wilber	x	
Dean Otte	x	
Corey Foerster	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
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	7	0

Also Present: Tammy Tennes Clerk, Jim Haggerty Engineer, Mary Censky Planner, Valerie Knetzger Treasurer and Jackie Mich consultant with Vandewalle & Associates.

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.

2. Approval or Correction of Minutes from 12-16-2020

Motion Otte/Schaefer to approve the minutes of 12-16-2020 as presented; Passed.

3. Public Appearances & Possible Action Thereon:

**A. EDWC (Economic Development Washington County) Presentation and Reports
(Andrew Haass and Dan Anhalt, EDWC)**

Administrator Wilber introduced Andrew Haass and Dan Anhalt, who are employees of the EDWC.

Andrew provided an overview of who the EDWC is and the services they offer. He noted that the EDWC has worked with the Village staff and Village businesses previously and used the E.H. Wolf and Sons project as an example.

Dan discussed the consulting services that the EDWC offers, which include economic and fiscal impact analysis. He also discussed that the EDWC works with both municipalities and private companies and informed the committee that EDWC is a private nonprofit organization. Dan explained the revolving loan fund and its availability to any and all businesses. He stated that more existing business take advantage of this loan than new companies.

4. Old Business & Action Thereon:

A. Prioritized Work Plan for Redevelopment District #2

Administrator Wilber informed the committee that she and Jacki Mich got together to go over the RDA's preliminary priorities after these priorities were discussed at the December 2020 meeting. She noted that the downtown intersection area is the focus of the priorities and that this draft work plan is a working document. She asked the RDA members to provide any comments they may have regarding changes or corrections.

Jackie noted that this plan will be reevaluated regularly and once priority projects are confirmed, a RDA Work Plan with a timeline and the next steps will be created.

B. Status Updates on Work Plan Components

1. Façade/Building Improvement Program

Administrator Wilber informed the committee that she has been in contact with Forte Bank and their program is not exactly what the RDA is looking for, yet they are willing to assist in creating something more specific for the Village. She noted that she needs to get back to Associated Bank yet and reach out to Westbury Bank as she has not heard back from them.

2. Redevelopment of Former Niphos Property, 308/310 Oak Street

Administrator Wilber stated that the developer has received the developer's agreement and is reviewing it. Staff has provided the developer with contact information for those individuals he would need to speak with regarding the proposed project. She noted that the developer has reached out to Village staff to stress he is looking forward to working with the Village on this project.

3. Former Creamery Building, 100 Storck Street

Administrator Wilber stated that Planner Censky and Building Inspector Darga have a phone meeting with the owner today and they are asking that he have a concept plan for the February Planning Commission meeting. She noted that staff has been in communication with the owner previously and he is not responsive to providing plans for the building or allowing an interior inspection. Administrator Wilber noted that a signed inspection warrant is being worked on currently to continue code enforcement actions.

4. Status of 119 Kettle Moraine Drive S

Administrator Wilber noted that the closing of the RDA/Village purchase of 119 Kettle Moraine Drive S (KMDS) was successfully accomplished on December 30, 2020 and asked the committee to think about possible temporary usage for this property. She stated that staff met at the property to evaluate it and determine any action needed to ensure the property is properly secured and maintained. Administrator Wilber informed the committee that all three of the apartments still had appliances, one had a large amount of personal property and the garage contained a number of items including tool sets that are in good condition. Administrator Wilber commented that staff previously thought St. Vincent de Paul would be able to remove the items, but has found out that

they are unable to do that. She noted that staff believes that the tool sets could be used in the Public Works or Utilities departments and is asking for RDA authorization to retain this type of equipment to be used in Village operations. Administrator Wilber also requested that the RDA authorize staff to install some type of bulletin board on the building that could be used for posting public notices and other information about Village programs or downtown projects. The RDA agree this was a good idea and discussed the building in general.

Motion Otte/Schaefer to approve the Village staff retaining any items from 119 KMDS that could be used for Village operations, subject to the employees cleaning up the property and the RDA covering the costs of dumpsters; Passed.

5. New Business & Action Thereon:

A. Possible Downtown Tax Increment Finance (TIF) District

Jackie Mich provided the committee with information about how a TIF works using the Village's TIF 4 as an example. She discussed the growth of TIF, the impact on taxing jurisdictions, eligible project examples, how property owners are affected and the timing of the process. Jackie also discussed a feasibility study, which would contain: determining the boundaries, increment estimates, cost estimates and considering options for timing of district creation. She noted that the study can be ready for the RDA to review at the February meeting.

Discussion was held about TIF funds being available to all property owners within the district. Also, the idea of having a blighted district was discussed.

Jackie discussed that typically having a project in mind is recommended before creating a TIF, but Slinger is in a unique situation at this time as it has two properties that have a zero balance right now and these will generate increment as soon as they are sold because they will be back on the tax roll.

Committee member Otte commented that something should be done soon to show residents that we are moving forward on this matter.

Administrator Wilber provided the committee with an overview of the workflow involved in creating a TIF District.

6. Adjourn Meeting

Motion Otte/Foerster to adjourn at 9:25a.m. Motion passed.

Russell E. Brandt, Chairman

Prepared by: Tammy Tennies, Clerk