

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING

October 14, 2020

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Brandt at the Slinger Municipal Garage, 218 Slinger Road, Slinger, Wisconsin on October 14, 2020 at 6:00 p.m. in accordance with the Notice of Meeting delivered to the members on Friday, October 9, 2020.

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 (arrived 6:01pm)	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
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Also Present: Tammy Tennies Clerk, Jim Haggerty Engineer, Mary Censky Planner, Village Attorney Eric Larson and consultant from Vandewalle & Associates Jackie Mich.

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 9-16-2020

Motion Otte/Schaefer to approve the minutes of 9-16-2020 as presented; Passed.

3. Public Hearing and Action Thereon:

A. Proposed Creation of Redevelopment District No. 2 in the Downtown Area of the Village of Slinger.

Administrator Wilber stated this meeting can be viewed online via Zoom. The Zoom meeting will be in “listen only” mode, meaning that it can be viewed, but it will not be interactive. The following information was on the agenda.

To watch the Zoom meeting from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join.

<https://zoom.us/j/99157153508?pwd=S0cycGpSM2ZVaFd1Zm9tdXE0V1dLZz09>

Passcode (if prompted): Slinger1!

Or to listen in by phone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Webinar ID: 991 5715 3508 Passcode: 873239507

International numbers available: <https://zoom.us/j/9123456789>

She stated that Jackie Mich of VandeWalle & Associates will start the meeting with her presentation, then any questions or comments received prior to the meeting will be read for the record and finally those in attendance will have an opportunity to speak for 3 minutes during their first opportunity and 2 minutes if they select to speak again. Administrator Wilber also stated that all questions will be answered after everyone has been given the chance to speak.

Jackie Mich informed the public that questions or comments must have been sent **by 5:00 PM on October 14th** to Margaret Wilber, 300 Slinger Road, Slinger WI 53086 to be read at the public hearing.

In Jackie Mich's presentation on the proposed creation of Redevelopment District No. 2 in the downtown area she discussed frequently asked questions that had come up since the September 16, 2020 meeting, such as "Is the Village going to take my property by eminent domain?" and the answer is no. She stated that the Village may consider purchasing property from a willing seller, if it is in support of revitalization goals. Jackie also noted that by law, the Village cannot use the power of eminent domain for single family homes.

In response to the question of why is the Village doing this now, Jackie stated that the Village has worked with Village residents and business owners to determine the direction the Village should take. She stated the Redevelopment District provides additional tools for implementing adopted plans and lets everyone know that the Village sees the downtown as in need of investment and that it will be a focus of the Village's and RDA's redevelopment activities.

Jackie went over the recent downtown efforts that occurred over the last 5 years and informed the public that the purpose of the Redevelopment Plan is to serve as a general framework or guide of development within which the various area and redevelopment within which the various area and redevelopment projects under this section (Wis. Stat. 66.1331(5)(a) may be more precisely planned and calculated. She explained that the role of the Redevelopment Plan is to:

1. Explore the development potential of the downtown area
2. Identify untapped market opportunities
3. Analyze Slinger's existing economic development efforts and tools
4. Provide a future vision
5. Establish an implementation strategy and highlight funding opportunities
6. Work with property and business owners
7. Rehabilitation/Restoration of existing buildings
8. Economic Development
9. New mixed use development
10. Improved parking
11. Quality design and density
12. Promote downtown Slinger vision

Jackie went over the maps and discussed the district boundary, the redevelopment concept plan and the priority sites. She also discussed what the RDA and Village might do to implement the plan.

1. Grants for environmental assessment and cleanup
2. Façade and building loan/grant program
3. Site improvement loan/grant program
4. Purchasing properties from willing sellers
5. Streetscaping improvements
6. New gathering spaces in Community Park
7. Developer outreach
8. Tax Increment Finance District (TID)
9. Business Improvement District (BID)

Jackie discussed the meaning of blight. She stated that most properties fall in the category because of a predominance of defective street layout or faulty lot layout. Jackie noted that although blight can mean unsanitary or unsafe conditions that was not normally the case in the blight study done for the Village. She also noted that blight findings in this matter are not the same as non-compliance with the Village's property maintenance code.

Jackie informed the public of the adoption process of the Redevelopment District No. 2. She stated that the public hearing tonight is the first step, then the Village Board will meet on November 2, 2020 to approve the plan and finally the RDA meeting on November 18, 2020 will certify to "Certify" the plan. She also stated that Attorney Larson will discuss the objection process.

Administrator Wilber read into the minutes the objection letters from Ken Blaine, 300 Storck St. Slinger, Richard and Hope David, 124 Kettle Moraine Dr. S. Slinger., Juliet Hess, 133 Kettle Moraine Dr. N. Slinger, Kelly Henrikson, 100 W. Washington St. Slinger, Ralph and Carol Kuepper, 136 Kettle Moraine Dr. N. Slinger, Mitch Mansavage, owner of 308 Kettle Moraine Dr. S. Slinger, Chuck and Betty Vollrath, 104 Polk St. Slinger Rich Hanke, Fire Chief Slinger Fire Department, 201 Oak St. Slinger and Tyler Sack, 201 W Washington St. Slinger.

President Brandt opened the hearing for comments from the public at 6:40pm.

Juliet Hess, 133 Kettle Moraine Dr. N., Slinger objected to the proposed plan.

Tim Burg 318 Kettle Moraine Dr. S., Slinger objected to the proposed plan.

Sherra Burg 318 Kettle Moraine Dr. S., Slinger objected to the proposed plan and questioned why all of the downtown buildings were not included in the plan.

Richard Gellendin, representing the VFW located at 201 Kettle Moraine Dr. S. Slinger objected to the proposed plan.

Craig Wolf, 120 Park Ct. Slinger asked for more information about the blight definition and findings.

John Hess, 117 Storck St. Slinger objected to the proposed plan and asked about buildings being demolished.

Diane Mansavage, 1968 State Rd 83, Hartford objected to the proposed plan. She expressed the need to preserve Slinger's history, which she felt this process would not.

Dan Strupp, 118 W Washington St., Slinger objected to the proposed plan.

Shannon Scroggins, representing the VFW located at 201 Kettle Moraine Dr. S, Slinger objected to the proposed plan.

Lee Fredericks, 1414 American Eagle Dr. Slinger expressed his thoughts on the residents still not understanding what the Village is trying to accomplish with trying to create a Redevelopment District No. 2.

Kathy Steingraber, 287 Hartford Rd. Slinger expressed her support for the district.

Laura Duchelle, 121 Kettle Moraine Dr. N., Slinger inquired how to obtain a grant that was discussed.

There being no further comments, President Brandt closed the hearing at 7:05pm

A short recess was taken for Administrator Wilber and Jackie Mich to discuss the questions that were just asked by the public.

Administrator Wilber described the process of creating a Redevelopment District. She stated that at this time there aren't any grants or TIF funds for this project. Administrator Wilber stated that the first step is the adoption of Resolution #R09-04-2020, then the Village can explore options as the district develops.

Jackie replied to the inquiry about why all of the properties in the downtown were not included in the proposed plan by stating that the focus is mostly on commercial properties not residential. She also responded to the question about the definition of blight. Jackie stated that it is not a favorable term, but one that comes from the state statutes. She noted that property owners are not required to fix their property that has been deemed blight in this situation.

Administrator Wilber reiterated that the Village is not taking action on anyone's property and that any action taken would be voluntary on behalf of the property owner. She also stated that the Village's property maintenance code is totally different than defining a property as blight. The property maintenance code is complaint driven and the zoning administrator follows up on the complaints and takes action if needed.

In response to preserving the history, Administrator Wilber stated that she personally volunteers at the Slinger Historical Museum and has great respect for the history of Slinger and thinks the museum is a wonderful addition to the Village.

Administrator Wilber stated that properties that were not defined as blight were included because the district has to be contiguous.

Village Attorney Larsen read a portion of the Wis. Stat. 66.1333(6)(b)3 about filing an objection.

Chairman Brandt commented that he can only recall one time when the Village had to use eminent domain and that was in a joint effort with the City of Hartford to acquire property for a substation for the Electric Utility.

It was noted that the Village's former TIF District #3 was considered a blight district because it was mostly vacant land.

4. Old Business & Action Thereon – None

5. New Business & Action Thereon:

A. Resolutions

1. Resolution #R09-04-2020 – A Resolution Approving the Boundaries for Redevelopment District No 2; Approving the Redevelopment Plan thereof; and Submitting Said Boundaries and Redevelopment Plan to the Village Board

Committee member Otte noted that he has lived and worked in the Village for several years and has been trying to improve the downtown area for years. He stated that he believes that forming the Redevelopment Authority and creating the Redevelopment District No. 2 will only help in getting changes completed in the downtown area.

It was noted that the resolution number was changed from #R09-04-2020 to #10-03-2020 and the agenda contained a typographic error.

Motion Otte/Retzlaff to approve Resolution #10-03-2020 as presented. Motion passed.

6. Adjourn Meeting

Motion Otte/Schaefer to adjourn at 7:26pm. Motion passed.

Russell E. Brandt, Chairman

Prepared by: Tammy Tennes, Clerk