

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
October 4, 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 October 4, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, September 29, 2023.

1. Roll Call & Notice of Meeting:

Present: Scott Stortz, Corey Foerster, Angelina Iturrian, Sherry Schaefer, Dean Otte, and Dianne Retzlaff.

Absent: Colette Troeller, excused

Also Present: Administrator Margaret Wilber, Village Engineer Jim Haggerty, and Planner/Zoning Administrator Mary Censky,

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 9-6-2023

Motion Schaefer/Foerster to approve the minutes of 9-6-2023 as presented; Passed

3. Old Business & Action Thereon:

A. Update on work Plan Components and Projects

Administrator Wilber discussed the progress being made on several projects in the downtown redevelopment district. Engineer Haggerty informed the RDA members that the Seventh Hill Estates project has the first building constructed. He commented that permission for early start was granted to the developer, meaning they are starting at their own risk. Administrator Wilber commented that the Façade program continues to have inquiries and did better than anticipated this year. The 50-Day Brewing project got their developer's agreement and recapture agreement approved at the September 18, 2023 Village Board meeting. The Slinger Historical Museum's collection is growing and they are in the process of constructing a storage facility on the southern edge of the property. Administrator Wilber informed the Board that the museum just received an award for their sign in front of the building.

B. Wayfinding Signage Project Update

Corey provided the RDA members with a quote on the wayfinding signage discussed at the September meeting. He included three different types of material the signs could be made of, which included aluminum 3/16 multi panel, aluminum 1/8 reflective panel and dibond 1/8 reflective panel. Corey noted that the quote does not include installation or brackets. It was noted that at the September 6, 2023 meeting RDA members agreed that the style of sign with the hills on top and Slinger at the bottom in the green color, was the preferred sign. RDA members discussed the three

options and all agreed that they prefer aluminum 1/8 reflective panel.

Motion Schaefer/Retzlaff to direct Foerster Sign to create a layout and quote for the 1/8 aluminum reflective panel in green, with the hills on top and Slinger on the bottom for the November RDA meeting. Passed.

C. Review of September Approvals

Administrator Wilber stated that she had spoken with Mr. Rothenbach, 304 Kettle Moraine Dr. S. concerning the breakdown of costs in his façade application. She explained to him that the RDA had commented that some of the project would be longer-lasting improvements, while other parts would be considered ongoing maintenance. Administrator Wilber noted that since the September meeting, Mr. Rothenbach asked if the project could be expanded to have the trees removed, and this would resolve the RDA's concern about grass not growing. Members agreed that the costs for tree removal qualify under the façade grant program, but the costs for the grass do not. They asked for the applicant to provide a consolidated invoice to amend the application as requested.

RDA members requested that the owner Nite Owls provide an estimate of what it would cost for removing the stairs in question completely.

4. New Business & Action Thereon

A. 2024 Proposed RDA Budget – Fund 54

Administrator Wilber provided the RDA with the 2023 accomplishments and the 2024 objectives for the RDA – Fund 54. Accomplishments included the Façade and Building Improvement Program that awarded 8 grants for a total of \$37,010; demolition of all the structures located at 119 Kettle Moraine Dr. S (KMDS); Seventh Hills Estates, a multi-family residential development, was approved and construction has begun. RDA successfully repaid the advance it received from the General Fund for the purchase of the 119 KMDS property. Also, the final payment for the advance issued to TID#4 for the completion of Cedar Bluffs Way was received. She stated that a correction would be needed on the list because the RDA has not paid its General Fund advance in full yet. She also stated that another payment was made successfully.

For 2024 objectives, staff will try to identify a development team that will draft a plan to make the best use of the Village-owned land at 119 KMDS and establish a system of wayfinding signage to highlight major destinations within the downtown neighborhood and help orient visitors to Village facilities.

Administrator Wilber noted that the survey is finally done for the Wolf property that the Village is trying to acquire.

Discussion was held on the legal fees associated with the old creamery building. Administrator Wilber informed the RDA that the owner filed a claim against the Village, so the claim falls under the Village's liability insurance.

An inquiry was made concerning some improvements needed at Community Park and whether the expense could be TID expenses. Administrator Wilber commented that the funds would first come out of the general fund, then the TID. Staff would look into this and bring it back at the November 2023 meeting.

RDA members also asked if the façade project was completed at 138 KMDN. Discussion was held about inspecting façade projects prior to providing the applicant with the grant. They also asked that staff look into contacting the owners of the Day Care on Slinger Road and the owners of the Town 9 Tap concerning their violation of the weed ordinance. Planner Censky stated she would contact the owners.

B. 2024 Proposed TID #6 Budget – Fund 506

Administrator Wilber noted that TID #6 is doing well as it was able to generate an increase in value right away due to the fact that some tax-exempt parcels were purchased for redevelopment. She commented that the district’s equalized value rose another 6% and this growth was achieved without a new development project. Administrator Wilber discussed the 2023 accomplishments which included the façade and building improvement program awarded 8 grants as of September 2023; the TID negotiated and executed its first Developer’s and Recapture Agreements and the buildings at 119 KMDS were demolished and the RDA is working to identify a developer who can produce a project for this property. For 2024 the objectives are to continue to meet with property owners to discuss their redevelopment or property improvement plans and identify a developer who can bring a high-value project to the Village-owned property at 119 Kettle Moraine Dr. S.

President Stortz gave kudos to the RDA members on what has gotten accomplished in 2023.

5. Adjourn Meeting

Motion Foerster/Retzlaff to adjourn at 8:39am. Motion passed.

Scott Stortz, Village President

Prepared by: Tammy Tennies, Village Clerk/HR