

# MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING

## November 18, 2020

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 November 18, 2020 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, November 13, 2020.

<b>1. Roll Call &amp; Notice of Meeting:</b>	<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	
	7	0

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

A suggestion was made that staff email RDA members on the days that they will receive packets at their front door, as some members may not regularly use the front door.

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 10-14-2020**

Motion Schaefer/Retzlaff to approve the minutes of 10-14-2020 as presented; Passed.

### **3. Old Business & Action Thereon:**

#### **A. Certification of Redevelopment District Plan No. 2**

##### **1. Resolution #R11-10-2020 – RDA Certification of Redevelopment District Plan No. 2**

Jackie Mich noted that approving this resolution is the last step in certifying this plan.

Motion Otte/Schaefer to approve Resolution #R11-10-2020

### **4. New Business & Action Thereon:**

#### **A. Overview of Downtown Vision & Strategy**

Jackie Mich informed the RDA members that the Downtown Vision & Strategy Plan was presented at the September 16, 2019 meeting. She discussed defining the downtown area, the

vision statement and Washington County's involvement in the plan. Jackie went over the priorities that the Village Board had put together back in 2019.

Trustee Otte commented that the properties need to be updated. He stated that buildings should not be torn down, they should be possibly fixed up first if that is feasible.

Corey Foerster commented that his vision is to address the major issues in the downtown area, then look for opportunities in the future.

Discussion was held about areas that need to be cleaned up in the downtown area, the possibility of a Tax Increment Finance district in the downtown and how the public envisions the downtown.

### **B. Review of 2021 RDA Budget and Financial Status**

Administrator Wilber provided an overview of the RDA's financial situation at this time and mentioned that it will change based on what the RDA wants to focus on. She stressed that the RDA controls the funds, there aren't any liabilities right now and that there are some cash reserves available at this time.

### **C. Introduction of Draft Work Plan – *The draft work plan will be distributed at this meeting with a brief review in preparation for discussion at the December RDA meeting.***

Administrator Wilber stated that this work plan was developed by the consultants based on the steering committee meetings, vision and work planning meetings held with the public. She noted that the goal is to fix the problem areas and then evaluate future projects.

Jackie Mich stated that she looks forward to receiving the feedback this committee will provide on the draft work plan at the December 16, 2020 meeting.

## **5. Closed Session**

### **A. Go into closed session(s) pursuant to State Statute 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Potential land purchase)**

Motion Otte/Schaefer to go into closed session at 8:55am to include Village Administrator Wilber, Village Engineer Haggerty, Village Treasurer Knetzger, Village Planner Censky and Jackie Mich from Vandewalle & Associates. Roll call vote was taken; Yays: Brandt, Wilber, Otte, Foerster, Schaefer, Retzlaff and Troeller. Nays: None. Unanimously passed.

## **6. Return into Open Session and, if necessary, take action on Closed Session items**

Motion Otte/Wilber to return into open session at 10:04am. Roll call vote was taken; Yays: Brandt, Wilber, Otte, Foerster, Schaefer, Retzlaff and Troeller. Nays: None. Unanimously passed.

Motion Otte/Foerster to accept the offer to sell the property at 119 Kettle Moraine Drive S from Ameri Cor, LLC as presented for the price of \$425,000. Motion passed.

**7. Adjourn Meeting**

Motion Otte/Schaefer to adjourn at 10:05am. Motion passed.

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Russell E. Brandt, Chairman

Prepared by: Tammy Tennies, Clerk

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