

# MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING

## December 16, 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 December 16, 2020 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, December 11, 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	
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Also Present: Tammy Tennies Clerk, Jim Haggerty Engineer, Mary Censky Planner, 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 11-18-2020**

Motion Schaefer/Otte to approve the minutes of 11-18-2020 as presented; Passed.

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

#### **A. Review Draft Work Plan and Discuss Priorities**

Administrator Wilber reminded the members that they were given the draft work plan at the November meeting for possible discussion at today's meeting. She stated that Jackie Mich from VandeWalle & Associates has provided a priority projects exercise with examples on what to look for when prioritizing these items. Administrator Wilber noted that there may not be time today to do the exercise, so staff is looking for the RDA's initial thoughts and what they think the highest priority items are at this time. She also stated that various items that are listed in the draft plan are listed in the exercise document.

Committee Member Foerster commented that in terms of the downtown area, the focus should be the Slinger House and Bible Institute area and after that look at the outlying areas in the downtown.

Committee Member Schaefer agreed with Foerster, yet stated that the Nipho's property needs priority because it is ready for the next steps.

Trustee Otte stated that he would like to create a Tax Incremental Finance (TIF) district right now. He pointed out there are some properties that currently have a zero assessment and would generate increment as soon as they are purchased or developed.

Administrator Wilber agreed with Trustee Otte and stated that normally when a TIF district is started a project is needed that is going to generate increment, but as Committee Member Otte mentioned, there are two potential projects that have zero assessment value at this time.

It was noted that having a TIF created is something that developers are looking for when considering a project. Trustee Otte mentioned that if a TIF is created it can possibly help developers recoup some costs.

President Brandt inquired about having some of the potential purchases be at a zero assessed value before the TIF is created.

Administrator Wilber noted that for the purchase of 119 Kettle Moraine Dr. S, the closing is set for December 30, 2020, so the value as of 1-1-2021 will be zero. She stated that in order to take advantage of the zero assessment we would have to hold the property for a year before the TIF is created.

Trustee Otte also stated that the creamery building should be considered a high priority as it is one of the first buildings people see as they enter the downtown from the south. It is already in a TIF district and the Village is working with the owner to inspect the property.

Administrator Wilber recapped the discussion and stated that the RDA wants to focus on the main intersection of downtown and start working on the feasibility study for a TIF district and begin that process.

## **B. Status of Downtown Properties**

### **1. Update on Purchase of 119 Kettle Moraine Drive S**

Administrator Wilber stated that the Village is making progress on this property, as a closing is set for this year and then the property will have a zero assessment as of the first of the year. She noted that she has reached out to the Village Assessor and made him aware of this purchase so that everything is taken care of with the assessment. Administrator Wilber stated that the Village will hold onto this property until we can determine the best use for it.

### **2. Redevelopment of Former Niphos Property**

Administrator Wilber stated that there is a developer that has been identified and they are working with the County concerning this property. She informed the committee that the developers plan is to put up 4-6 condo units, maintain as much of the building as possible and tear down the back building and put up garages for the residents.

Administrator Wilber also reiterated that the Village is working on the creamery building to get an inspector warrant. She stated that the property owner has been contacted several times to discuss the TIF possibilities, but there has been very little action on that end.

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

##### **A. Possible Facade Improvement Programs**

Administrator Wilber stated that staff is continuing to research the various ways to establish an effective facade improvement program for our new downtown redevelopment district. She discussed the summary of development assistance programs from Mount Horeb, Watertown and Fond du lac. She noted that the research found so far shows that these programs are funded either through increment generated by an active TID or in collaboration with local banks. Administrator Wilber stated that staff is requesting the RDA authorize Village staff to contact local banks to evaluate their interest in participating in this type of program.

The Committee members agreed that Village staff should contact the local banks to explore their possible participation in this type of program.

##### **B. RDA Role in Evaluating New Development**

Jackie Mich explained the RDA's role. She stated that the RDA reviews any new development proposed within the Redevelopment District to ensure it is consistent with the Redevelopment Plan.

Administrator Wilber noted that the RDA is the first group to review the new development, then the Planning Commission and finally the Village Board.

##### **1. Economic and Fiscal Impact Analysis**

Administrator Wilber stated that one of the tools available to the RDA to assist with the evaluation of proposed development projects is an Economic and Fiscal Impact Analysis, which is a service offered by the Economic Development/Washington/County (EDWC).

##### **2. Tax Increment Finance Overview - *Information on the Tax Increment Finance process will be distributed at this meeting with a brief review in preparation for discussion at the January RDA meeting.***

Jackie Mich presented a power point of how a TIF works. She provided eligible project examples and explained how a TIF affects property owners. Jackie noted that a TIF is used as an attraction for a project that would not have happen on its own.

#### **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/Foerster to go into closed session at 8:42am to include Village Engineer Haggerty, Village Treasurer Knetzger, Village Planner Censky and Jackie Mich Vandewalle & Associates

member. 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/Retzlaff to return into open session at 9:28am. Roll call vote was taken; Yays: Brandt, Wilber, Otte, Foerster, Schaefer, Retzlaff and Troeller. Nays: None. Unanimously passed.

Motion Wilber/Retzlaff to accept the offer to purchase 121 Kettle Moraine Dr. S subject to the following conditions: 1) All closing costs to be paid by seller, including 2020 taxes and any delinquent utilities, 2) A Phase I environmental study to be conducted at seller's expense, and 3) personal property not included in purchase must be removed by a certain date. A roll call vote was taken; Yays: Brandt, Wilber, Otte, Foerster, Retzlaff and Troeller. Nays: Schaefer. Motion passed.

**7. Adjourn Meeting**

Motion Otte/Foerster to adjourn at 9:31am. Motion passed.

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Russell E. Brandt, Chairman

Prepared by: Tammy Tennies, Clerk