

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING**  
**December 7, 2022**

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on December 7, 2022 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, December 2, 2022.

**1. Roll Call & Notice of Meeting:**

Present: Scott Stortz, Jake Bergum, Dean Otte, Dianne Retzlaff, Sherry Schaefer and Colette Troeller.

Absent: Corey Foerster – excused.

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennies, Engineer Jim Haggerty, Planner/Zoning Administrator Mary Censky, and Treasurer Valerie Knetzger.

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 10-5-2022**

RDA member Schaefer inquired when Director Dobson would be attending a meeting to discuss long-range plans for Community Park. She noted that originally he was going to attend the November meeting, which was cancelled. Administrator Wilber noted that she will talk to him about attending the January meeting.

Motion Schaefer/Retzlaff to approve the minutes of 10-5-2022. Motion passed.

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

**A. Updates on Work Plan Components and Projects**

119 Kettle Moraine Dr. S - Administrator Wilber informed the RDA members that the development team has provided staff with a pro forma with their projections on how the proposed redevelopment will perform. She stated that Ehlers is reviewing the calculations and the developers' presentation is expected to be ready for the January meeting.

100 Storck Street - Administrator Wilber stated that the owners of the property did file and appeal and a request that the raze order be stayed until the appeal could be heard. She noted that the Village's attorney filed a motion, but the court agreed to hold off on the raze order until the appeal is decided. Administrator Wilber informed the RDA members that the appeal hearing could take place in January 2023, yet the attorney told staff it could take months before a court decision is actually made.

Eiche Property – Administrator Wilber commented that the developer, Mr. Scott Ritger was present for the meeting. Mr. Ritger stated that his proposed plan includes higher end buildings. He is planning a 36-unit development with ranch-style condos that will be for rent. He stated that at this time negotiations are going slowly.

Former Niphos Property – Administrator Wilber informed the RDA members that a public hearing for the Conditional Use Permit needed to convert the property at 308 Oak St. for multi-family is scheduled for the December 14<sup>th</sup> Planning Commission meeting.

Administrator Wilber informed the RDA members that all of the state licenses for the distillery have now been approved.

### **B. Façade Program Review**

Administrator Wilber provided a summary of the first year for the Façade and Building Improvement Program. She stated that staff was pleasantly surprised when six applications were received. She commented that three of the applicants did not meet the guidelines for the program and three did. Administrator Wilber noted that the goal for 2023 is going stay at three, to keep expectations fairly conservative.

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

### **A. Possible Razing of 119 Kettle Moraine Drive South (KMDS) buildings**

Administrator Wilber stated that staff is still working with the selected development team to determine the best potential use for 119 Kettle Moraine Dr. S., yet in the meantime, neither of the options that have been designated as the RDA's preferences includes keeping the buildings currently on the site. She noted that staff would like to begin the razing process, which can take several months. Administrator Wilber reminded the RDA members that the razing costs for 121 KMDS totaled just over \$24,000 and funding for this is available through current RDA cash on hand, but would be considered an advance to TID #6. She noted that this activity was included in the TID project plan, so related costs are eligible for TID reimbursement. Administrator Wilber recommended not to exceed \$30,000 for the razing process.

Motion Otte/Bergum to move forward with the razing process of 119 Kettle Moraine Dr. S., and not to exceed \$30,000. Motion passed.

### **B. Review of 2023 Budgets for RDA and TID #6**

Administrator Wilber discussed the 2023 budgets for RDA and TID #6. She stated that the budget has been approved for 2023, so in the future she will get this information to the RDA members for their input, prior to the approval of the budget. She also stated that most of the items in these budgets are placeholders to keep staff aware of potential costs and revenues that could arise during the budget period. Administrator Wilber commented that is difficult to predict which projects will begin to develop over the coming year. She stated the budget can always be amended during the year as unexpected projects are presented.

RDA member Bergum asked if the wayfinding sign project is included in this budget. Administrator Wilber replied that it is not, but the budget can be amended to include it when more information becomes available.

### **C. Community and Business Information**

Administrator Wilber stated that staff received two reports from our County and State Economic Development partners. The one was from Wisconsin Economic Development Corporation (WEDC) and provided information on what a variety of businesses look for when considering a downtown location and how Slinger measures up with the criteria listed in the WEDC report. She also provided the RDA members with the information that was presented to the Village Board at their November 21, 2022 meeting by the Economic Development/Washington County (EDWC). Administrator Wilber commented that the EDWC information includes not only information on the Village of Slinger, but surrounding areas within an 8-minute drive time.

RDA member Otte discussed that the Village's WHEDA score is not good, and it will possibly be harder to get WHEDA funds for a multi-family project. Administrator Wilber and member Otte will look into how our WHEDA score can be raised.

Administrator Wilber noted that through the EDWC, the Village has gotten a Community Development Investment Grant which was used to assist the Slinger House, Carriage House and Distillery projects. She commented that this matching grant is up to \$250,000 and a community is eligible for it each year. She noted that the Village did not have a grant this year, but hopefully something will come up next year, as this is a great tool for economic development. Administrator Wilber stated that commercial development in a downtown is what the funds can be used for.

Discussion was held about who might qualify for this grant. Administrator Wilber stated she will bring more information about this program to the January meeting for further discussion.

### **D. January Meeting Date**

Administrator Wilber informed the RDA members that the redevelopment team (WI Redevelopment Corp) is preparing their presentation for 119 Kettle Moraine Dr. S. and at this time it is not clear whether they will be ready by the normally-scheduled January 4, 2023 meeting date. She asked the members if they would be willing to consider holding their January meeting on a later date. The members agreed that tentatively Thursday, January 12, 2023 is a good date for the meeting. Administrator Wilber will contact the redevelopment team and see if they will have their presentation ready by January 12, 2023.

### **5. Adjourn Meeting**

Motion Retzlaff/Bergum to adjourn at 8:24am. Motion passed.

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Scott Stortz, Village President

Prepared by: Tammy Tennies