

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING

February 10, 2021

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Pro Tem Otte at the Village Community Room, 218 Slinger Road, Slinger, Wisconsin on February 10, 2021 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, February 5, 2021.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman		x (excused)
Margaret Wilber	x	
Dean Otte	x	
Corey Foerster	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
	6	1

Also Present: Valerie Knetzger Treasurer/Deputy Clerk, Jim Haggerty Engineer, Mary Censky Planner, and Jackie Mich consultant with Vandewalle & Associates.

Chairman Pro Tem Dean Otte 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 1-13-2021

Motion Foerster/Schaefer to approve the minutes of 1-13-2021 as presented; Passed.

3. Public Appearances & Possible Action Thereon: None

4. Old Business & Action Thereon:

A. Downtown Tax Increment Finance District

1. Review of Proposed Timetable

Administrator Wilber presented the district creation timeline drafted by Ehlers and informed the committee that the RDA will need to be active with the Plan Commission in making TIF District decisions. She asked if the RDA would consider rescheduling their March 10th meeting to hold it jointly with the Planning Commission that evening at 6:30 p.m. She stated that both groups could hear the TID feasibility study and discuss it together. The RDA agreed that would be a good idea.

Jackie Mich stated that this timetable is fluid and can be modified as long as it meets public hearing schedules. The first change will be the Joint Review Board meeting which will meet on May 12th, 2021 instead of May 5th as shown. Jackie mentioned that the TID needs to be created by September 30th, 2021 in order to capture 2021 assessment levels.

2. Review of Draft Boundary and Parcel List

Jackie Mich stated that the total TID area needs to be considered 50% blighted, which means the Village needs to be careful in choosing parcels to include because many are currently undeveloped, and therefore not blighted.

RDA members suggested including the Bergman's old property next to Slinger House, the old post office, the Eiche parcel, the Phillip's Funeral Home, the parcels between 200-300 Kettle Moraine Drive S (to include the duplexes), and Buchanan to Chestnut (on both sides). Further discussion also mentioned including the Ski Hill parking lot and the old Creamery building. Jackie Mich confirmed that a parcel can be in two TID's, but only one TID can benefit. She also mentioned that the TID can improve properties within ½-mile of the TID boundaries. Ehlers will need to do a blight study to confirm which properties should be considered for the TID. Jim Haggerty mentioned that some of the improvements to the Racetrack could possibly be included in a stormwater pond project instead of the TID.

3. March Meeting and Public Hearing Schedules

The RDA's next meeting will be combined with the Plan Commission meeting on March 10th, 2021 at 6:30 p.m. There will be no 8:00 a.m. meeting on March 10th. Also, the Joint Review Board meeting will be held on May 12th, 2021 instead of May 5th. RDA members agreed that their May 12th meeting should also be held jointly with the Plan Commission since that is when the TID public hearing will be held.

B. Draft Schedule for Redevelopment District #2 Work Plan

The work plan was reviewed. Jackie confirmed that this plan is driven by property owner decisions and is something the Village cannot control, but having the plan to refer to will help the RDA measure progress and stay focused on common goals.

C. Status Updates on Work Plan Components

1. Façade/Building Improvement Program

Administrator Wilber informed the committee that she contacted the 3 banks in the Village and that Westbury Bank and Forte Bank were very interested in helping with the façade program financing.

Schaefer asked if the RDA could possibly fund \$10,000 grants themselves to avoid the banks and extended wait times altogether. Administrator Wilber said that could be an option and can be discussed at future meetings.

Further discussion was held with regard to finding design help for the façade program and that Village residents may be able to help with this. It was also suggested that the Schleisingerville to Slinger Historical Museum and SEWRPC (Southeast Wisconsin Regional Planning Commission)

could possibly provide pictures of what downtown Slinger used to look like. Jackie Mich is also able to provide the names of historical architectural firms that could be consulted.

2. Former Creamery Building, 100 Storck Street

Administrator Wilber stated that the owner was served with an inspection warrant for February 17th, 2021. She stated that staff will provide further information as it becomes available.

3. Berean Bible Institute Properties

Administrator Wilber stated there was an accepted offer on this property.

5. New Business & Action Thereon: None

6. Adjourn Meeting

Motion Schaefer/Foerster to adjourn at 8:48am. Motion passed.

Dean Otte, Chairman Pro Tem

Prepared by: Valerie Knetzger, Treasurer/Deputy Clerk