

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING**  
**February 2, 2022**

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on February 2, 2022 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, January 28, 2022.

<b>1. Roll Call &amp; Notice of Meeting:</b>	<u>Present</u>	<u>Absent</u>
Scott Stortz, Chairman	x	
Jake Bergum	x	
Corey Foerster	x	
Dean Otte	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
	<hr/> 7	<hr/> 0

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennes, Engineer Jim Haggerty, Planner/Zoning Administrator Mary Censky, Treasurer Valerie Knetzger and Vandewalle & Associates consultant Jackie Mich.

Chairman 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 12-1-2021**

Motion Otte/Schaefer to approve the minutes of 12-1-2021; Passed.

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

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

**1. Status of Request for Proposals for 119 Kettle Moraine Drive S**

Administrator Wilber commented that she has spoken with the Wolf's who own the landlocked parcel adjacent to 119 Kettle Moraine Dr. S. She explained the process to them, including informing them that if they would consider selling their land to the Village, they would need to initiate an offer to the Village. Administrator Wilber also informed the Wolf's that other parties may contact them concerning their property.

Administrator Wilber informed the RDA that the Village Board had a meeting on January 31, 2022 to discuss the Village's financial status. She stated that a priority on the agenda was the Village campus expansion. Administrator Wilber also stated that the Board discussed relocating the library to the 119/121 Kettle Moraine Dr. S location, so a paragraph was added to the request for proposal (RFP) informing prospective developers of this option.

Jackie Mich commented that having the library option is favorable for a developer.

President Stortz noted that this option is not set in stone, it is just a possibility. He commented that at this time staff is looking for information.

Administrator Wilber stated that staff plans to send out the RFP on February 3, 2022.

No action is needed because the RDA previously approved sending out the RFP.

## **2. 100 Storck Street – Former Creamery Building**

Administrator Wilber reminded the RDA of the struggle over the last year and a half that staff has had trying to work with the property owner of 100 Storck St. She informed them that the Board agreed that staff could begin the raze order process at their November 15, 2021 meeting. Administrator Wilber stated that the raze order has been forwarded to the Village Attorney for review and once the final version is ready, it will be served to the property owner. She explained this is now a Village Board matter, but staff will keep the RDA informed of the status of this matter.

## **3. 308 Oak Street – Former Niphos Building**

Administrator Wilber stated that the owners of 308 Oak St. are working on redeveloping this property. She also stated that the plan is to keep the main building and raze the back building. Administrator Wilber commented that the developer anticipates having plans for the Commission at their March 2022 meeting.

## **4. Façade and Building Improvement Program**

Administrator Wilber informed the RDA that several packets have been given out to prospective applicants. She stated that the Playhouse has contacted her with interest in the program.

## **5. Wayfinding Signage Committee Update**

Corey Foerster shared with the RDA a sample of what the Wayfinding Signage Committee has come up with thus far. He informed the group that the proposed signs clamp onto poles, so existing poles could be used. Examples of the signage showed having the top portion available for possible sponsorship. Corey noted the Ice Age Trail markers on the lower portion of the pole.

RDA members expressed ideas about multiple colors. Corey stated that multiple colors may create a busy, messy look. He stressed that first the RDA should consider the layout and then the colors.

President Stortz stated that besides the downtown signs, that the signs throughout the Village need to be considered. He stressed that uniformity of all signs throughout the Village is important.

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

#### **A. Overview of January 18<sup>th</sup> Business Forum**

Administrator Wilber commented that the January 18, 2022 business forum was well attended and she has received positive feedback. She noted that she has received several survey responses and requests to continue with more meetings like this one in the future.

President Stortz expressed the need for a business association where people can share their ideas and stated that he has been contacted by a few people that would like to be a part of such a group.

He commented that this could be monthly or quarterly and this group would not fundraise or donate.

RDA member, Sherry Schaefer, inquired about working with existing groups, like the Slinger Advancement Association, instead of creating a new group.

President Stortz stated that the group he is proposing would be more a think tank, a brainstorming group.

### **B. Current Hotel Feasibility Study**

Administrator Wilber informed the RDA about a project that the Village is currently working on, a Hotel Feasibility Study, that will assess the entire Village to see if a hotel can be supported here. She commented that a survey has gone out and hopefully in a week or two staff will have the results. Administrator Wilber noted that some businesses have informed the Village that they have a need now for a hotel. She stated that staff will keep the RDA informed on the survey results.

### **5. Adjourn Meeting**

Motion Bergum/Foerster to adjourn at 8:56 am. Motion passed.

---

Scott Stortz, Chairman

Prepared by: Tammy Tennies