

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
April 5, 2023

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on April 5, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, March 31, 2023.

1. Roll Call & Notice of Meeting:

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

Absent: Jake Bergum and Corey Foerster – excused.

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennes, Engineer Jim Haggerty, Planner and Zoning Administrator Mary Censky and Jackie Mich of VandeWalle & Associates.

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 1-12-2023

Motion Schaefer/Retzlaff to approve the minutes of 1-12-2023. Motion passed.

3. Old Business & Action Thereon:

A. Demolition of 119 Kettle Moraine Dr. S

Administrator Wilber noted that the demolition of 119 KMDS is slowly progressing. She stated that she has spoken with firms about the wide variance in costs and found that the largest difference was in the cost for the fill. Administrator Wilber commented that the lowest estimate (\$38,651) proposes to use clean fill, which is what the Village requested, while the other estimates appeared to be using gravel and more costly materials. Another increase in the cost of the project was the removal of the asbestos. This project is much larger than the one last year and asbestos removal costs are estimated at \$9,700 much higher than last year's costs of \$1,900. Administrator Wilber stated that there are funds for this still available in the RDA reserves, and this would be treated as an advance to TID#6 since it is a TID-eligible expense. The lowest estimate is from D&H Demolition LLC.

Administrator Wilber informed the committee that committee member Bergum had emailed her and expressed that he is in favor of increasing the amount allowed for this project.

Motion Otte/Retzlaff to award the contract to D& H Demolition, Milwaukee for the demolition of 119 Kettle Moraine Dr. S for an amount not to exceed \$55,000. Motion passed.

B. Updates on Work Plan Components and Projects

1. 119 Kettle Moraine Drive S

Administrator also noted that the Slinger Fire Department asked to use the building for some training until the building is razed. She commented that police and fire chiefs are working together

to see how training could be set up in the building. D& H Demolition said it will be at least a month before they would be starting the work, and it appears they will be willing to schedule the demolition to accommodate SFD training.

2. Eiche Property

Administrator Wilber informed the committee that staff met with the developer last week and there will be a special Village Board meeting on Monday, April 10, 2023. She stated that the developer has set a tentative closing date in mid-April, contingent on some items such as successful discussion regarding TID assistance. It was noted that the developer plans to have the units be rented as apartments at first and possibly later converted to condos.

3. Former Niphos Property

Administrator Wilber stated that the developer was in this week to complete the Conditional Use Permit and other necessary paperwork. She also stated that he plans to submit his applications for the razing and initial building permits needed for the project in the next week.

4. 50 Day Brewing (116 Kettle Moraine Dr. S.)

Administrator Wilber commented that EDWC personnel have informed staff that their meetings with the developers have been going well. They indicated that they are working with the developers to prepare the information needed to apply for a Community Development Investment Grant through the Wisconsin Economic Development Corporation before the April 30th deadline.

5. 100 Storck St.

Administrator Wilber noted that the attorney for the Village got an extension and the deadline for the Village attorney to submit their motion is May 11, 2023. It was noted that this property is located in both TID#5 and #6.

6. Fidelity Properties (101 Kettle Moraine Dr. S)

Administrator Wilber stated that staff was informed that the first phase of their project is scheduled to start within the next two weeks, which will be replacing the opaque block windows in the Bast Durbin section of the building.

4. New Business & Action Thereon: None

5. Adjourn Meeting

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

Scott Stortz, Village President

Prepared by: Tammy Tennies