

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
May 12, 2021**

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Stortz at the Village Community Room, 218 Slinger Road, Slinger, Wisconsin on May 12, 2021 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, May 7, 2021.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Scott Stortz, Chairman	x	
Jake Bergum	x	
Corey Foerster	x	
Dean Otte	x (left at 8:53)	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
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Also Present: Margaret Wilber Administrator, Tammy Tennes Clerk, Jim Haggerty Engineer, Mary Censky Planner, Valerie Knetzger Treasurer/Deputy Clerk and Jackie Mich and Scott Harrington consultants with Vandewalle & Associates.

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 4-14-2021

Motion Otte/Schaefer to approve the minutes of 4-14-2021 as presented; Passed.

3. Public Appearances & Possible Action Thereon: None

4. Old Business & Action Thereon:

A. Downtown Tax Increment Finance District

1. Review of Project Plan

Administrator Wilber informed the RDA members that the Project Plan for Tax Increment District (TID) #6 is included in their packet, yet changes have been made since the members received their packet. She stated that the revised Project Plan will be discussed in detail at the Public Hearing scheduled for today at 6:30pm during the Planning Commission meeting. Administrator Wilber discussed some of the recent changes made. She informed the members that she recently met with Washington County Executive Josh Schoemann regarding the TID #6 proposed project plan and explained to him that although the Village does not have a specific project planned for TID, there are some developments in process. Administrator Wilber noted that the County is not losing any tax base because of the proposed TID, they will just not be receiving finances from the growth at this time. She also noted that Executive Schoemann will be representing the County at the Joint Review Board meeting being held today at 5:30pm.

Trustee Otte noted that developers are proposing workforce housing in the TID #6 area.

Ms. Jackie Mich, representing VandeWalle & Associates noted that the maps within the Project Plan have been changed to make them easier to read.

2. Discussion of Comments Received for Planning Commission Public Hearing

Administrator Wilber stated that no comments have been received at this time. She informed the members that she has spoken with several residents and given out copies of the proposed Project Plan.

B. Review Schedule for Redevelopment District #2 Work Plan

Ms. Jackie Mich reminded the members that this work plan is a living document and something that will be on future agendas to keep the members updated. She noted that the Redevelopment District #2 Work Plan is more specific than the TIF Work Plan and that things are moving forward and progress is being made on several of the RDA's goals.

C. Wayfinding Signage Options

Ms. Jackie Mich reminded the members that at the March 10, 2021 meeting discussion was held concerning community gateway signage and downtown directional signage. She noted that the Village's existing community gateway signs are satisfactory, with the relocation of the gateway sign on STH 175 due to Breuer Park developing. Jackie stated that the members had previously agreed that the community gateway signs should not list specific businesses.

It was noted that on I41, staff would look into getting the "East Slinger" sign changed, along with finding out why there is a Hartford/Jackson sign that does not include Slinger.

Mr. Scott Harrington, representing Vandewalle & Associates was present for the meeting and discussed putting together a sign committee to assist with the vision of the RDA concerning wayfinding signage. Administrator Wilber commented that discussion at the Planning Commission had suggested a committee made up of some of the RDA and Planning Commission members who have experience in signage. She noted that a conflict of interest had been discussed if the members on the committee happen to be the vendors used to make the signs. Chairman Stortz stated that he would like the signs to be done locally whenever possible, but noted that bids for the jobs should be done to avoid any conflict of interest.

RDA member Foerster agreed to be a member on the wayfinding signage committee to advise on the design and content of possible signs. He agreed that he would need to abstain from voting on matters involving his company.

Motion Otte/Bergum to approve forming a sign committee and include RDA member Foerster on the committee; Passed.

D. Status Updates on Work Plan Components

1. Status of 119 Kettle Moraine Dr. S

Administrator Wilber informed the RDA members that the former Phillips Funeral Home at 119 Kettle Moraine Dr. S is in need of cleaning as the tenant apartments upstairs were left in varying states of disarray. She stated that previous discussion of this property included the possibility of having the Public Works staff do all the clearance and removal but after further review staff determined the possibility of some kind of hazardous material and the larger appliances would require a more professional disposition. Administrator Wilber stated that staff contacted a few disposal and cleanup firms for estimates and the best one obtained is from ServiceMaster for a cost of \$3,512.06 to completely clean out and remove all appliances.

Motion Schaefer/Retzlaff to approve hiring ServiceMaster to cleanup and dispose of all items at 119 Kettle Moraine Dr. S for a cost not to exceed \$3,600.00; Passed.

2. Former Creamery Building, 100 Storck Street

Planner/Zoning Administrator Censky informed the RDA members that letters to the property owner have been sent out and today, May 12, 2021, is the deadline for the owner to comply with the violations. She noted that this matter is on the Planning Commission agenda for this evening and staff will be asking for direction on whether staff should move forward with penalties/citations.

Administrator Wilber noted that she has been in communication with the property owner who is inquiring about why the Village has concerns now and why his improvements thus far are not sufficient. She stated this will be discussed in more detail with the Planning Commission.

3. Options for Façade Program Criteria Guidelines

Administrator Wilber provided the RDA members with a draft program outline for the proposed Façade and Building Improvement Program which is strictly a work in process. She noted that staff has gotten examples from other communities and found that the common element in other municipalities' programs is grant/loan options. Administrator Wilber pointed out that the suggested formatting for this type of assistance could be grants, loans or forgivable loans which would give the RDA as much flexibility as possible in supporting worthwhile improvement projects. She noted that 25% of the total project cost maximum seems to be fairly standard for this type of program and ensures that property owners have a significant investment of their own in the endeavor.

Trustee Otte suggested under general provisions that the language be more vague to allow for properties outside of the redevelopment district, maybe within a half of a mile from the TIF district.

Discussion was held on changing the 25% to 50% of the total project cost maximum. They also discussed where the funds would come from and having a maximum RDA contribution of \$5,000.

Administrator Wilber informed that members that there is over \$300,000 in the RDA fund. She stated some of that will need to be kept on hand to pay off the advance for the purchase of 119 Kettle Moraine Dr. S., but that would still leave funds that could be used for this program.

Scott Harrington noted that the program should be set up for repairing the property, not just maintaining it.

Discussion was also held on the options for security to protect the RDA's financial interests.

It was noted that roof repair is not currently in the program outline, but members thought it should be added. They also would like to specify that repairs be done on the street-facing side of the buildings.

Discussion was held on the property located at 100 Storck St. and the possibility of eligible options that may be available to the property owner through the proposed façade program.

The members suggested that projects should be concluded within 4 years or while funds are available and that applicants should be in good standing throughout the project and have no violations at the close of the project.

Administrator Wilber reviewed all the previous discussed items and stated that these items will be added/changed in the Draft Façade Program Outline and brought to the next RDA meeting on June 16, 2021.

5. New Business & Action Thereon: None

6. Adjourn Meeting

Motion Retzlaff/Bergum to adjourn at 9:31am. Motion passed.

Scott Stortz, Chairman

Prepared by: Tammy Tennies, Clerk