

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
May 4, 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 May 4, 2022 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, April 29, 2022.

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 (excused)
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
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Also Present: Administrator Margaret Wilber, Clerk Tammy Tennes, Engineer Jim Haggerty, Planner/Zoning Administrator Mary Censky and Jackie Mich and Scott Harrington 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 4-6-2022

Motion Bergum/Schaefer to approve the minutes of 4-6-2022. Motion passed.

3. Old Business & Action Thereon:

A. Update on Redevelopment Proposals for 119 Kettle Moraine Drive S

Administrator Wilber informed the Board that staff has prepared a list of discussion questions and sent them to the two development groups interested in redeveloping 119 Kettle Moraine Dr S. She noted that staff is meeting with the Wisconsin Redevelopment/Selzer-Ornst group today and with the Cinnaire/KG Development group on May 9, 2022. Administrator Wilber stated that staff will compile the findings from both meetings and present them at the June 1, 2022 RDA meeting.

B. Status of 100 Storck Street

Administrator Wilber informed the Board that the property owner of 100 Storck Street has filed an objection to the raze order the Village has issued for this building. She stated that the Village's insurance provider has appointed an attorney to assist with this matter and they have filed a response to the property owner's complaint. She also stated that the Village has added a counterclaim to the response to ask for court action on the raze order. Administrator Wilber commented that the property owner's attorney asked if the Village would consider a settlement. The Village Attorney noted that this is highly unlikely, but if they wished to pursue a settlement they should submit a proposal and staff would discuss it with the Board at the May 16, 2022 meeting in closed session. Administrator Wilber noted that if a settlement proposal is not received,

the closed session would give the Village's attorney an opportunity to give the Village Board an update on this matter.

4. New Business & Action Thereon:

A. Possible Police Department Use of 119 Kettle Moraine Drive S

Administrator Wilber informed the Board that Chief Schmidt has asked if the Police Department can utilize 119 Kettle Moraine Drive S. to conduct training scenarios utilizing the inside and outside of the building, which would involve the use of paint balls that could leave markings on whatever they strike.

It was noted that this would be great training for the officers.

Motion Schaefer/Foerster to allow the Slinger Police Department to use 119 Kettle Moraine Dr. S to conduct training scenarios utilizing the inside and outside of the building. Motion Passed

B. 2022 Preliminary Assessments for TID #6

Administrator Wilber stated that staff received the Village's preliminary assessment roll and as expected, the 2022 values for TID #6 have remained pretty flat for the first year of the district. She noted that the complete numbers will not be available until later in the year, but as this point it looks like the district's property values will remain right around the base value of \$18.9 million, which is not surprising considering no major projects have been started yet.

It was noted that the Berean Bible property and the Slinger House property have increased in property value, which offsets the Village's purchase of the funeral home, which was on the tax roll previously.

C. Potential New Tax Increment District near Downtown District

Administrator Wilber informed the RDA members that the Village Board has asked for a Joint Review Board(JRB) meeting, on May 11, 2022 at 4pm, to discuss the possibility of a site-specific TID that would be set up to assist with the MBW expansion project. She stated that there will be a public hearing held during the Planning Commission meeting held that same day at 6pm. Administrator Wilber commented that the reason this is being brought to the RDA's attention is that MBW and their financial advisers have indicated that they may want to make this a donor TID for TID#6, so any excess increment would be transferred to the downtown TID to support TID#6 projects and activities. She informed the RDA members that this option will be discussed at the JRB meeting next week and although it is not likely that the donor TID designation would be created right away at the beginning of the new district, if it looks like the target increment will be achieved then an amendment will be made to allow the increment transfer. Administrator Wilber stated that EDWC has been assisting MBW with their financial analysis and their calculations show there should be excess increment, so we are hopeful that this will eventually become another source of income for TID#6 programs.

It was noted that this is a great way to support local businesses.

5. Closed Session

A. Go into closed session(s) pursuant to State Statute 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Consideration of Façade Grant Applications)

Motion Retzlaff/Troeller to go into closed session at 8:10am and include Planner Censky, Clerk Tennies, Engineer Haggerty, Treasurer Knetzger, and Jackie Mich and Scott Harrington from VandeWalle & Associates. A roll call vote was taken. Yays: Stortz, Bergum, Foerster, Retzlaff, Schaefer and Troeller. Nays: None. Motion passed.

6. Return into Open Session and, if necessary, take action on Closed Session items

Motion Foerster/Retzlaff to return to open session at 8:54am. A roll call vote was taken. Yays: Stortz, Bergum, Foerster, Retzlaff, Schaefer and Troeller. Nays: None. Motion passed.

Motion Schaefer/Bergum to approve the façade grant for Hilbert Company for 111A Kettle Moraine Dr. N Slinger, WI 53086 in the amount of \$7,500. Motion passed.

Motion Bergum/Schaefer to direct staff to contact the applicant for 138 Kettle Moraine Dr. N Slinger, WI 53086 and ask them to attend an RDA meeting to discuss details of their plans and provide color renderings and landscaping plans. Motion passed.

Motion Retzlaff/Schaefer to approve the façade grant for Hilbert Company for 100 W Washington St. Slinger, WI 53086 in the amount of \$7,500. Motion passed.

7. Adjourn Meeting

Motion Bergum/Foerster to adjourn at 8:58 am. Motion passed.

Scott Stortz, Village President

Prepared by: Tammy Tennies