

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
June 16, 2021**

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Stortz at the former Phillip funeral home, 119 Kettle Moraine Drive, Slinger, Wisconsin on June 16, 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	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x (left 8:42am)	
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Also Present: Margaret Wilber Administrator, Tammy Tennes Clerk, 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 5-12-2021

Motion Otte/Retzlaff to approve the minutes of 5-12-2021 as presented; Passed.

3. Public Appearances & Possible Action Thereon: None

4. Old Business & Action Thereon:

A. Downtown Tax Increment Finance District

1. Update on TID Creation Process

Administrator Wilber provided the members with the latest version of the TID #6 Project Plan, which she noted will be on the June 21, 2021 Village Board agenda and the June 22, 2021 Joint Review Board meeting. She informed them of the changes, which included removing parcel #1, Blaines's Auto & Truck Parts at 300 Storck St. and adding some maps. Administrator Wilber commented that after speaking with some of the property owners with parcels in the proposed district, some are farther along with plans and others are not and may want to be removed from the proposed district. She stated this will be discussed in more detail at the Village Board meeting.

B. Review Schedule for Redevelopment District #2 Work Plan

Jackie Mich provided the members with an updated work plan and reminded them that it is a working document that she will keep updating as things progress.

C. Review of Draft Façade Program Manual and Materials

Administrator Wilber provided the members with a revised program outline, a program manual which included the grant and loan applications with instructions, the grant and loan agreement forms, a sample promissory note and a personal guarantee form.

Discussion was held on the amounts for the grant. Members agreed that \$5,000 was insufficient and that \$7,500 was a more acceptable amount for the grant.

Member Retzlaff noted that Village staff should consult with the Village attorney about putting unpaid amounts onto a resident's tax bill. She stated that if it is allowed then that language should be added to the manual.

Motion Otte/Bergum to increase the grant amount from \$5,000 to \$7,500; Passed

Motion Otte/Retzlaff to direct staff to start working with banks and the Village attorney on this program; Passed

D. Status Updates on Work Plan Components

1. Status of 119 Kettle Moraine Drive S

Administrator Wilber stated that there is still cleaning to be done in the upstairs of 119 Kettle Moraine Drive S. She informed the members that staff has received a few inquiries on the property, one was from a realtor representing a client looking for investment properties and the other from a local business asking about the possibility of redeveloping it for a variety of possible uses.

Administrator Wilber noted that staff is not recommending anything at this time, just informing members that there has been interest in the property before it has been advertised.

Scott Harrington stated that he will bring the concept plans concerning this property to the next RDA meeting.

2. Former Creamery Building, 100 Stork Street

Administrator Wilber stated that the property at 100 Stork St. is up for discussion again at the June 16, 2021 Planning Commission meeting. She noted that there has been little to no communication from the property owner and the Planning Commission will be asked to determine the next steps in dealing with this property.

President Stortz stated that he has walked around the building and suggested that staff do that also and take some pictures to show the Planning Commission at tonight's meeting.

5. New Business & Action Thereon:

A. Schedule for Future Meetings

President Stortz inquired from the members about the day and time of the RDA meetings.

Discussion was held and it was decided that Wednesday at 8am works fine for everyone, but it should be changed from the Wednesday before the Village Board meeting to the first Wednesday of the month (July 7, August 4, September 1, October 6, November 3 and December 1, 2021) at 8am in the Village Community Room.

Motion Foerster/Bergum to change the meeting date to the first Wednesday of the month; Passed

6. 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. (Potential land purchase – 117 and 121 Kettle Moraine Drive S)

Motion Retzlaff/Bergum to go into closed session at 8:31am. A roll call vote was taken. Yay's: Stortz, Bergum, Foerster, Otte, Retzlaff, Troeller and Schaefer. Nay's: None. Motion passed.

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

Motion Otte/Schaefer to return to open session at 8:51am. A roll call vote was taken. Yay's: Stortz, Bergum, Foerster, Otte, Retzlaff and Schaefer. Nay's: None. Motion passed.

No action was taken.

8. Adjourn Meeting

Motion Bergum/Otte to adjourn at 8:52am. Motion passed.

Scott Stortz, Chairman

Prepared by: Tammy Tennes, Clerk