

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
June 7, 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 June 7, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, June 2, 2023.

1. Roll Call & Notice of Meeting:

Present: Scott Stortz, Dean Otte, Dianne Retzlaff, Sherry Schaefer, Colette Troeller, Corey Foerster and Angelina Iturrian.

Absent: None

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennies, Engineer Jim Haggerty, Planner and Zoning Administrator Mary Censky, Valerie Knetzger 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.

President Stortz welcomed new member Angelina Iturrian to the RDA.

2. Approval or Correction of Minutes from 4-5-2023

Motion Retzlaff/Schaefer to approve the minutes of 4-5-2023. Motion passed.

3. Public Appearances

A. Seventh Hill Estates Overview – Scott Ritger, Developer

Mr. Scott Ritger attended the meeting via Zoom. He provided the RDA with an update on his project, stating that he plans to close on the property June 16, 2023, all the contractors have been set up, and financing has been secured. President Stortz inquired about when Mr. Ritger plans to break ground. Mr. Ritger stated that the plan is to begin removing trees at the end of July and moving dirt in the beginning of August. Mr. Ritger complimented the RDA and Village staff for working with him and making this process run so smoothly.

Administrator Wilber commented that a developer's agreement has been drafted by Mr. Ritger and is currently being reviewed by the Village Attorney. She noted it should be ready for review at the July Village Board meeting.

4. Old Business & Action Thereon:

A. Update on work Plan Components and Projects

1. 119 Kettle Moraine Dr. S

Administrator Wilber informed the members that the razing of 119 KMD S was pushed back as the demolition firm had an emergency project, so work is now scheduled for the week of June 12, 2023.

2. Former Niphos Property

Administrator Wilber stated that the necessary demolition has been completed on this parcel and the developer is now focusing on reinforcing the building and has ordered materials. She noted that his plan is to apply for building permits in the next few weeks.

3. Fidelity Properties building (101 Kettle Moraine Dr. S)

Administrator Wilber commented that the owner of the property is currently focusing on replacing the concrete steps to the building and waiting on material for the other projects on the building.

4. Code Enforcement Action

Administrator Wilber stated that Zoning Administrator Mary Censky has been very active in following through with residents that are in violation of the maintenance code.

5. New Business & Action Thereon

A. Concept Proposal for Interim Improvements at 119 Kettle Moraine Drive S

Ms. Jackie Mich presented a concept for space at 119 Kettle Moraine Dr. S once the building has been razed. This proposal included benches, perennials, parking and advertisement for the sale of the lot. The goal is to beautify the space while plans for a permanent use can be determined.

6. Closed Session

Go into closed session 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 Purchase of Downtown Parcel)

Motion Otte/Retzlaff to go into closed session at 8:33am and include Administrator Wilber, Clerk Tennes, Engineer Haggerty, Treasurer Knetzger and Jackie Mich. A roll call vote was taken. Yays: Scott Stortz, Dean Otte, Dianne Retzlaff, Sherry Schaefer, Colette Troeller, Corey Foerster and Angelina Iturrian. Nays: None. Unanimously passed.

7. Return into Open Session and, if necessary, Take Action on Closed Session Item

Motion Otte/Schaefer to return into open session at 8:38am. A roll call vote was taken. Yays: Scott Stortz, Dean Otte, Dianne Retzlaff, Sherry Schaefer, Colette Troeller, Corey Foerster and Angelina Iturrian. Nays: None. Unanimously passed.

Motion Schaefer/Otte to direct staff to move forward with the purchase of parcel V5-0262 for an amount not to exceed \$25,000. Motion passed.

8. Adjourn Meeting

Motion Retzlaff/ Troeller to adjourn at 8:40am. Motion passed.

Scott Stortz, Village President

Prepared by: Tammy Tennes