

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
July 6, 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 July 6, 2022 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, July 1, 2022.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Scott Stortz, Chairman	x	
Jake Bergum		x (excused)
Corey Foerster	x	
Dean Otte	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
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Also Present: Administrator Margaret Wilber, Clerk Tammy Tennes, Engineer Jim Haggerty, and Planner/Zoning Administrator Mary Censky.

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 6-1-2022

Motion Retzlaff/Schaefer to approve the minutes of 6-1-2022. Motion passed.

3. Old Business & Action Thereon:

A. Updates on Work Plan Components and Projects

Administrator Wilber stated that staff had a productive meeting with the development team that will be working on 119 Kettle Moraine Dr. S. She noted that the development team has presented a draft Letter of Intent but there are several items in it that will need to be worked out with staff before it's ready to present to the RDA for review and approval.

Administrator Wilber stated that a court date of August 11, 2022 has been set for the objection filed by the property owner of 100 Storck St. She stated that the attorney the Village hired is now working on the discovery phase of this process.

Administrator Wilber informed the RDA members that the nano-distillery is slowly getting the approval paperwork it needs from the State to complete their work. She commented that this week they received the approvals needed for their fire suppression system, which was one of the last items needed.

Administrator Wilber also informed the members that the Slinger House is now up for lease and they are actively looking for a management group to operate the restaurant.

President Stortz noted that a developer is actively working with the Eiches on their property.

Administrator Wilber inquired if Trustee Otte had any knowledge of a gap in mapping along the Eiche property that goes out to Spruce St. Trustee Otte's recall is that Joe Eiche was a surveyor and that could be the reason for the gap in mapping.

4. New Business & Action Thereon:

A. Resolutions:

1. Resolution #R07-01-2022 – A Resolution Authorizing Signatories for RDA Façade and Building Improvement Program

Administrator Wilber noted that when the Façade and Building Improvement Program manual was created language specifying who shall be authorized to represent the Village when executing an agreement was not included. She stated that this resolution authorizes the Village President/Chairman of the RDA, Village Administrator and the Village Clerk to be authorized to sign and execute a Loan or Grant Agreement under the Façade and Building Improvement Program upon RDA approval of a Loan or Grant application.

Motion Schaefer/Otte to approve Resolution #R07-01-2022. Motion passed.

B. Façade Grant Applications Review

Administrator Wilber stated that the future brewpub owners have submitted an application for a Façade Improvement Grant. She noted that staff has reviewed it and would like to recommend approval, but there is some uncertainty regarding whether this qualifies under the criteria for grant approvals. Administrator Wilber commented that a grant requires that the work be done on the façade, or street-address side of the property and it could be argued that the roof is visible from the street, but more from Hill St. than from Kettle Moraine Dr. S.

Discussion was held on grants vs. loans and how many grants can one property owner be awarded.

Members agreed that the Façade program is a first come first serve program and property owners are not limited on the number of grants or loans they can be awarded under this program.

It was agreed that one quarter of the roof is street facing and the applicant should be awarded a \$2500 grant, with the remaining amount offered in the form of a loan.

Motion Otte/Schaefer to approve a Façade and Building Improvement Grant in the amount of \$2500 and a loan in the amount of the balance (\$7,700) for the property owner of 116 Kettle Moraine Dr. S. Motion passed with President Stortz abstaining.

C. Sample of Developer Agreement Summary Term Sheet

Administrator Wilber noted that this item is informational only and no action is needed. She provided the RDA members with a Summary Term Sheet which will be used as a preliminary document when considering more complicated projects. Administrator Wilber stated that this document will list terms and criteria, the parties involved, and will discuss the property, the projects and the conditions. It will assist the RDA members in making decisions about what they want to see included in a developer's agreement.

Discussion was held on developer's agreements. Administrator Wilber noted that this document does not take the place of a developer's agreement, but it will help the RDA members when making decisions on projects prior to the final developer's agreement.

D. Vandewalle Scope of Services

Administrator Wilber reminded the RDA members that the Village's 2022 contract with Vandewalle for economic development support was reduced to half its former level, from no more than \$60,000 for the year to no more than \$30,000. She noted that this was done because no large projects are anticipated, although staff did recognize that individual projects may come up that may not be covered under the standard annual contract. Administrator Wilber stated that the proposed Scope of Services is an example of work needed that exceeds the capacity of the Village's annual contract with Vandewalle. She commented that the assistance will support staffs efforts to work out an agreement with Wisconsin Redevelopment/Selzer-Ornst that should result in the redevelopment of the Village-owned property in the downtown district. Administrator Wilber stated that staff will be preparing a Term Sheet prior to the developer's agreement to establish the parameters for the project and document each party's obligation during the research and planning phases of this project. She noted that while this Scope's focus is on the Village-owned property at 119 Kettle Moraine Dr. South, staff hopes to keep the amount of services needed below the maximum amount allowed. She also noted that staff believes that once they have worked through this process with Vandewalle, they will be able to perform most of the future work in-house.

RDA members asked for the status of this year's contract and Administrator Wilber stated there is approximately \$12,000 remaining. RDA members stated they would prefer if this scope could be covered under the existing contract, with additional amounts approved if needed at a later date.

Motion Otte/Retzlaff to approve Vandewalle's Scope of Services on the 119 Kettle Moraine Dr. South project. Motion passed.

5. Adjourn Meeting

Motion Otte/Troeller to adjourn at 8:20am. Motion passed.

Scott Stortz, Village President

Prepared by: Tammy Tennes