

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING

July 7, 2021

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on July 7, 2021 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, July 2, 2021.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Scott Stortz, Chairman	x	
Jake Bergum	x	
Corey Foerster		x (excused)
Dean Otte	x (left at 8:38am)	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
	6	1

Also Present: Margaret Wilber Administrator, Tammy Tennes Clerk, Jim Haggerty Engineer, Valerie Knetzger Treasurer/Deputy Clerk and Jackie Mich consultant for 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 6-16-2021

Trustee Otte noted that under the schedule for future meetings, the location should be 300 Slinger Road, Village Boardroom.

Motion Retzlaff/Schaefer to approve the minutes of 6-16-2021 with corrections; Passed.

3. Public Appearances & Possible Action Thereon

A. Downtown Redevelopment Concepts (Vandewalle & Associates)

Jackie Mich provided the RDA members with the concept plans that Vandewalle had created a few years ago.

Discussion was held on the redevelopment construction cost estimates and redevelopment value estimates. They also discussed buildings in the downtown area and possible opportunities for redevelopment.

RDA members stated they would also like to see options that include retaining existing buildings such as the former funeral home.

President Stortz stated that he is in favor with moving forward with a request for proposal that would give the RDA members a better view of what could be done in the downtown. He commented that it is a good idea to get new ideas from developers on the layout of the buildings and concepts for rehabilitating or redeveloping the downtown.

Motion Otte/Bergum to direct staff to draft a request for proposal for the RDA members to review at the August 4, 2021 meeting; Passed

4. Old Business & Action Thereon:

A. Downtown Tax Increment Finance (TIF) District Update

Administrator Wilber updated the members on the Downtown TIF District. She stated that some properties have been removed from the district. She also informed them that the Joint Review Board approved the district and the creation date of the Tax Increment District (TID) is June 21, 2021 and staff is in the process of filing the necessary documentation with the Department of Revenue.

B. Review of Attorney Comments on Draft Façade Program Manual and Materials

Administrator Wilber informed the members that the Village Attorney reviewed the draft documents for the Façade and Building Improvement Program and he had some questions on the program. She stated that the Village Attorney is looking for more detail in the manual.

Discussion was held on the funding for the program, the review process, and the RDA's authority on approval or denial of the applications.

It was noted that the loans are not guaranteed, that the RDA has the authority to approve or deny applications. The members decided that 1 generic application instead of 3 applications is more appropriate. The RDA or a designated committee could then determine the best structure for any financial assistance approved.

C. Status Updates on Work Plan Components and Other Projects

1. Former Creamery Building, 100 Storck Street

Administrator Wilber informed the members that new deadlines had been issued to the property owner. The specific deadlines are the dates that the property owner estimated he could have items done. The Planning Commission used his estimates and informed him that these dates are firm, committed to dates and the property owner has not communicated with Village Staff since receiving the notice. Administrator Wilber noted that this matter is on the agenda for the July 14, 2021 Planning Commission meeting.

2. 121 Kettle Moraine Drive S

Administrator Wilber stated that there is an accepted offer for the Village to purchase 121 Kettle Moraine Dr. S. She noted that the tenant is gone from the premises and closing is scheduled for not later than 8-31-2021.

3. 116 Kettle Moraine Drive S

Administrator Wilber commented that staff will be reaching out to the new owners to discuss redevelopment possibilities.

5. New Business & Action Thereon: None

6. Adjourn Meeting

It was noted that the next meeting is Wednesday, August 4, 2021 in the Village Boardroom, 300 Slinger Rd.

Motion Bergum/Retzlaff to adjourn at 9:01am. Motion passed.

Scott Stortz, Chairman

Prepared by: Tammy Tennies, Clerk