

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
August 2, 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 August 2, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, July 28, 2023.

1. Roll Call & Notice of Meeting:

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

Absent: Angelina Iturrian

Also Present: Administrator Margaret Wilber, Village Engineer Jim Haggerty, and Planner and 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 06-07-2023

Motion Schaefer/Otte to approve the minutes of 06-07-2023 as presented; carried unanimously.

3. Old Business & Action Thereon:

A. Update on work Plan Components and Projects

Administrator Wilber provided a summary of several projects currently underway within the downtown redevelopment district. She informed the RDA that the Village is still waiting for infrastructure plans for the Seventh Hill Estates project and the developer is only clearing and preparing the property at this time.

Administrator Wilber stated that there has been some redevelopment interest for the Village-owned site at 119 Kettle Moraine Drive South. RDA members asked if this means the Village will hold off on making the temporary improvements to the property, as discussed at the June meeting. Administrator Wilber explained that the inquiries are only preliminary at this time so staff will continue working on the site design, however the situation will be monitored and the design and prep work will be ended if a developer comes forward to take on the project. Engineer Haggerty stated he has received quotes for the soil borings that are needed for the property and those will be completed once a company has been selected.

Administrator Wilber informed the RDA that there has been increased interest in the Façade Improvement Program, and she reviewed the status of the account that was originally set up to implement this activity. She also informed the RDA that the Village Board has approved the eventual purchase of the property where the Slinger Museum is currently located, and staff is in contact with the property owner to work out the details for this transaction which is expected to take place around the end of the year. RDA members directed staff to contact the owners of the distillery and cabinet shop building to find out when the siding for that property will finally be completed.

Administrator Wilber stated that the Village Board has also approved the purchase of a vacant parcel for a future Police Department building. She explained this will involve the RDA taking action to determine if the property is blighted so it can qualify for funding that will provide more favorable finance terms. She stated staff will prepare the documentation required for this and it will be presented at a future meeting when the purchase process is further along.

4. New Business & Action Thereon

A. Review of Façade Grant Applications

1. Nite Owls Grant and Loan Application

Administrator Wilber presented the funding application submitted by the owner of Nite Owls, 121 Kettle Moraine Drive North. She explained the project, which would replace the old and worn siding currently on the property. She provided a photo of the property and pointed out that while most of the siding is not technically on the façade, it is very visible from the street and it is staff's opinion that it would still qualify for this program. Trustee Otte stated there are several other properties in the district that have similar visibility from the street, and it was his opinion that the program should be modified to allow this type of situation. Staff was directed to prepare this modification for review at the next RDA meeting.

Administrator Wilber explained that this application was for both a grant for the maximum amount available or \$7,500 and for a loan in the amount of \$9,875. She stated that these combined amounts would equal 50% of the total project cost of \$34,750.

RDA members agreed that the proposed siding would produce a significant improvement in the property's appearance. They also discussed the value in supporting a popular business in the downtown district that is located in a building with a lot of history. Trustee Otte stated he would like to see this project expanded slightly to include some improvements to the steps leading up to the business, as this would help improve safety as well.

Motion Otte/Retzlaff to approve the grant request for \$7,500 and the loan for this project at 121 Kettle Moraine Drive North, subject to the condition that repair of the front steps is added to the project; carried unanimously.

2. Friedemann Chiropractic, 128 Kettle Moraine Drive South

Administrator Wilber presented the funding application for a smaller improvement project at 128 Kettle Moraine Drive South. She pointed out that the owners of this property have already made substantial improvements to the building and grounds. She stated that staff believes approving this application would be a positive message in support of property owners who are already making noticeable investment in their property. RDA members noted that this location is also a very active business and the type of property that they would like to encourage in the downtown district.

Motion Retzlaff/Foerster to approve the grant request for \$2,160 for the gutter and fascia project at 128 Kettle Moraine Drive South as presented; carried unanimously.

B. Annual Review of TID #6 Performance

Administrator Wilber presented the annual report for Tax Increment District #6 and discussed some of the details. She explained that the report labeled “TID Annual Report” is a Department of Revenue form and its filing is required each year subject to review by the Joint Review Board (JRB). She stated that the other documents are normally included for the JRB’s information. Administrator Wilber pointed out that this is the first annual report for this district, so there is not a lot of activity to record yet. She explained that the small negative balances found in the annual report are not unusual for a new TID since most of the initial funding comes from advances from other funds.

Administrator Wilber pointed out that the district’s equalized value increased by 12% for 2022, adding \$2,267,400 in value for the district. She stated that the preliminary changes in equalized value for 2023 had just been received and indicate that the district’s value increased by another 6% for 2023, for an additional \$1,370,100 in value. She stated that much of this could be attributed to the increase in market values that the Village experienced overall, but there was some new construction that is also included in that number. RDA members discussed ongoing projects and when their increases in their values can be expected.

5. Adjourn Meeting

Motion Foerster/Troeller to adjourn at 8:25am. Motion passed.

Scott Stortz, Village President

Prepared by: Margaret Wilber