

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING

August 4, 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 August 4, 2021 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, July 30, 2021.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Scott Stortz, Chairman	x	
Jake Bergum	x (left at 9:13am)	
Corey Foerster	x (left at 9:37)	
Dean Otte	x (left at 8:48am)	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
	7	0

Also Present: Margaret Wilber Administrator, Tammy Tennes Clerk, Jim Haggerty Engineer, Valerie Knetzger Treasurer/Deputy Clerk, Planner/Zoning Administrator Mary Censky 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 7-7-2021**

Motion Schaefer/Bergum to approve the minutes of 7-7-2021; Passed.

3. **Public Appearances & Possible Action Thereon**

A. Reuse/Redevelopment Strategy for 119 Kettle Moraine Drive S (Vandewalle & Associates)

Administrator Wilber informed the Committee that Vandewalle & Associates did not have the displays for reuses for 119 Kettle Moraine Dr. S for today's meeting. Jackie Mich explained that costs are uncertain for the reuse/redevelopment strategy of this property. She said there would be costs to walk through the property and then create different proposals of what could be done with the property. Vandewalle & Associates recommends having the reuse/redevelopment plan be considered in the request for proposal, which would be more cost effective. Jackie did provide the committee with an analysis of reuse options for 119 Kettle Moraine Drive S.

It was stated that the Building Inspector could be consulted about viewing this property and estimating a cost for the repairs and upgrades that would be needed for any reuse.

President Stortz stated that he believes the Village is open to all concepts for this property, whether it be razing or reusing.

Discussion was held about the residents' comments for parking downtown.

Administrator Wilber noted that the request for proposal concerning this property is an item later on the agenda.

4. Old Business & Action Thereon:

A. Review of Revised Façade Program Manual and Materials

Administrator Wilber discussed the Village Attorney's comments and revisions regarding the proposed façade improvement program. She noted that the Village Attorney consolidated the application form as requested by the RDA, yet the Attorney still had comments that will need additional direction from the RDA.

Discussion was held about the type of loans/grants and after much consideration, the RDA decided they would not offer a forgivable loan. It was agreed that offering either grants or loans would be simpler to understand and administer.

Discussion was held concerning the monetary value of the grant and the loan. It was decided that the maximum amount for a grant is to be \$7,500 and a loan \$25,000. It was also noted that grants would be offered first and loans second and the owner of the property asking for a loan would be required to sign a waiver of special assessment. The waiver of special assessment would allow the Village to put any defaulted loan amount onto the owner's property taxes.

Committee members discussed maintaining consistency with the neighboring property and recalled that the residents voiced that that did not want to modernize the downtown area.

It was stated that the Committee members agreed with the Village Attorney's simplified application, as they want all applicants to be treated the same. They also noted that Cedarburg may have had this program and staff should reach out to Cedarburg and come back with their findings at the September meeting.

It was noted that the loan agreement needs an interest rate and time frame. The Committee agreed that the applications should be reviewed by Village staff and then brought to the RDA Committee for approval or other action as recommended.

B. Status Updates on Work Plan Components and Other Projects

Former Creamery Building, 100 Storck Street

Administrator Wilber informed the Committee that she was made aware that Planner/Zoning Administrator Censky and Building Inspector Darga had spoken with the property owner of 100 Storck St. along with an engineer hired by the property owner and that things were proceeding. She then informed the Committee that the owner of 100 Storck St. had emailed her and again inquired about who came up with the timeline for when he needed to complete the noted violations. With that said, Administrator Wilber stated that there still seems to be very little progress being made on 100 Storck St. She also informed them that staff has been informed that the citation process could not be added to the tax roll if the property owner did not pay, but staff has drafted an ordinance for re-inspection fees which can be added to the tax roll if not paid. The draft ordinance will be presented to the Village Board for consideration at their August 16th meeting.

116 Kettle Moraine Drive S

Administrator Wilber informed the Committee that the Planning Commission has approved a conditional use permit for 116 Kettle Moraine Dr. S to operate a brewery/event center.

Slinger House Projects

Administrator Wilber commented that the Slinger House projects are moving along, making great progress and work at the nano distillery is proposed to start in the near future.

Wayfinding Signage

Jackie Mich commented that there were questions about costs for wayfinding signage, and she provided the Committee with information, not a proposal, showing other community wayfinding master plans and what costs are involved.

Administrator Wilber noted that the sign committee met and had a very productive meeting but did have some questions regarding costs and budgeting.

Committee member Foerster, who is on the Wayfinding Signage Committee, stated that the committee is looking for guidance about where to start thinking about putting signs and the costs of signs and the funds available for the signs. He stated that the committee is recommending beginning with the perimeters of the Village and moving inward.

President Stortz commented that he recommends the wayfinding sign committee put together a concept plan which would include what signs to consider first and their cost estimates.

5. New Business & Action Thereon:

A. Possible Request for Proposal – Redevelopment of Parcels in Redevelopment District #2

Administrator Wilber stated that Planner Censky put together a draft request for proposal (RFP) for 119-121 Kettle Moraine Dr. to see what kind of interest there is and what kind of ideas developers could bring to the table.

Planner Censky went over the draft RFP. She noted that staff is keeping open the idea of either redeveloping or razing of the buildings. Planner Censky discussed having the Village pay for surveying the property and a Phase I Environmental Site Assessment on 121 Kettle Moraine Dr. S (119 Kettle Moraine Dr. S has already had a Phase I Environmental Site Assessment).

It was discussed that there could be funds available from the County's Brownfield Grant Program. Jackie Mich will look into whether or not the Village, as owners of the property, are eligible for Brownfield funds.

Discussion was held about marketing the properties as a combined lot. It was agreed that the plan is to market 119 and 121 Kettle Moraine Drive South together.

It was noted that the house and garage located at 121 Kettle Moraine Dr. S will be razed due to their poor condition.

Planner Censky noted the she added language to promote the Village. It was agreed that this language was good and supportive mapping should also be included.

Discussion was held about the size of the buildings currently allowed in this area and possibly revising the Village code to allow for larger buildings.

Jackie Mich recommended revisiting the downtown property owners to discuss their plans and let them know developers may be interesting in purchasing additional properties as 119 and 121 Kettle Moraine Dr. S are being reviewed for development.

6. Adjourn Meeting

It was noted that the next meeting is Wednesday, September 1, 2021 in the Village Boardroom, 300 Slinger Rd.

Motion Retzlaff/Schaefer to adjourn at 9:59am. Motion passed.

Scott Stortz, Chairman

Prepared by: Tammy Tennies, Clerk