

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
September 7, 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 September 7, 2022 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, September 2, 2022.

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

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 7-6-2022

Motion Schaefer/Otte to approve the minutes of 7-6-2022. Motion passed.

3. Old Business & Action Thereon:

A. Letter of Intent for 119 Kettle Moraine Drive S Project

Administrator Wilber informed the RDA members that the developer originally presented the Letter Of Intent (LOI) in a format that was more like an actual development agreement, which was not what the Village anticipated since the project isn't near that point in the process. She provided the members with a LOI covering the preliminary steps needed for the redevelopment of 119 Kettle Moraine Dr. South (KMDS). Administrator Wilber noted this is the first of many actions that will be needed to handle this project.

Trustee Otte asked that another option be added in section 2B. This option should include only the 117 KMDS and 119 KMDS properties.

Administrator Wilber stated that staff is meeting soon with the architects who are reviewing the Village's facility needs to discuss the future of the Library.

Member Schaefer inquired about the language in section 6b referring to entering the properties.

Administrator Wilber stated that staff was under the impression that entry into the KMDS buildings refers to the Village owned buildings. She informed the members that she will clarify that and let them know.

Motion Otte/Bergum to approve the letter of intent for 119 Kettle Moraine Drive S. project subject to the addition of an option #4 – properties 117 and 119 Kettle Moraine Dr. South only; in Section 2B and clarification of Section 6b concerning developer access. Motion passed.

B. Updates on Work Plan Components and Projects

Administrator Wilber informed the RDA that the hearing for 100 Storck St. is set for September 26, 2022.

Administrator Wilber informed the members that Slinger House is now under new management and will be called Town 9 Tap and they will operate both the Carriage House and the former Slinger House restaurant. She stated that they opened for business on August 26, 2022. She also noted that the Hilbert group is now focusing on the distillery's completion.

Administrator Wilber stated that she and Planner Censky met with the potential developer for the Eiche Property, along with personnel from the engineering firm the developer has selected to assist with the planning and design. She noted that they still need to make a lot of decisions concerning the possible development of this area.

Administrator Wilber commented that the Downtown Salon project has been acknowledged by the Department of Safety and Professional Standards that it was once a commercial property and that a full reconstruction will not be needed.

Trustee Otte mentioned that he had spoken with Harry Roethle about his properties and developing them.

4. New Business & Action Thereon:

A. Façade Grant Application(s) Review

Administrator Wilber stated that 203 Kettle Moraine Dr. S submitted an application for a Façade Improvement Grant to assist with funding window replacements to improve energy efficiency. She noted that the applicant is eligible, but for only three windows which are located on the building's façade, for a total grant of \$1,915.50.

Discussion was held concerning other items on the property, especially the wood and car for sale, both located on the lawn and the landscaping, or lack of, on the front of the property. The RDA members commented that they would like the property brought into compliance before awarding a façade grant. It was noted that the motion can be subject to the applicant complying with Village codes.

Motion Bergum/Otte to approve the Façade Grant in the amount of \$1915.50 for the owners of 203 Kettle Moraine Dr. S subject to the owners complying with the Village's property maintenance code, and removing vehicles from the front lawn. Motion passed.

B. TID #6 Status Update

Administrator Wilber provided the RDA with an update on TID #6 stating that even though the TID's assessed values stayed fairly flat from 2021 to 2022, the market value increased significantly

so that the District's full value as calculated by the Department of Revenue went up 12%. With the increase, the District produced an increment value of \$2,267,400. She stated that this is good news for the first year of TID #6, which has not had much activity but is still keeping on track financially.

5. Adjourn Meeting

Motion Bergum/Otte to adjourn at 8:37am. Motion passed.

Prepared by: Tammy Tennies

Scott Stortz, Village President

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