

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
August 12, 2020

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Brandt at the Village Community Room, 218 Slinger Road, Slinger, Wisconsin on August 12, 2020 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, August 7, 2020.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Margaret Wilber	x	
Dean Otte	x	
Corey Foerster	x	
Dianne Retzlaff		x
Sherry Schaefer	x	
Colette Troeller	x	
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Also Present: Clerk, Tammy Tennes, Engineer Jim Haggerty and Planner Mary Censky

Chairman Russell Brandt 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. Old Business & Action Theron - None

3. New Business & Action Thereon:

A. Review Draft Redevelopment Plan and District

- 1) Possible Areas of Focus**
- 2) Slinger Downtown Vision and Strategy Document**

Jackie Mich and Scott Harrington, representing VandeWalle & Associates, were present for the meeting to discuss the Redevelopment Plan and District. Jackie went over the redevelopment objectives: Economic Development, Mixed Use, Rehabilitation/Restoration of Existing Buildings, Parking, Quality Design and Density and Downtown Slinger Vision.

Discussion was held on expanding Community Park. Chairman Brandt noted that the Village is currently planning for Breuer Park and after that is completed, Community Park may have available land for expansion.

Jackie presented Slinger’s vision statement as follows: Downtown Slinger is the place that Slinger residents go to meet, connect, and have fun. Centered on Slinger’s origin at the crossroads of Washington Street and Kettle Moraine Drive, today it is home to a dynamic mix of entertainment, dining, personal services, gathering places, new housing, and recreation options. Jackie concluded with implementation ideas: Grants for environmental assessment and cleanup, Façade and building loan/grant program, Land banking(purchasing) key sites, Site improvement loan/grant program, Streetscaping improvements, New gathering spaces in Community Park, Business Improvement District (BID), Tax Increment Finance District (TID) and Developer outreach.

Chairman Brandt noted that rates are very favorable at this time and it is a great time for borrowing.

Administrator Wilber pointed out that the implementation ideas listed are to show the wide range of possible options. She stated that some of them wouldn't be feasible at this time.

Committee Member Otte inquired about Slinger being part of the Main Street Program. Scott Harrington stated that Slinger does not qualify for this program at this time.

B. Review Notification of District Property Owners

1) Set date for Public Hearing on Redevelopment Plan

Jackie Mich informed the Committee that VandeWalle & Associates will be providing the notice and Village staff will mail it to the property owners.

Committee members agreed that everyone was available for the public hearing on Wednesday, September 16, 2020 at 6pm in the Village Community Room.

Motion Otte/Schaefer to approve the Redevelopment Plan and District as presented and set the public hearing for September 16, 2020 at 6pm for the Redevelopment Plan. Motion passed.

C. Review Downtown Zoning Recommendations

Planner Censky provided the Committee with information regarding prospective Land Use Plan Map Amendments, Zoning Map Amendments and B-1 Commercial District Text Amendments. She noted that this was an item for discussion/action at the Planning Commission meeting this evening.

Discussion was held on including Brew Pubs/Microbreweries, Wineries and Bed & Breakfast establishments to the zoning changes.

RDA members agreed that adding these uses would be appropriate for this district.

D. Discussion of Wisconsin Economic Development Corporation Programs

Administrator Wilber noted that the Wisconsin Economic Development Corporation has programs that are valuable resource for the Village. Beside the Main Street program that the Village isn't ready for yet, WEDC also has a Connect Communities Program that would provide useful training and information on development activity. She stated there is a \$200 fee to join and the RDA has funds available for that. The RDA agreed that membership in the Connect Communities Program would be beneficial.

4. Adjourn Meeting

Motion Otte/Troeller to adjourn at 9:24am. Motion passed.