

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING**  
**August 20, 2015**

The meeting of the Slinger Redevelopment Authority was called to order by Chairman Brandt at the Slinger Village Municipal Building, 300 Slinger Road, Slinger, Wisconsin on Thursday, August 20, 2015 at 7:30 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, August 14, 2015.

<b>I. Roll Call &amp; Notice of Meeting:</b>	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Jessi Balcom	x	
Dean Otte	x	
Scott Stortz	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Ed Bergmann Jr.	x	
	-----	-----
	7	

Also Present:                      Margaret Wilber, Village Treasurer  
    Jim Haggerty, Village Engineer

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.

**II. Approval or Correction of the Minutes: 7-23-2015**

Motion Stortz/Otte to approve the minutes from the 7-23-15 RDA meeting as presented; carried unanimously.

**III. Old Business**

**A. Tax Increment District #4 Creation Update**

Administrator Balcom informed the RDA that Tax Increment District (TID) #4 was successfully created by Village Board resolution on August 3<sup>rd</sup> and approved by the Joint Review Board on August 10<sup>th</sup>.

**B. Discuss Downtown Redevelopment Opportunities and Strategies**

The RDA reviewed the parcel map of downtown Slinger and discussed different possibilities for TIF development. Members agreed that a vision for the area has to be established before any actual boundaries can be set.

RDA members discussed recent development projects in Mequon, East Troy and Waunakee and stated that Slinger should pursue similar development. Discussion was held on whether those projects were driven by private or public investment and what type of parcels were included. The RDA reviewed a number of parcels in the downtown area and discussed whether substantial cleanup efforts would be needed for some of them.

RDA members repeated their request that the Village consider hiring a consulting firm to assist with marketing and economic development efforts for the Village. Administrator Balcom informed the RDA that she had obtained a list of possible firms from EDWC and staff was in the process of drafting a Request for Proposal (RFP) that will be distributed to the firms within the next few weeks. The RDA asked if the RFP could be ready for their review by the next RDA meeting and Administrator Balcom stated that this should be feasible.

**IV. New Business**

**A. Review and Possible Action to Lend Funds to Tax Increment District #4 (TID #4) for Public Road Infrastructure Costs**

Chairman Brandt informed the Board that the agreement that was recently approved for the Hillside Terrace apartments project included construction of the public road that will extend Cedar Bluffs Way to the roundabout at CTH C. He stated that this road is to be built by the developer, but the costs of construction will be reimbursed up to \$150,000 through tax increment generated by development in the district. Chairman Brandt explained that since tax increment will not be available by the time this payment will be needed, the district will need to borrow the funds initially. He asked if the RDA would consider authorizing RDA funds to finance this improvement, and explained that the loan would be set up for repayment at an interest rate of 3.25%.

RDA members discussed the road project and confirmed that the road would be a public improvement. Administrator Balcom stated that if repayment was made by increment generated only by the Hillside Terrace project, staff estimated that the full amount of \$150,000 would be repaid within 8 years. She stated that the district could also choose to repay the loan using other increment besides the Hillside Terrace amounts to pay the loan back more quickly.

Motion Otte/Retzlaff to approve lending funds to TID #4 for the reimbursement of costs related to the construction of public roadway in the Hillside Terrace project for an amount not to exceed \$150,000; carried unanimously.

**V. Adjourn Meeting**

Prior to adjourning, the RDA set the next meeting for 7:30am on Thursday, September 24, 2015.

Motion Stortz/Schaefer to adjourn at 8:01am; carried unanimously.

---

Prepared by: Margaret Wilber, Treasurer