

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING  
November 20, 2014**

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, November 20, 2014 at 7:30 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, November 14, 2014.

<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	
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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: 10-23-14**

Motion Schaefer/Retzlaff to approve the minutes from the 10-23-14 RDA meeting as presented. Motion passed.

**III. Old Business**

**A. Village Map Review**

Chairman Brandt displayed the maps of Village areas and the RDA reviewed them all while discussing potential areas for development. The first map reviewed was Map #7 which showed the southern-most parts of the Village including the Pleasant Farm Estates and Sherman Heights subdivisions.

Map #6 covered the area along the Commerce Boulevard (STH 60) and US 41 interchange. The RDA agreed that the parcels owned by the School District would be prime locations for commercial development, but questions were raised as to what the District's plans for those properties might be. RDA members also noted that access to the parcels may be an issue. The area around the intersection of Commerce Boulevard and E Washington Street (STH 175) was also discussed. Engineer Haggerty informed the group that staff has a meeting with the Department of Transportation (DOT) scheduled in the next few weeks. He stated that this meeting will include discussion of the access challenges for properties along Commerce Boulevard, as well as the Village's wish to obtain the vacant parcel on the northeast corner of the Commerce Blvd/E Washington St intersection. RDA members stated that a right-turn lane leading from Commerce Blvd onto E Washington St should be a priority.

Map #5 showed the area along the Kettle Moraine Drive N (STH 144) and US 41 interchange. The group discussed how the interchange has been modified with the current DOT project. Engineer Haggerty stated that the maps now being reviewed are from 2010 and Washington County is planning to refile the area next spring to update their mapping.

The RDA next reviewed Map #4, which showed the downtown area. Discussion was held on various businesses and parcels located in the downtown area. The RDA agreed that making the Village a walkable community should be another priority. Map #3 showed the northern area of the Village along US 41, which is comprised of the Bayberry subdivision and the commercial area along Addison Road between Arthur Road and CTH K. Map #2 showed the area around Hartford Road and Hilldale Roads, including the location of the Sewer Utility's wastewater treatment plant and the Hilldale Sanitary District that is part of the Town of Hartford. Map #1 showed the mid-northern area of the Village, to the west of Map #3. This area includes the Farmstead Creek and Whispering Pines subdivisions.

After reviewing all the maps, RDA members identified several areas that would be appropriate for TIF development. They agreed that the area surrounding American Eagle Drive and the area along the Commerce Boulevard/Washington Street intersection should be the highest priorities. RDA members stated that the downtown area would be another potential area for TIF development, but a TIF district there will be much more complicated and would probably not be an immediate priority.

RDA members asked staff to look into the possibility of having the Washington County Real Property office assist in calculating the values for parcels selected for possible inclusion in future TIF districts.

#### **IV. New Business**

##### **A. Community Overview Market Study or Field Research Report**

Administrator Balcom presented her memo providing information on a possible Community Overview Market Study or Field Research Report. She stated that either of these documents could produce useful information for better focusing the Village's economic development efforts. Administrator Balcom stated that another benefit of this type of study would be its use as a marketing tool for the Village. She stated that if a study is commissioned, the information it produces may not be as positive as we might like but it would still be very useful to know more about the Village's strengths and challenges.

RDA members agreed that it would be very worthwhile to have a study conducted of the Village and its potential for effective development. Administrator Balcom stated that staff would provide further information on the options available at the next RDA meeting. She asked the group to provide any input or requests for specific information that should be included in this study.

#### **V. Adjourn Meeting:**

Prior to adjourning, the RDA members agreed that the next meeting should be set for a Thursday in January.

Motion Bergmann/Schaefer to adjourn at 8:49 a.m.; carried unanimously.