

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
June 17, 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 Tuesday, June 17, 2014 at 7:32 a.m., in accordance with the Notice of Meeting delivered to the members on Friday, June 13, 2014.

I. Roll Call & Notice of Meeting:	<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/Director of Public Works
 Greg Moser, DPW Superintendent
 Tammy Tennies, Village Clerk

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: 8-23-12

Motion Retzlaff/Otte to approve the minutes of the RDA from the 8-23-12 as presented; motion carried.

III. Review and discussion of the roles and responsibilities of the RDA

Treasurer Wilber discussed how the RDA was created by resolution of the Village Board on February 3, 1994. It was discussed that this Board was originally created to serve as an organizing Board and at that time was the only option for affordable borrowing. Discussion was held concerning the boundaries of the RDA and the legal protection the Board has.

Staff noted the importance of the RDA and the excellent representation of business owners and businesses on this Board. Staff also stated it is hoped that this group can play an active role in promoting economic development in the community.

Discussion was held on the location of the Village, its infrastructure and possible reasoning of why the Village is not attracting businesses. It was stated that the Walgreen property was now up for sale and Board members asked if staff had contacted Walgreen's to see why they were not moving forward with building on the property. Administrator Balcom stated that staff had not contacted Walgreen's as of today, but that staff would try

and speak with someone from Walgreen's to find out why they no longer are planning to develop in the Village.

Board member Stortz stated that the Village should consider a visionary workshop. Administrator Balcom stated that staff had been meeting regarding the vision process for the past few weeks.

It was noted that if the Village could attract industries, then other things will come.

IV. Review and discussion regarding Tax Increment District financing as a development incentive tool

Administrator Balcom presented some informational materials on Tax Increment Finance provided by Josh Dukelow from the Fox Cities Chamber of Commerce. Chairman Brandt explained that the two most common methods for financing TIF projects are the recapture method and where the Village pays the cost up front and recovers the costs through increment.

Treasurer Wilber stated that the recapture method has worked well for the Village in the past. She explained this method normally includes increment targets that reduce the Village's risk since no recapture payments are made unless the growth targets are met.

V. Review and discussion regarding TID #3 status of current and potential projects

Staff informed the Board that current projects in the TID included the looping of the electric service extended to the east side of US 41 and completing the lift station needed at American Eagle Drive. It was also stated that other potential projects brought before the Village Board were looping the water main serving the east side of US 41 and a pedestrian walkway over US 41.

Staff informed the Board that the current TID could close as early as 2015 after May and the earliest another TID could be created is October 2015. It was agreed that now is the time to evaluate future opportunities for development

VI. Review and discussion regarding status of Village infrastructure

Engineer Haggerty presented the Board with an infrastructure status update in which Engineer Haggerty stated that the Village's infrastructure is in need of repair and upgrades. He stated that the existing collection system has vitrified clay pipes and as it ages becomes brittle. He also stated that the Village has been testing for new well sites and is in need of an iron filter at Well #3.

It was stated that transportation and utilities are necessary to build for the Village's future. Engineer Haggerty asked the group to keep in mind that any new development will still need to use older infrastructure.

VII. Review and discussion regarding status of Revolving Loan Fund (RLF)

Treasurer Wilber stated that the Revolving Loan Fund was created in 2010 by the RDA and currently Little Switzerland is the only business utilizing it right now. She stated that the fund is underutilized.

Discussion was held concerning the administrative and closing fees involved with the RLF. Board members commented that the amount of paperwork required was too much for smaller businesses that aren't looking for large loans.

Discussion was held concerning a solar garden, focus on energy and WPPI programs.

Treasurer Wilber recapped the meeting stating that staff would contact Walgreens, look into possible hotels interested in developing in the Village, research the possibility of developing a separate in house loan program, and continue staff visioning meetings.

Discussion was held on whether it might be worthwhile to establish a separate loan program that would not have as many restrictions as the USDA program.

VIII. Adjourn Meeting:

Motion Otte/ Schaefer to adjourn the RDA meeting at 8:55 a.m.; motion carried.

Prepared by: Tammy Tennes, Clerk