

## **MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING**

### **November 1, 2023**

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on November 1, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, October 27, 2023.

#### **1. Roll Call & Notice of Meeting:**

Present: Scott Stortz, Dean Otte, Dianne Retzlaff, Sherry Schaefer, Corey Foerster, Angelina Iturrian and Colette Troeller. Absent: None

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennies, Engineer Jim Haggerty, and Planner/Zoning Administrator Mary Censky.

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 10-4-2023**

Motion Schaefer/Otte to approve the minutes of 10-4-2023. Motion passed.

#### **3. Old Business & Action Thereon:**

##### **A. Updates on Work Plan Components and Projects**

Administrator Wilber informed the RDA members that Mr. Ritger hosted a tour of the Seventh Hill Estates development and it was very informative and the views are spectacular. She commented that progress on the project is going very well. The façade program does not have any new applications at this time. The application for the Community Development Investment grant for the 50-Day Brewing Project was submitted to WEDC and they reviewed it and have questions and are requesting further information. At this time, the owners of 50-Day Brewing are still waiting for quotes on the concrete for the stairs project. WEDC is aware that we are trying to complete the response to their follow-up questions. The developer working on the former Niphos building, 308 Oak St, is making good progress on this project. The former funeral home property at 119 Kettle Moraine Dr. S has a potential developer that would like to construct a multiuse building with commercial on the lower level and apartments on the upper level. It was noted that the sale of the Wolf property, adjacent to 119 KMDS, was finalized and the Village now owns that parcel and has a certified survey map with the combined properties.

##### **B. Wayfinding Signage Project Update**

Corey stated that he has been working with Engineer Haggerty. Engineer Haggerty stated that he had reviewed the map showing proposed locations of the wayfinding signage and recommends that the signs be mounted on either a standard square galvanized pole or an optional 2 3/8in. diameter galvanized pole. He noted that the RDA prefers that the wayfinding signs be put on existing poles, but in referencing the manual on Uniform Traffic Control Devices (MUTCD) it states that signs cannot have mixed messages on one pole. Meaning a no parking sign and a wayfinding sign cannot be on the same pole as they have different messages and will not be seen

by drivers because of the differing messages. He also commented that some of the suggested poles are not sturdy enough to accommodate extra signs.

The RDA will discuss this matter at the December meeting after receiving the post size and depth requirement, the location of the signs and the arrow directional.

### **C. Façade Program Application Review (if needed)**

Administrator Wilber informed the RDA that Mr. Rothenbach had now provided a quote for the total number of trees and stumps, which is 4 and 7 respectively. The total cost of the project is \$5391.05. The RDA members discussed the work being performed on this property and agreed that this will be an improvement to the downtown,

Motion Schaefer/Otte to approve the façade grant application for Mr. Tom Rothenbach in the amount of \$2700. Passed

### **D. Amended 2024 Budgets – RDA & TID #6**

Administrator Wilber stated that the error in the 2024 RDA budget have been corrected. She noted that the advance to the general fund has not been paid in full, but payments are being made and she provided the members with a history of the payments.

Trustee Otte commented that the TID #6 budget did not reflect the recommendation of funds being delegated for the slide at Community Park. He stated that he recalls asking that \$10,000 be used from TID #6. Administrator Wilber stated she will look into what the exact dollar amount should be and revise the 2024 TID #6 budget.

Administrator Wilber noted that these budgets will be discussed at the November 13, 2023 Village Board meeting.

## **4. New Business & Action Thereon:**

### **A. Status of Structure on Former Wolf Parcel**

Administrator Wilber discussed the shed that remains on the parcel recently purchased by the Village. It was noted although staff could dismantle and remove the shed, there are several costs involved. Discussion was held about the inquiry from a neighboring property owner about obtaining the shed and the possibility of putting the shed on a surplus materials auction site. RDA members agreed that staff should first try to sell the shed through the online auction and if that does not work offer it up for someone to come and remove it.

Engineer Haggerty stated that a deadline for removing the shed should be added to the online auction requirements. He also reminded the RDA that this shed and the concrete slab need to be removed because this area will become a retention pond. The RDA directed staff to put the shed on the auction site.

## **B. Proposed Amendment to Façade Improvement Program**

Administrator Wilber stated that Trustee Otte had an idea for the Façade Improvement Program that he would like the RDA to discuss. He informed the RDA that he had been to another community and found that they use their program to subsidize rents for start-up businesses. The RDA discussed how this may work and came to the conclusion that at this time they feel it would be too complicated to try to amend the Façade Improvement Program to include subsidized rents. Trustee Otte stated he will get more information on this matter and bring it back to the RDA.

## **5. Adjourn Meeting**

Motion Retzlaff/Foerster to adjourn at 8:36am. Motion passed.

Prepared by: Tammy Tennies  
Clerk/HR

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Scott Stortz, Village President