

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING

June 4, 2025

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on June 4, 2025 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, May 30, 2025.

1. Roll Call & Notice of Meeting:

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

Also Present: Village Administrator Margaret Wilber, Engineer Jim Haggerty, Clerk Tammy Tennies and Village Treasurer Michelle Schoof

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 4-2-2025

Motion Retzlaff/Schaefer to approve the minutes of 4-2-2025 as presented. Motion passed.

3. Unfinished Business

A. Status Update on Redevelopment of 119 Kettle Moraine Drive South (KMDS)

Administrator Wilber informed the members that the Village Board has made progress on moving this project forward. She stated that the Village Board approved the Letter of Intent and draft terms for the proposed TID #6 assistance for the redevelopment of 119 Kettle Moraine Drive South. Administrator Wilber stated that Mr. Scott Ritger was present to provide details on the redevelopment of 119 KMDS.

Mr. Ritger provided the members with a rendering of the proposed building and stated that in the next few weeks a 4ft x 8ft sign will be located on the property. He discussed the idea of putting an ADA compliant apartment on the first level of the building along with the commercial spaces and asked the RDA members for input. Mr. Ritger also discussed the townhouse style homes that would be built on the back of the property, like the ones in the Seventh Hill project. RDA members agreed that the ADA unit on the first level is a great idea. It was noted that the apartments and the townhouse would all be rentals. Mr. Ritger stated that if everything is approved and goes as planned, demolition of additional buildings on KMDS would occur in August 2025.

B. Updates on Work Plan Components and Projects

Administrator Wilber informed the RDA that a letter was sent to the owner of 100 Storck St. in May, informing them that they had until June 11, 2025 to obtain a raze permit. She stated that staff has yet to hear from them as of today, June 4, 2025. Administrator Wilber commented that this matter will be on the agenda for the Village Board meeting on June 16, 2025.

Administrator Wilber stated that 414 KMDS, the Slinger Historical Museum, is making progress on their plans to expand the facility and improve the outdoor area.

Administrator Wilber noted that there is not much progress being made on the project located at 116 KMDS after the developers discovered the roof had more problems than they originally knew about. She informed the RDA that the owners are consulting with another structural engineer to determine the best solution.

4. New Business & Action Thereon:

A. Façade Program Application Review

Administrator Wilber informed the RDA that a façade application was received from Schleisingerville to Slinger Historical Museum (SSHM). SSHM is proposing a project to expand and improve 414 KMDS. The total budget for this project is estimated to be \$850,000. Discussion was held on the exterior improvements, the safety improvements, and trying to restore some of the historic elements of the property by mimicking the building's historical appearance. Ms. Janet Holk was present to answer any questions.

Motion Schaefer/Otte to approve the application for a grant in the amount of \$7500 to Schleisingerville to Slinger Historical Museum. Passed

5. Adjourn Meeting

Motion Iturrian/Foerster to adjourn at 8:29am. Passed

Scott Stortz, Village President

Prepared by: Tammy Tennies
Village Clerk/HR