Village of Slinger
Incorporated 1869
Washington County
300 Slinger Road
Slinger, Wisconsin 53086

Slinger Utilities
Electric, Water, Sewer,
& Stormwater
Telephone: (262) 644-5265
Facsimile: (262) 644-6341

AGENDA

For a Meeting of the Slinger Redevelopment Authority to be held at the Slinger Municipal Building, 300 Slinger Road, Slinger, WI on Wednesday, March 6, 2024 at 8:00am.

1. **Call to Order - Noting of Roll Call**

2. **Approval or Correction of Minutes from 11-01-2023**

3. **Old Business & Action Thereon**
   - **A. Updates on Work Plan Components and Projects**
   - **B. Wayfinding Signage Project Update**

4. **New Business & Action Thereon**
   - **A. Façade Program Application Review (if needed)**
   - **B. USDA Communities Facilities Loan Program**

5. **Adjourn Meeting**

"Members of the Village Board & Committee members may attend the above meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) such attendance may be considered a meeting of the Village Board or of any such Committee. This notice is given so that members of the Village Board & Committee members may attend the meeting without violating the open meeting law." No action will be taken at this meeting by any Village governing body except by the governing body identified in the caption of this notice."

"Upon reasonable notice, efforts will be made to accommodate persons with disabilities requiring special accommodations for attendance at the meeting. For additional information and to request services, contact the Village Clerk at (262)644-5265."

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

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.

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Scott Stortz, Village President

Prepared by: Tammy Tennies
Clerk/HR

Date: 6 March 2024
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: RDA Project Updates for March 2024

There aren't a lot of changes to report from the update you got recently, but we do have a few updates:

A. Façade Improvement Program – Later in this meeting there will be one Façade Grant application presented for your consideration. A report showing the status of the funds allocated for this program is also attached here for your review. The amount remaining from our original funds should be sufficient for a number of awards this year, but there could also be increment available to begin funding this program if needed.

B. 50-Day Brewing Project – The developers responded to my inquiry earlier this month. They are currently working with their architect to prepare the final drawings to submit to the State for approval. They anticipate being ready to submit those plans within the next 8 weeks or so.

C. EH Wolf Schleisingerville to Slinger Historical Museum – The Village expects to close on purchasing the museum property within the next week or so. We are also close to completing the lease agreement that will be needed between the Village and the Museum group.

TID #6 FAÇADE PROGRAM

Date	Recipient	Amount	Balance		
			100,000		
7/11/2022	Hilbert Company	(15,000)	85,000		
12/8/2022	Kathy Steingraber	(7,500)	77,500	**2022 totals:**	**22,500**
5/15/2023	Fidelity Properties	(22,400)	55,100		
8/1/2023	Fidelity Properties	(12,450)	42,650		
9/15/2023	Friedemann Chiro	(2,160)	40,490	**2023 totals:**	**37,010**
11/1/2023	Thomas Rothenbach	2700 awarded, not yet paid			

Status as of 03/06/2024:	**59,510**	**awards paid**
	2,700	**awards granted, still pending**
	37,790	**balance remaining from original funds**

The $100,000 original balance represents funds designated from the RDA, which are being advanced to the TID for this purpose. The eventual goal is to use a portion of generated increment to continue funding this program.

Date: 6 March 2024
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Wayfinding Signage Project

During the November RDA meeting the discussion about our wayfinding signage project focused on exact placements, particularly whether the signs could be co-located on existing sign or light poles. Jim will discuss this in more detail during this meeting, but our research has concluded that these signs will need to have their own poles. Existing light poles in the downtown area won't be strong enough to bear the weight when wind resistance is taken into account. Other sign poles are also not an option because of traffic safety recommendations.

The basic locations for these signs will still be as shown on the enclosed map, which was reviewed during the November meeting. Also enclosed is an updated quote from Foerster Signs for the 8 signs, which would be the 1/8" aluminum type as requested. Staff is asking for authorization to proceed with this project based on the directions given. Every attempt will be made to place the new poles strategically to avoid excessive clutter and distraction.

PROPOSAL

Quote Number: 1019264
Quote Date: 2/29/2024
Customer ID: 106207
pickup/onsite

P.O. Box 644
Slinger, WI 53086-0040
Voice: (262) 644-8553
Fax: (262) 644-7755

Quoted To:
Slinger Village Wayfinding ,

PO Number	Good Thru	Payment Terms	Sales Rep
	2/29/24	Net 30	Admin

Quantity	Description	Unit Price	Amount
8	Sign / Aluminum 1/8" / Reflective Panel Sign 36" x 48"	$832.00	$6,656.00

Tax Not Included

Standard lead time is 5-7 business days after proof approval
25% Rush Fee for 3-4 day production after proof approval
50% Rush Fee for 1-2 day production after proof approval
OVERNIGHT SHIPPING CHARGES MAY APPLY

Date: 6 March 2024
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: USDA Community Facilities Loan Program

The Village is in the process of planning and designing a new facility for the Police Department. This comes after several years of analyzing the Village's facilities needs and attempting to use the space available in our existing buildings on the Village Hall campus. A site on Enterprise Drive has been selected for this project, and the purchase is scheduled to be completed by the end of March.

Ehlers has provided an analysis of the Village's financial capacity for this project which took into account this project and a number of other borrowings that the Village expects to transact over the next few years. Due to the significant cost of this project, the Village intends to utilize the USDA (United States Department of Agriculture)'s Communities Facilities Loan Program. This program has a very competitive interest rate and allows up to 40 years for repayment, with no penalty for early payment. It would provide greater flexibility with less impact on the Village's debt capacity.

The USDA program is only available to RDAs (or CDAs – Community Development Authorities). The RDA will need to determine that the site can be considered blighted, and will have to take ownership of the property before the USDA funding can be finalized. The property would then be considered "leased" to the Village, with the annual lease payment covering the debt service requirements.

Attached for your review is some documentation regarding this proposal:

- USDA factsheet on their Community Facilities Program
- Ehlers memorandum with their opinion of the advantages to this type of financing
- Quarles & Brady info sheet on the steps required for this process
- Aerial view of the property in question

Staff requests your authorization to begin the blight determination process. This will include working with Ehlers and Q&B to prepare the initial report and resolutions needed.

Community Facilities Direct Loan & Grant

What does this program do?

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial, or business undertakings.

Who may apply for this program?

Eligible borrowers include:

- **Public bodies**
- **Community-based nonprofit corporations**
- **Federally recognized Tribes**

What is an eligible area?

Rural areas including cities, villages, townships, and towns including Federally recognized Tribal lands with no more than 20,000 residents according to the latest U.S. Census Data are eligible for this program.

How may funds be used?

Funds can be used to purchase, construct, and/or improve essential community facilities, to purchase equipment, and to pay related project expenses.

Examples of essential community facilities include:

- Healthcare facilities such as hospitals, medical clinics, dental clinics, nursing homes, or assisted living facilities
- Public facilities such as town halls, courthouses, airport hangars, or street improvements
- Community support services such as child care centers, community centers, fairgrounds, or transitional housing
- Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles, or equipment
- Educational services such as museums, libraries, or private schools
- Utility services such as telemedicine or distance learning equipment
- Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs, or greenhouses

For a complete list see Code of Federal Regulations 7 CFR, Part 1942.17(d) for loans; 7 CFR, Part 3570.62 for grants.

What kinds of funding are available?

- Low interest direct loans
- Grants
- A combination of the two above, as well as our loan guarantee program. These may be combined with commercial financing to finance one project if all eligibility and feasibility requirements are met.

What are the funding priorities?

Priority point system based on population, median household income

- Small communities with a population of 5,500 or less
- Low-income communities having a median household income below 80% of the state nonmetropolitan median household income.

Community Facilities Direct Loan & Grant

USDA Rural Development
U.S. DEPARTMENT OF AGRICULTURE

What are the terms?

Funding is provided through a competitive process.

Direct Loan:

- Loan repayment terms may not be longer than the useful life of the facility, state statutes, the applicants authority, or a maximum of 40 years, whichever is less.
- Interest rates are set by Rural Development, contact us for details and current rates.
- Once the loan is approved, the interest rate is fixed for the entire term of the loan, and is determined by the median household income of the service area.
- There are no pre-payment penalties.
- Contact us for details and current interest rates applicable for your project.

Grant Approval:

Grant funds must be available. Applicant must be eligible for grant assistance, which is provided on a graduated scale with smaller communities with the lowest median household income being eligible for projects with a higher proportion of grant funds. Grant assistance is limited to the following percentages of eligible project costs:

Maximum of 75 percent when the proposed project is:

- Located in a rural community having a population of 5,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 60 percent of the State nonmetropolitan median household income.

Maximum of 55 percent when the proposed project is:

- Located in a rural community having a population of 12,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 70 percent of the State nonmetropolitan median household income.

Maximum of 35 percent when the proposed project is:

- Located in a rural community having a population of 20,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 80 percent of the State nonmetropolitan median household income.

Maximum of 15 percent when the proposed project is:

- Located in a rural community having a population of 20,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 90 percent of the State nonmetropolitan median household income. The proposed project must meet both percentage criteria. Grants are further limited.

Are there additional requirements?

- Applicants must have legal authority to borrow money, obtain security, repay loans, construct, operate, and maintain the proposed facilities
- Applicants must be unable to finance the project from their own resources and/or through commercial credit at reasonable rates and terms
- Facilities must serve rural area where they are/will be located
- Project must demonstrate substantial community support
- Environmental review must be completed/acceptable

How do we get started?

Contact your local RD office to discuss your specific project. Applications are accepted year round.

Who can answer questions?

Contact your local RD office.

What governs this program?

- Direct Loan: 7 CFR Part 1942, Subpart A
- Grant: 7 CFR Part 3570, Subpart A

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled "*What Governs This Program?*" You may also contact your local office for assistance. You will find additional forms, resources, and program information at rd.usda.gov. *USDA is an equal opportunity provider, employer, and lender.*

Last Updated January 2020

MEMORANDUM

TO: Village of Slinger - Public Safety Building Financing
FROM: Ehlers, Inc.
DATE: 2-6-23
SUBJECT: USDA Loan Program

We researched the USDA Community Facilities Direct Loan (CFDL) & Grant Program to determine funding, timing, rates, and other related matters. Here is a quick summary:

Program Eligibility:	The Village of Slinger/RDA meets the eligibility requirements of the program.
Project Eligibility:	The proposed Public Safety Building is an eligible project.
Current Rate:	The current market rate is 3.75% which is lower than if the Village issued GO Bonds. The market rates are set quarterly and are based on the bond index, the current rates are good through March 2023 and will reset after that date. A grant is unlikely due to the Village's median household income. Grants are typically for smaller projects in communities with an MHI of 80%.
Application Process:	The Village/RDA can apply at any time, but funding is based annual Congressional appropriations. The State obtains their allocation typically in November/December - when projects would be funded.
Funding:	The program is competitive; projects are funded based upon underwriting and scoring by the USDA. However, 100% of eligible projects in WI have been funded over the last 4 years and they anticipate having adequate funding to do so again in 2023.
Loan Term:	40-year maximum which is callable at any time. So, the Village could lock in for 40-years and then prepay on the loan or pay it off at any time; and
Loan Amount:	Full project amount, plus estimated cost of interim financing. They allow for a 10% contingency without going through another application.
Loan Type:	The USDA CFDL program is permanent financing. The Village/RDA will need to secure interim financing (const. loan) until the Village takes occupancy of the building.
Process:	Due to complexities with the loan being made and running through the RDA the site where the building is to be constructed needs to identify as blighted. This will need to be vetted with Quarles and Brady.
Levy Limits:	Since the loan is anticipated to be made to the RDA, it won't count against the Village's borrowing capacity. This also will require an extra step to have the payments be eligible under levy limits. Annually, the Village will need to take out a short-term GO issue in the amount of the USDA payment to qualify under levy limits.

Quarles & Brady LLP

COMMUNITY DEVELOPMENT AUTHORITY FINANCINGS

Advantages of CDA Financings:

- Municipalities are able to finance projects longer than 20 years.
- CDA Bonds are not considered general obligation debt, so does not use debt capacity.
- No referendum requirements for issuing CDA Bonds that may be required for general obligation financing.

Disadvantages of CDA Financings:

- Municipality must create a CDA and hold extra meetings.
- Additional costs to issuing bonds.
- Only projects on "blighted" property may be financed.

General Structure of CDA Financings:

- The CDA and the Municipality conduct blight finding.
- The CDA issues bonds for the purpose of constructing a project.
- The Municipality enters into a contribution agreement or lease with the CDA to provide payment from the Municipality to the CDA. The payments made by the Municipality to the CDA under the contribution agreement/lease are equal to the debt service payments on the bond plus any debt service reserve deposits. If the municipality will own the project rather than the CDA, a contribution agreement must be used rather than a lease.

Potential Security Provisions:

- CDA pledges to the revenues it receives pursuant to the contribution agreement/lease with the Municipality to the bondholders.
- Debt Service Reserve Fund.
- Mortgage on the real estate financed.
- UCC lien on equipment/furnishings.

Summary of the Steps:

Step 1: Create the CDA (if necessary)
Adopt by 2/3 majority of Municipality's governing body a resolution creating Community Development Authority and appoint members.

Step 2: Preparation of "Spot" Blight Report[1]

A report regarding the conditions which cause the property to be blighted within the meaning of Section 66.1333(2m)(bm), Wis. Stats., must be prepared by the municipal staff, engineers or other professionals.

Blighted property definition: Blighted property" means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Blighted area definition: "Blighted area" means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

[1] This assumes municipality will designate a parcel or parcels blighted ("spot" blight procedures) rather than designating an area blighted within the meaning of Section 66.1333(2m)(b).

3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Send notice (prepared by Q&B) by certified mail of the public hearing on the blight finding to the owner of the blighted property at least 20 days before the date set for the public hearing (this notice may be waived by the owner of the property).

Step 3: Community Development Authority Meeting

1. Hold public hearing on blight determination of the property[2].
2. Adopt resolution determining the property to be blighted based on the blight report and submitting that determination to the governing body of the Municipality for approval.

Step 4: Municipality's Governing Board Meeting

1. Adopt resolution declaring the property to be blighted by 2/3 vote of all members.

Step 5: If Lease, Notice of Lease Public Hearing

1. Two weeks before Step 6, provide notice (prepared by Q&B) of the public hearing on the lease to newspaper for class 2 publication.

Step 6: Community Development Authority Meeting

1. Hold public hearing on lease of the property.
2. Adopt resolution approving issuance of bonds and [lease and acquisition of property].

Step 7: Municipality's Governing Board Meeting

1. Adopt resolution approving issuance of bonds and [lease and transfer of property].

Step 8: Closing

[2] The required public hearing on the lease could potentially be combined with the blight public hearing if the terms of the lease are known at that time.