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, October 4, 2023 at 8:00am.

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

2. **Approval or Correction of Minutes from 09-06-2023**

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

4. **New Business & Action Thereon**
   - **A. 2024 Proposed RDA Budget – Fund 54**
   - **B. 2024 Proposed TID #6 Budget – Fund 506**

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
September 6, 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 September 6, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, September 1, 2023.

1. Roll Call & Notice of Meeting:

Present: Scott Stortz, Corey Foerster, Angelina Iturrian, Sherry Schaefer, and Colette Troeller

Absent: Dean Otte, Dianne Retzlaff, excused

Also Present: Administrator Margaret Wilber, Village 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 08-02-2023

Motion Foerster/Troeller to approve the minutes of 08-02-2023 as presented; carried unanimously.

3. Old Business & Action Thereon:

A. Update on work Plan Components and Projects

Administrator Wilber discussed the progress being made on several projects in the downtown redevelopment district. RDA members stated the drone footage provided by the developer of the Seventh Hill Estates project was very informative. Engineer Haggerty informed the group that he recently received the utilities plans for this project and he is reviewing them at this time. Other projects discussed included the former Niphos property, the 50-Day Brewery project and the Village's façade improvement program.

B. Revision to Façade Improvement Program Guidelines

Administrator Wilber stated this item was being presented after discussion at last month's meeting. She explained that the program was originally set up to consider only the street-facing side of any building or property to be the façade. She stated that since the program has now been in operation for a couple years, there have been situations where a building's other sides are very visible from a nearby street so staff was directed to draft a slight modification to the program's criteria. Administrator Wilber presented the proposed revision and informed the RDA that the change drafted was the only place in the program manual that specifically defined façade as the street-facing side. RDA members agreed that there may be several properties that could benefit from this expanded definition.

Motion Schaefer/Foerster to approve the proposed revision to the Façade Improvement Program Guidelines as presented; carried unanimously.

C. Wayfinding Signage Project Update

Jackie Mich with Vandewalle & Associates gave a presentation reviewing the Village's previous efforts in developing a wayfinding sign program. She stated that earlier discussions had tried to include a wide variety of signs, such as "gateway" welcome signs, but combining different signs and purposes made it difficult to create a program that covered all the requirements. She suggested using a narrower focus to consider only signs either indicating downtown attractions or signs that would be located downtown directing visitors to nearby facilities such as municipal or school locations. Ms. Mich presented some possible locations for these signs and stated that eight signs would be all that would be needed to start this program.

RDA members discussed whether existing light poles could be used for this, to avoid installing more poles in the area. Engineer Haggerty stated that he would need information on the weight of each sign. He explained that the light poles in our downtown area are fiberglass so they are not as load-bearing as other poles. RDA Member Foerster stated he could provide details on the dimensions and weight of these signs. Administrator Wilber stated that Planning Commission Tom Lehn had informed her he would be willing to assist with this project again if needed. The RDA discussed whether these signs would be changeable and RDA Member Foerster stated the signs could be made in either one flat panel or could include multiple panels that could be switched out as needed.

RDA members agreed that using a smaller scope for this program could be a good way to get it back on track. They asked for cost information to be presented at the October meeting for further discussion. RDA Member Foerster stated he could provide cost estimates for both versions of these signs.

Motion Iturrian/Troeller to direct staff to obtain additional information on potential locations and costs for this program for further discussion at the October meeting; carried unanimously.

D. Clarification of August Approvals

Administrator Wilber stated this item is a follow-up to some of the approvals issued at last month's meeting, for a grant and loan to the owner of Nite Owls at 121 Kettle Moraine Drive North. She stated this approval was given on the condition that the project be expanded to include improvement or removal of the unsightly stairs in front of the building. Administrator Wilber stated she met with the owner after last month's meeting and he stated he had been advised that it was not feasible to repair the stairs, especially since they no longer lead to a functioning door. She stated the owner expressed concern that removing the stairs would also be costly and he asked if the RDA would consider an alternative improvement such as a planter over the stairs to hide them. Administrator Wilber stated she had surveyed the RDA and found a range of opinions on this so she requested clarification on the direction the RDA would like to see this project take.

RDA members discussed this and confirmed that they would like to see the stairs removed completely. They stated they would need to have more detailed information on the cost for this before they could determine whether an alternative would be acceptable, or if additional assistance might be considered. Administrator Wilber stated she would speak with the owner further to obtain more information on this.

4. New Business & Action Thereon

A. Renewal of Connect Communities Membership

Administrator Wilber discussed the benefits of belonging to the WEDC's Connect Communities program and asked the RDA for their approval of the Village's membership renewal. Chairman Stortz noted that the Village is the only program participant located in Washington County and he stated this could be an advantage. RDA members agreed that the minimal renewal fee was a worthwhile investment.

Motion Foerster/Iturrian to approve the renewal of the Village's Connect Communities membership as presented; carried unanimously.

B. Review of Façade Grant Application

Administrator Wilber presented an application for a façade improvement grant submitted by the property owner of 304 Kettle Moraine Drive South. She stated this property is a very distinctive one in the downtown area and has an unusually large front lawn, which is what the homeowner would like to improve with this project. RDA members discussed the application and agreed that some support of this project would be appropriate, but they expressed concerns over the impermanent nature of lawn improvements. Members commented that the large amount of shade over this area could be a real challenge to maintaining the yard in an improved condition. They stated they would be willing to help with more permanent features of this project such as the stump removal and stone mulch. Discussion was held on whether a reduced sum should be offered or if more information is needed to determine this amount.

Motion Foerster/Iturrian to direct staff to obtain price information on the non-lawn elements of this project; carried unanimously.

5. Adjourn Meeting

Motion Schaefer/Foerster to adjourn at 8:47am. Motion passed.

_____

Scott Stortz, Village President

Prepared by: Margaret Wilber, Village Administrator

Date: 4 October 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: RDA Project Updates for October 2023

There isn't a lot of big news on any of our ongoing projects, but each one is progressing at varying levels:

A. Seventh Hill Estates (Eiche Property) – Infrastructure plans are still under review but we were able to issue a conditional approval for the water and sanitary sewer plans. This enabled the Building Inspector to issue an early start permit for the developer to begin work on the first foundations, and that part of the process should start soon. The developer has set up the cash deposit account required under the developer's agreement and will be placing the amounts needed for impact fees in this account for fee payments over the next three years.

B. Façade Improvement Program – We continue to get inquiries on our program, and you'll see from the budget report discussed later in the agenda that this year saw more activity than we expected. This program should keep expanding as we continue to support successful projects and more property owners learn about the opportunity.

C. 50-Day Brewing Project – The Developer's Agreement and Recapture Agreement for this project were approved at the September 18th Village Board meeting. I am currently working with staff from EDWC (Economic Development/Washington County) to complete the application for the project's Community Development Investment Grant. We are very close to being able to submit the final application and an approval should be ready within two weeks. The developers have indicated that they plan to start the work as soon as they're notified that this last bit of funding is in place.

D. EH Wolf Schleisingerville to Slinger Historical Museum – In the three years that it's been in operation, the Museum has already made its mark in the region for its professional operation and outreach activity. Their collection is growing rapidly as well, to the point that they are in the process of constructing a storage facility on the southern edge of the property. This will be constructed to look similar to the depot building, so it will be a nice addition to the facility.

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

PROPOSAL

Quote Number: 1018651
Quote Date: 9/27/2023
Customer ID: 106207
pickup/onsite

Quoted To:
Slinger Village Wayfinding
,

PO Number	Good Thru	Payment Terms	Sales Rep
	9/27/23	Net 30	Admin

Quantity	Description	Unit Price	Amount
8	Sign / Aluminum 3/16" / Multi Panel Size: 60" x 36"	$1,486.00	$11,888.00
8	Sign / Aluminum 1/8" / Reflective Panel Sign 36" x 48"	$820.00	$6,560.00
8	Sign / Dibond 1/8" / Reflective Panel Sign 36" x 48"	$644.00	$5,152.00

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

DOWNTOWN WAYFINDING SIGNAGE

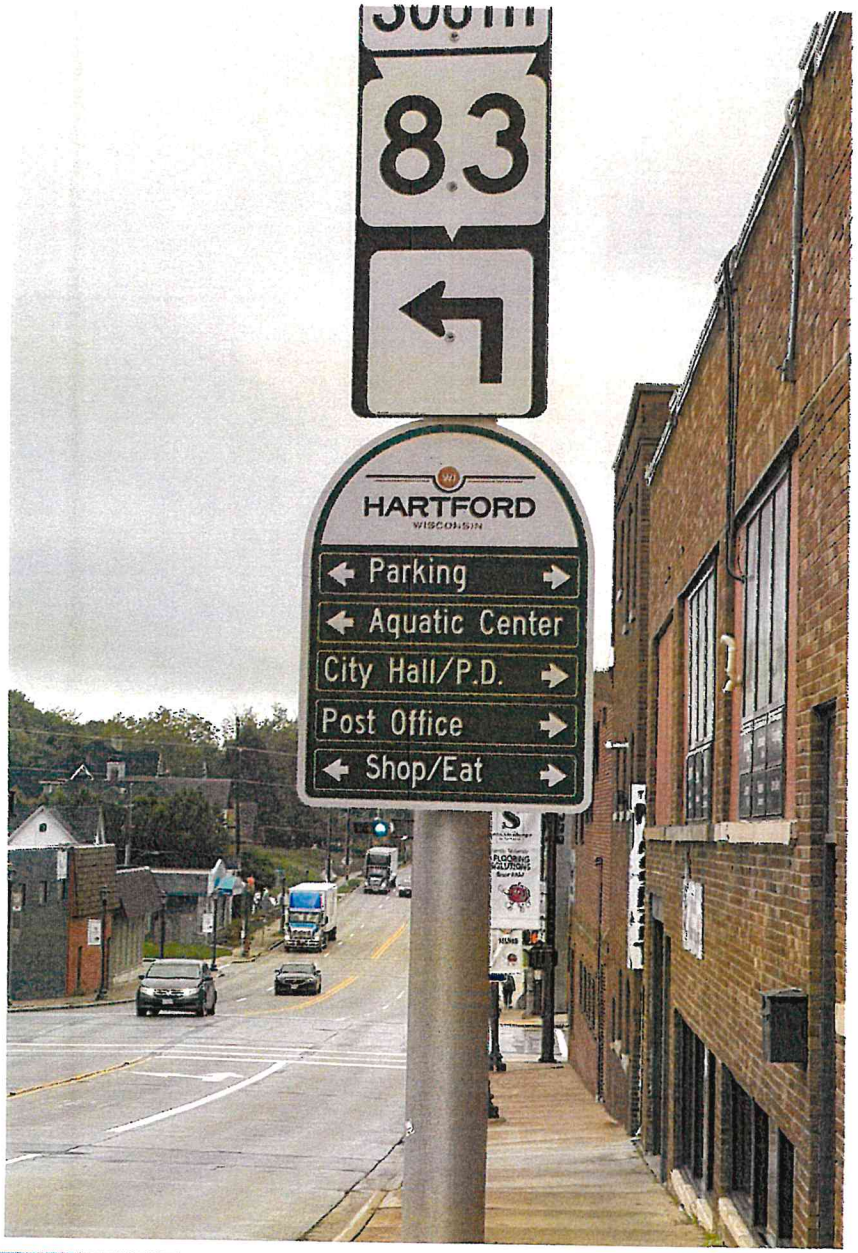
Slinger 2022

FOERSTER SIGNS LLC
262-644-8553

CLIENT	SLINGER VILLAGE WAYFINDING
QUANTITY	8
TYPE	SIGN
MATERIAL	ALUMINUM 3/16"
SIDE / FACE	
NOTES	MULTI PANEL SIZE: 60" X 36"
COLORS	
REPRESENTATIVE	ADMIN

*PRODUCTION CANNOT BEGIN UNTIL WE RECEIVE YOUR AUTHORIZATION.

DISCLAIMER: All artwork is property of F.S. and cannot be reproduced without Foerster Signs LLC permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written consent.



FOERSTER SIGNS LLC
262-644-8553

CLIENT	SLINGER VILLAGE WAYFINDING
QUANTITY	8
TYPE	SIGN
MATERIAL	ALUMINUM 1/8"
SIDE / FACE	
NOTES	REFLECTIVE PANEL SIGN 36" X 48"
COLORS	
REPRESENTATIVE	ADMIN

*PRODUCTION CANNOT BEGIN UNTIL WE RECEIVE YOUR AUTHORIZATION.

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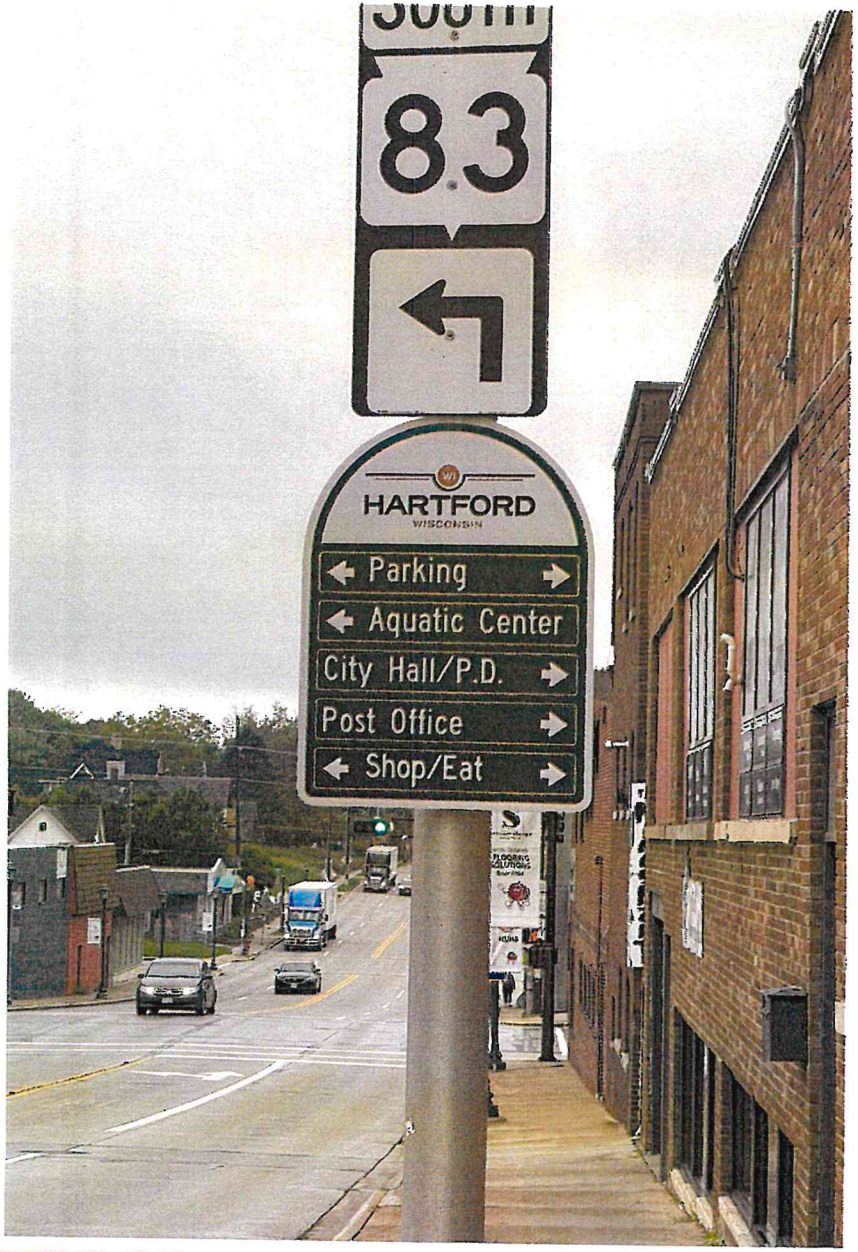

FOERSTER SIGNS LLC
262-644-8553

CLIENT
SLINGER VILLAGE WAYFINDING

QUANTITY
8

TYPE
SIGN

MATERIAL
DIBOND 1/8"

SIDE / FACE

NOTES
REFLECTIVE PANEL SIGN 36" x 48"

COLORS

REPRESENTATIVE
ADMIN

*PRODUCTION CANNOT BEGIN UNTIL WE RECEIVE YOUR AUTHORIZATION.

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VILLAGE OF
Menomonee Falls
North Appleton Avenue
Downtown
Village Park
Mill Pond Park
Village Hall/Library
Bugline Trail

Date: 10 October 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Follow-up to Façade Grant Approvals

- Rothenbach, 304 Kettle Moraine Drive South

  Last month's discussion of this application resulted in questions regarding the breakdown of costs. It was agreed that parts of the proposed project would be longer-lasting improvements, while other parts would be considered to be ongoing maintenance. Attached for your review is another version of the project estimate, separated out into the various components. Mr. Rothenbach also asked that the RDA consider the fact that the grass seed that will be used is a variety specifically engineered to thrive in shady conditions. We have also included the application and original memo for your reference.

- Nite Owls, 121 Kettle Moraine Drive North

  I am still working with the property owner to obtain an estimate of the cost for removing the unused front steps entirely. I hope to have this information available for discussion by the time of the meeting. For now there is no additional information to provide, but I will have the file on hand for the meeting should any previous materials be needed.

Creek View Landscape, Inc.
742 Sherman Road
Slinger, WI 53086
(262) 644-9622

Estimate

ESTIMATE NO.	DATE
12483	8/31/2023

NAME / ADDRESS
Tom Rothenbach 304 S. Kettle Moraine Dr. Slinger, WI 53086

PROJECT
Front Yard 2023 revised

DESCRIPTION	QTY	TOTAL
Stump grinding 3 stumps out. Pick up stump debris and haul away.	3	225.00T
Apply a liquid herbicide to front lawn area. This kills dandelions, clover, ground ivy, and all other broadleaf weeds.	1	60.00T
Ace Of Diamonds plastic edging installed and anchored with 10" spikes along front of house. 2' - 3' wide	1	400.00T
Heavy duty 4.1 oz. weed barrier installed	1	250.00T
Lawn repaired in front yard.. Install topsoil, grass seed, starter fertilizer, and straw mulch for cover.	6	725.00T
#2 wash stone mulch installed approx. 3" thick	2	450.00T
Sales Tax 5.5%		116.05

VILLAGE OF SLINGER
SEP 08 2023
RECEIVED

Please sign to approve or e-mail back as Approved. Thank You !

TOTAL $2,226.05

SIGNATURE

Date: 6 September 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Façade Improvement Grant Application-Thomas Rothenbach

Presented for your consideration is an application for a Façade and Building Improvement Grant for a landscaping project proposed by Mr. Thomas Rothenbach at his residence at 304 Kettle Moraine Drive South. This property is next to our Redevelopment District #2 and TID #6, so it is well within the .5-mile extension for properties to qualify for this program.

The total project cost is $2,226.00 and they are requesting the maximum 50% grant or $1,113.00. This is another relatively small request that could have a significant impact on the appearance of this property. The house is a very distinctive property in our downtown neighborhood and the large front lawn is very unusual in this area. A project that would make this more attractive would improve the overall streetscape along this block.

Staff respectfully requests your positive consideration of this grant request.

VILLAGE OF SLINGER
REDEVELOPMENT AUTHORITY (RDA)
FAÇADE AND BUILDING IMPROVEMENT APPLICATION

VILLAGE OF SLINGER

AUG 3 1 2023

DATE: RECEIVED

APPLICANT NAME: Thomas Rothenbach

APPLICANT ADDRESS: 304 Kettle Moraine Dr. S

PHONE #: [illegible] EMAIL ADDRESS: c [illegible] .com

PROPERTY ADDRESS: 304 Kettle Moraine Dr. S

TAX KEY #: V50050 ASSESSED VALUE: 219,300

TOTAL PROJECT COST: 2,226.00

AWARD AMOUNT REQUESTED: 1,113.00
(Cannot exceed 50% of project cost; maximum amount will depend on type of award granted)

BUSINESS INFORMATION – IF APPLICABLE

LEGAL NAME: _____

TRADE NAME: _____

BUSINESS ADDRESS: _____

PHONE #: _____ EMAIL ADDRESS: _____

PROPERTY ADDRESS: _____

FEIN or TAX ID: _____ SIC or NAICS: _____
(Standard Industrial Code or
North American Industrial Classification)

STATE OF ORGANIZATION: _____

TYPE OF BUSINESS: ☐ C Corp ☐ S Corp ☐ LLC ☐ LLP ☐ Partnership ☐ Sole Proprietor ☐ Non-Profit

WEBSITE: _____

PRIMARY PRODUCT OR SERVICE: _____

TOTAL COMPANY EMPLOYMENT (Full-Time Equivalent): _____

TOTAL PROJECT LOCATION EMPLOYMENT (FTE): _____

THREE MAJOR CUSTOMERS (Name, Address and Percentage of Sales):

1) _____

2) _____

3) _____

PROJECT DESCRIPTION

DESIRED TIMELINE FOR THE START AND COMPLETION OF PROJECT:

September 2023

WRITTEN DESCRIPTION OF PROJECT: to fix front yard with top soil, new lawn and landscaping to improve overall look of property from Street

BUDGET AND FUNDING INFORMATION – Please provide an estimate of the total budget for this project and identify the sources of the matching funding that will be used.

my checking or savings account at Westbury Bank, 1195 E Commerce Blvd. Slinger, WI 53086

Provide contact information for the funding sources listed above. (Name, Title, Phone #, Email Address)

Source #1: Westbury Bank Checking and Savings

Source #2:

Source #3:

Awards will be issued based on the criteria listed in the application instructions. Please explain how this project meets any of the criteria that will be considered:

Landscaping is an integral part of making a property look appealing and to help make the community looks good and well maintained. Not only can it help the appearance but it directly impacts your property value and can have a significant affect on both value and appearance. Will make the property align with the Village's aesthetics and improve the appearance of downtown area by keeping all properties maintained and aesthetically appealing. We are reddy to start this project in September 2023.

LEGAL INFORMATION

Has the applicant or any business owner or officer been involved in any lawsuits in the last 5 years or have any lawsuits pending? ☐ Yes ☑ No

Has the applicant or any business owner or officer ever been involved in any bankruptcy or insolvency proceedings or have any proceedings pending? ☐ Yes ☑ No

Has the applicant or any business owner or officer had any civil or criminal charges in the last 5 years that could have a material adverse impact on the project or have any charges pending? ☐ Yes ☑ No

Does the applicant or any business owner or officer have any outstanding tax liens? ☐ Yes ☑ No

Please attach a detained explanation of any YES responses.

CERTIFICATION STATEMENT

The undersigned hereby:

1) Certifies that to the best of the applicant's knowledge and belief, the information being submitted to the Village of Slinger RDA as part of the Application is true and correct.

2) Certifies that the applicant is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it.

3) Certifies that the applicant is not in default under the terms and conditions of any grant or loan agreements, leases, or financing agreements with its other creditors.

4) Certifies that the Village of Slinger RDA is authorized to obtain a credit check and Dun and Bradstreet report on the applicant, the business and/or individuals associated with the business.

5) Certifies that the applicant has disclosed and will continue to disclose any occurrence or event that could have an adverse material impact on the project. Adverse materials impact includes but is not limited to lawsuits, criminal or civil actions, bankruptcy, proceedings, regulatory intervention or inadequate capital to complete the project.

APPLICANT SIGNATURE _____ DATE 08/31/2023

PRINTED NAME Thomas Rothenbach

****

Applications will not be considered complete until the following required attachments have been received:

- Photos of existing conditions of the subject property
- Architectural drawings or rendering of the proposed project, if applicable
- Copies of estimates, bids, contracts or quotations to be done in connection with the project.

Any questions regarding this application or process should be addressed to:

- Village Administrator Margaret Wilber
  262-644-2632
  mwilber@vi.slinger.wi.gov
- Village Clerk Tammy Tennies
  262-644-2636
  ttennies@vi.slinger.wi.gov

Applications and attachments may be emailed to the above addresses or mailed to the Slinger Village Hall at 300 Slinger Road, Slinger WI 53086. Applications and attachments may also be dropped off at Village Hall.

DEPARTMENT REDEVELOPMENT AUTHORITY (RDA)
FUND 54

Program Description

The RDA was re-established in August 2020 to manage and support redevelopment projects within the Village and particularly within the Village's Downtown District. Since then, the RDA has had a string of accomplishments that will advance its goal of revitalizing our traditional downtown area. In November 2020 the Village's Redevelopment District #2 (RD #2) was created. In June 2021 the RDA worked with the Village and the Joint Review Board to create Tax Increment Finance District (TID) #6. The TID boundaries closely mirror the outline for RD #2, with the addition of some parcels that have greater potential for development or redevelopment. In September 2021 the RDA created the Village's Façade & Building Improvement Program. The program was designed to provide grants or loans to downtown property owners who undertake qualified improvement projects. This program is gradually expanding and approximately 60% of the original program funding has been awarded for 11 different projects.

The RDA oversees efforts to redevelop the Village-owned property at 119 Kettle Moraine Drive South, and is in the process of purchasing a small parcel next to this lot to broaden the possibilities of future development. This project is expected to improve stormwater management, which will benefit multiple parcels in the downtown area. The development team that was selected for this project in 2022 was not able to create a project proposal that the RDA considered the best use of the property, so the RDA is still speaking with developers to explore possible reuse options. If an appropriate redevelopment project is not identified within the next few months, the RDA has approved interim improvements on the property to enhance its appearance and draw attention to the redevelopment potential.

The RDA administers the Village's membership in the Wisconsin Economic Development Corporation (WEDC)'s Connect Communities program. This program provides training and information on best practices for reviving a community's downtown area. The RDA also works with WEDC to obtain grant funding when such opportunities become available. WEDC awarded the Village its first Community Development Investment (CDI) grant for $250,000 in 2020. The RDA is currently working with another developer to submit a CDI application by the end of the year.

The RDA works with other organizations such as Economic Development/Washington County (EDWC) to further development and business support within the area. The RDA also maintains the Slinger Economic Development Corporation (SEDC), a 501(c)4 organization set up to assist with fundraising efforts as needed. The SEDC is not active at this time, however the RDA completes the annual filing required to keep the corporation's registration valid should this tool be needed for community development in the future.

2023 Accomplishments

- The Façade and Building Improvement Program continues to gain awareness among downtown property owners and developers. In 2023 there were 8 more grants awarded for a total of $37,010. At the time of budget development, two more applications are under consideration.
- Accomplished the demolition of the buildings at 119 Kettle Moraine Drive S. These were the former Phillip Funeral Home and accessory structures.
- Seventh Hill Estates, a multi-family residential development, was approved and the developer has begun construction. This will create 31 units in townhouse or cottage format on some of the largest vacant land in the downtown area. The first units should be ready for occupancy in April 2024.
- The RDA successfully repaid the advance it received from the General Fund for the purchase of the 119 Kettle Moraine Drive S property mentioned above. It also received the final payment for the advance it issued to TID #4 for the completion of Cedar Bluffs Way.

2024 Objectives

- Identify a development team that will draft a plan to make the best use of the Village-owned land at 119 Kettle Moraine Drive S. This project has been enlarged somewhat to include the stormwater management improvements that will benefit neighboring parcels as well as the land currently owned by the Village.
- Establish a system of wayfinding signage to highlight major destinations within the downtown neighborhood and help orient visitors to Village facilities.

Account Detail

540-46111 – Administrative Fees: This account tracks the collection of administrative fees such as the application fee for the Façade and Building Improvement Program.
540-48120 – RDA Interest Income: This is currently the interest earned on cash held by the RDA. It also includes interest charged for the advances issued to the Village's TID #4 and TID #6 which helped fund TID activity before sufficient increment was generated.
540-51510-210 – Financial Admin Prof Services: This account tracks the legal fees and other support needed for RDA activity. The amount shown here is a placeholder in case future activity requires this type of support.
540-51510-300 – Financial Admin Supplies & Expense: This account is budgeted for a minimal amount to be ready for any administrative support that may be needed.
540-52500 – Economic Development: This account used to pay for the Village's contribution to the Economic Development/Washington County program but that activity has been moved to the Village's Planning function. This was also intended to begin funding for the Façade & Building Improvement program which is now part of TID #6. The amount shown here is another placeholder to indicate the RDA's intention to promote economic development whenever possible.
540-58200 – Interest & Fiscal Charges: This amount records the interest paid on an advance owed to the General Fund for the purchase of 119 Kettle Moraine Drive S.

FUND 54 - RDA

REVENUES WITH COMPARISON TO BUDGET		2022 ACTUAL 12/31/2022	YTD ACTUAL 07/31/2023	PROJECTED YEAR-END	2023 BUDGET	2024 PROPOSED BUDGET	% CHANGE
540-45210-000-000	AWARDS & DAMAGES	0.00	4.61	7.90	0.00		
540-46111-000-000	ADMINISTRATIVE FEES	400.00	0.00	150.00	150.00	150.00	0.00%
540-48120-000-000	RDA INTEREST INCOME	1,276.57	475.45	1,407.33	2,300.00	1,000.00	-56.52%
540-49230-000-000	TRANSFER FROM RESERVES	0.00	0.00	0.00	17,604.00	20,143.00	14.42%
	TOTAL FUND REVENUE	**1,676.57**	**480.06**	**1,565.23**	**20,054.00**	**21,293.00**	6.18%

EXPENDITURES WITH COMPARISON TO BUDGET		2022 ACTUAL 12/31/2022	YTD ACTUAL 07/31/2023	PROJECTED YEAR-END	2023 BUDGET	2024 PROPOSED BUDGET	% CHANGE
540-51510-210-000	FINANCIAL ADM PROF SERVICES	0.00	0.00	200.00	1,000.00	500.00	-50.00%
540-51510-300-000	FINANCIAL ADM SUPPLIES & EXP	225.00	109.00	186.86	500.00	500.00	0.00%
540-51520-300-000	WAYFINDING SIGN PROGRAM					12,000.00	
540-52500-000-000	ECONOMIC DEVELOPMENT	0.00	0.00	0.00	10,000.00	2,500.00	-75.00%
540-53860-000-105	LOSS ON INVESTMENTS	33.55	0.00	0.00	0.00		
540-58200-000-000	INTEREST & FISCAL CHARGES	11,227.22	0.00	8,553.60	8,554.00	5,793.00	-32.28%
	TOTAL FUND EXPENDITURES	**11,485.77**	**109.00**	**8,940.46**	**20,054.00**	**21,293.00**	6.18%
	NET REVENUE OVER EXPENDITURES	**-9,809.20**	**371.06**	**-7,375.22**	**0.00**	**0.00**	

RDA PURCHASE OF PHILLIP PROPERTY

Proposed Terms: $425,128.64 at 3.25%, 5 annual payments at $93,492.42

Balance	Payment	Interest	Principal	Payment Schedule	
425,128.64	$93,492.42	13,816.68	345,452.90	$107,309.10	2021
345,452.90	$93,492.42	11,227.22	263,187.70	$104,719.64	2022
263,187.70	$93,492.42	8,553.60	178,248.89	$102,046.02	2023
178,248.89	$93,492.42	5,793.09	90,549.56	$99,285.51	2024
90,549.56	$93,492.42	2,942.86	(0.00)	$96,435.28	2025
	Total Interest	42,333.45			

RDA ADVANCE TO TID #4-CBW

Repayment Schedule (3.25% interest)

DATE	ADVANCE ISSUED	INTEREST	PAYMENT APPLIED	BALANCE	Payment
9/26/2016	150,000.00			150,000.00	
12/31/2016	-	1,282.19		151,282.19	
12/31/2017	-	4,916.67		156,198.86	
12/31/2018	-	4,263.96	50,000.00	110,462.82	20-Aug-18
12/31/2019	-	3,590.04	53,590.04	60,462.82	16-Dec-19
12/31/2020	-	1,965.04	15,000.00	47,427.87	10-Nov-20
12/31/2021	-	3,082.82	18,000.00	32,510.68	30-Nov-21
12/31/2022		1,056.60	18,000.00	15,567.28	31-Dec-22
12/31/2023		505.94	16,073.22	(0.00)	28-Sep-23

RDA ADVANCE TO TID #6

Repayment Schedule (Interest Bearing at 4.75%)

****up to first $100,000 for the Façade Program**

DATE	ADVANCE ISSUED	INTEREST	PAYMENT APPLIED	BALANCE	Payment
7/11/2022	15,000.00			15,000.00	
12/31/2022	7,500.00			22,500.00	
5/31/2023	22,500.00			45,000.00	
8/18/2023	12,450.00	2,137.50		59,587.50	

DEPARTMENT TAX INCREMENT DISTRICT (TID) #6
FUND 506

Program Description

The Village's TID #6 was created on June 21, 2021 as a mixed-use district to encourage improvements and redevelopment of the Village's traditional downtown area. The district is composed of 104 parcels located in the general vicinity of the intersection of Washington Street and Kettle Moraine Drive. Most of the parcels are also part of Redevelopment District #2 (RD #2) which was created in late 2020 as part of the Village's redevelopment efforts. Projects listed in the TID plan include acquisition of property, easements or right-of-way, site preparation activities, utilities infrastructure, street improvements, and economic development activities. TID activity is overseen by the Village's Redevelopment Authority (RDA), with final approvals issued by the Village Board.

The district was able to generate an increase in value right away due to the fact that a couple of the parcels included in the district were tax-exempt properties that have been purchased for redevelopment. The base value for the district was set at the January 1, 2021 assessment level of $18,929,300. The district's equalized value for 2022 was $21,196,700, which translated to an increment value of $2,267,400 or 12%. For 2023, the district's equalized value rose another 6% to $22,566,800 or an increase of $1,370,100. This growth was again achieved without a new development project. A couple projects were started in 2023, so the district's value should increase significantly in future years. In addition to the new projects underway, the expansion of an existing business that was underway when the TID was created has been completed. The nano-distillery that is a part of that project is now open for online sales and plans to begin on-site business by the end of the year.

2023 Accomplishments

- The Façade and Building Improvement Program created in 2021 awarded eight grants as of September 2023. These went to buildings in the downtown area that have retail or professional offices on the ground floor and residential units on upper floors. This type of structure was prevalent through most of our downtown history, and it is a TID goal to encourage the continuation of this multi-purpose property.

- The TID negotiated and executed its first Developer's and Recapture Agreements. These are associated with a multi-family residential development using a large portion of vacant land located very near the district's central intersection. The developer plans to have the first units ready for occupancy by April 2024.

- The obsolete buildings located on the Village-owned property at 119 Kettle Moraine Drive South were demolished. The Redevelopment Authority (RDA) is working to identify a developer who can produce a project that will make the best use of this property.

- The TID executed another set of Developer's and Recapture Agreements for a project that will construct a micro-brewery in a former tax-exempt property. The Village is also working with the developer to apply for a Community Development Investment (CDI) grant through the Wisconsin Economic Development Corporation (WEDC).

2024 Objectives

- The RDA's goal is to identify a developer who can bring a high-value project to the Village-owned property at 119 Kettle Moraine Drive South. This property presents some unique challenges due to its shape and grading. If a project cannot be selected within the next few months the RDA will pursue its backup plan, which is to install interim improvements to the parcel until a productive concept can be adopted.

- The Village will continue to meet with property owners to discuss their redevelopment or property improvement plans.

Account Detail

506-41123 – Tax Increment #6: This line is used to track the amount of increment generated by development within TID #6. The amount shown here is an estimate based on information received from the Department of Revenue at the time of budget development and using a very preliminary estimate for the 2023 mill rate.

506-49100 – Proceeds from Debt: The Recapture Agreement executed for the multi-family project included a Village borrowing to support infrastructure improvements needed for the project.

506-51310-210 – Financial & Legal Services: Some of this amount represents a portion of the Village's annual services subscription with Economic Development/Washington County (EDWC). The Village Board agreed to use some of its annual subscription to fund a financial impact analysis for a project located in TID #6.

506-51510-210 – Admin Support Services: This account is used to record fees paid to the General Fund for costs incurred in the administration and operation of the district.

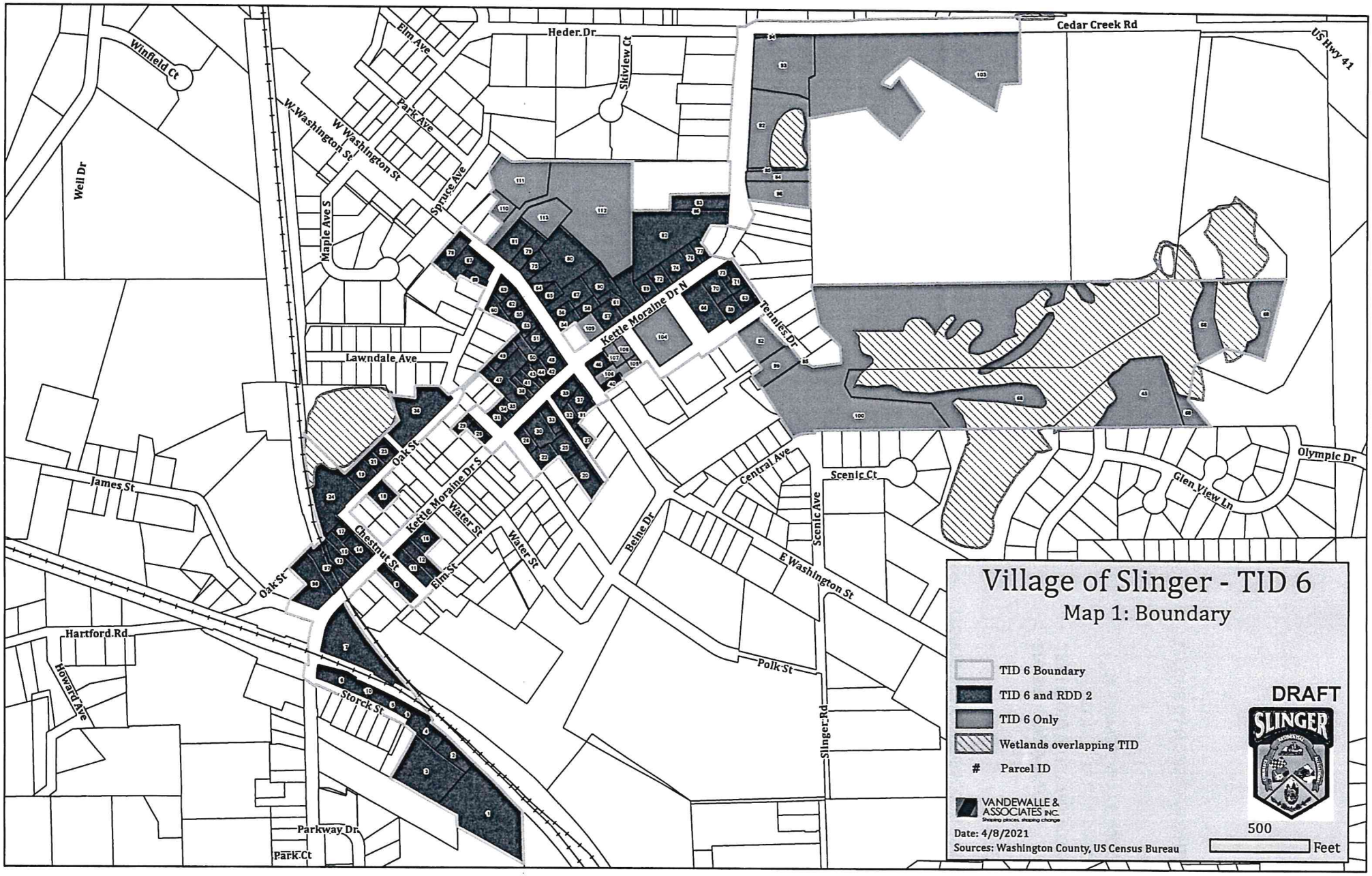
506-57100-000-953 – 119 KMDS: As mentioned above, the RDA intends to initiate some type of improvement to this property but at this time there is not enough information to establish a realistic budget amount.

506-57100-000-954 – Seventh Hill Development: This is the project that will receive the debt proceeds for infrastructure.

FUND 506 - TIF #6

REVENUES WITH COMPARISON TO BUDGET		2022 ACTUAL 12/31/2022	YTD ACTUAL 07/31/2023	PROJECTED YEAR-END	2023 BUDGET	2024 PROPOSED BUDGET	% CHANGE
506-41123-000-000	TAX INCREMENT #6	0.00	30,324.60	30,324.60	25,514.00	43,967.00	72.32%
506-48110-000-000	INTEREST INCOME	0.00	17.77	30.46	0.00	0.00	
506-49100-000-000	PROCEEDS FROM DEBT					500,000.00	
	TOTAL FUND REVENUE	**0.00**	**30,342.37**	**30,355.06**	**25,514.00**	**543,967.00**	**2032.03%**

EXPENDITURES WITH COMPARISON TO BUDGET		2022 ACTUAL 12/31/2022	YTD ACTUAL 07/31/2023	PROJECTED YEAR-END	2023 BUDGET	2024 PROPOSED BUDGET	% CHANGE
506-51310-210-000	FINANCIAL & LEGAL SERVICES	8,251.00	1,410.00	2,417.14	5,000.00	5,000.00	0.00%
506-51510-210-000	ADMIN SUPPORT SERVICES	27,311.87	5,977.57	9,789.42	10,000.00	10,000.00	0.00%
506-51510-300-000	ADMIN SUPPLIES & EXPENSES	7,865.53	150.00	150.00	150.00	150.00	0.00%
506-57100-000-950	121 KMDS	24,237.00	0.00	0.00	0.00		
506-57100-000-952	FACADE & BUILDING IMPROVEMENT	22,500.00	22,500.00	40,000.00	22,500.00	25,000.00	11.11%
506-57100-000-953	119 KMDS	0.00	63,257.82	75,000.00	0.00		
506-57100-000-954	SEVENTH HILL DEVELOPMENT	0.00	2,977.67	5,104.58	0.00	500,000.00	
506-58200-000-000	INTEREST & FISCAL CHARGES	5,606.95	0.00	0.00	0.00	8,000.00	
	TOTAL FUND EXPENDITURES	**95,772.35**	**96,273.06**	**132,461.14**	**37,650.00**	**548,150.00**	
	NET REVENUE OVER EXPENDITURES	**-95,772.35**	**-65,930.69**	**-102,106.08**	**-12,136.00**	**-4,183.00**	


Village of Slinger - TID 6
Map 1: Boundary
TID 6 Boundary
TID 6 and RDD 2
TID 6 Only
Wetlands overlapping TID
Parcel ID
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
Date: 4/8/2021
Sources: Washington County, US Census Bureau
DRAFT
SLINGER
500
Feet
Winfield Ct
Weil Dr
Elm Ave
Heder Dr
Skiview Ct
Cedar Creek Rd
US Hwy 41
W Washington St
Park Ave
Spruce Ave
Maple Ave S
Kettle Moraine Dr N
Tennies Dr
Lawndale Ave
Oak St
Kettle Moraine Dr S
Water St
Chestnut St
Elm St
James St
Central Ave
Scenic Ct
Scenic Ave
Olympic Dr
Glen View Ln
Beine Dr
E Washington St
Polk St
Slinger Rd
Hartford Rd
Howard Ave
Storck St
Parkway Dr
Park Ct

2023 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County	66	Washington	Special District - 1	None
Village	181	Slinger	Special District - 2	None
TID #	006	TID Type - Reh/Cons post-95	Special District - 3	None
School District	5390	Sch D of Slinger	Union High	None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	$18,053,300	79.81%	$22,620,300		$22,620,300
Manufacturing Real Estate			$0		$0
Manufacturing Personal Property			$0		$0
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-$53,500		-$53,500
Manufacturing Real Estate			$0		$0
Manufacturing Personal Property			$0		$0
Frozen Overlap Value					$0
Current Year TID Value					$22,566,800
2021 TID Base Value					$18,929,300
TID Increment Value					$3,637,500

* Municipal Assessor's final values filed on 06/07/2023

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2022 TID Value	2023 TID Value	Dollar Change	% Change
$21,196,700	$22,566,800	$1,370,100	6

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		

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.

GENERAL FUND ADVANCE TO TID #6

Repayment Schedule (Interest Bearing at 3.25%)

DATE	ADVANCE ISSUED	INTEREST	PAYMENT APPLIED	BALANCE	Payment
12/31/2021	130,895.03			130,895.03	
12/31/2022	75,750.48	5,606.95		212,252.46	
5/31/2023	3,876.45			216,128.91	
6/30/2023	4,535.79			220,664.70	
8/7/2023	39,156.57			259,821.27	
8/18/2023	5,571.50			265,392.77	

RDA ADVANCE TO TID #6

Repayment Schedule (Interest Bearing at 4.75%)

****up to first $100,000 for the Façade Program**

DATE	ADVANCE ISSUED	INTEREST	PAYMENT APPLIED	BALANCE	Payment
7/11/2022	15,000.00			15,000.00	
12/31/2022	7,500.00			22,500.00	
5/31/2023	22,500.00			45,000.00	
8/18/2023	12,450.00	2,137.50		59,587.50	