

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, November 1, 2023 at 8:00am.

- 1. Call to Order - Noting of Roll Call**
- 2. Approval or Correction of Minutes from 10-04-2023**
- 3. Old Business & Action Thereon**
 - A. Updates on Work Plan Components and Projects**
 - B. Wayfinding Signage Project Update**
 - C. Façade Program Application Review (if needed)**
 - D. Amended 2024 Budgets – RDA & TID #6**
- 4. New Business & Action Thereon**
 - A. Status of Structure on Former Wolf Parcel**
 - B. Proposed Amendment to Façade Improvement 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

October 4, 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 October 4, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, September 29, 2023.

1. Roll Call & Notice of Meeting:

Present: Scott Stortz, Corey Foerster, Angelina Iturrian, Sherry Schaefer, Dean Otte, and Dianne Retzlaff.

Absent: Colette Troeller, 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 9-6-2023

Motion Schaefer/Foerster to approve the minutes of 9-6-2023 as presented; Passed

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. Engineer Haggerty informed the RDA members that the Seventh Hill Estates project has the first building constructed. He commented that permission for early start was granted to the developer, meaning they are starting at their own risk. Administrator Wilber commented that the Façade program continues to have inquiries and did better than anticipated this year. The 50-Day Brewing project got their developer's agreement and recapture agreement approved at the September 18, 2023 Village Board meeting. The Slinger Historical Museum's collection is growing and they are in the process of constructing a storage facility on the southern edge of the property. Administrator Wilber informed the Board that the museum just received an award for their sign in front of the building.

B. Wayfinding Signage Project Update

Corey provided the RDA members with a quote on the wayfinding signage discussed at the September meeting. He included three different types of material the signs could be made of, which included aluminum 3/16 multi panel, aluminum 1/8 reflective panel and dibond 1/8 reflective panel. Corey noted that the quote does not include installation or brackets. It was noted that at the September 6, 2023 meeting RDA members agreed that the style of sign with the hills on top and Slinger at the bottom in the green color, was the preferred sign. RDA members discussed the three

options and all agreed that they prefer aluminum 1/8 reflective panel.

Motion Schaefer/Retzlaff to direct Foerster Sign to create a layout and quote for the 1/8 aluminum reflective panel in green, with the hills on top and Slinger on the bottom for the November RDA meeting. Passed.

C. Review of September Approvals

Administrator Wilber stated that she had spoken with Mr. Rothenbach, 304 Kettle Moraine Dr. S. concerning the breakdown of costs in his façade application. She explained to him that the RDA had commented that some of the project would be longer-lasting improvements, while other parts would be considered ongoing maintenance. Administrator Wilber noted that since the September meeting, Mr. Rothenbach asked if the project could be expanded to have the trees removed, and this would resolve the RDA's concern about grass not growing. Members agreed that the costs for tree removal qualify under the façade grant program, but the costs for the grass do not. They asked for the applicant to provide a consolidated invoice to amend the application as requested.

RDA members requested that the owner Nite Owls provide an estimate of what it would cost for removing the stairs in question completely.

4. New Business & Action Thereon

A. 2024 Proposed RDA Budget – Fund 54

Administrator Wilber provided the RDA with the 2023 accomplishments and the 2024 objectives for the RDA – Fund 54. Accomplishments included the Façade and Building Improvement Program that awarded 8 grants for a total of \$37,010; demolition of all the structures located at 119 Kettle Moraine Dr. S (KMDS); Seventh Hills Estates, a multi-family residential development, was approved and construction has begun. RDA successfully repaid the advance it received from the General Fund for the purchase of the 119 KMDS property. Also, the final payment for the advance issued to TID#4 for the completion of Cedar Bluffs Way was received. She stated that a correction would be needed on the list because the RDA has not paid its General Fund advance in full yet. She also stated that another payment was made successfully.

For 2024 objectives, staff will try to identify a development team that will draft a plan to make the best use of the Village-owned land at 119 KMDS and establish a system of wayfinding signage to highlight major destinations within the downtown neighborhood and help orient visitors to Village facilities.

Administrator Wilber noted that the survey is finally done for the Wolf property that the Village is trying to acquire.

Discussion was held on the legal fees associated with the old creamery building. Administrator Wilber informed the RDA that the owner filed a claim against the Village, so the claim falls under the Village's liability insurance.

An inquiry was made concerning some improvements needed at Community Park and whether the expense could be TID expenses. Administrator Wilber commented that the funds would first come out of the general fund, then the TID. Staff would look into this and bring it back at the November 2023 meeting.

RDA members also asked if the façade project was completed at 138 KMDN. Discussion was held about inspecting façade projects prior to providing the applicant with the grant. They also asked that staff look into contacting the owners of the Day Care on Slinger Road and the owners of the Town 9 Tap concerning their violation of the weed ordinance. Planner Censky stated she would contact the owners.

B. 2024 Proposed TID #6 Budget – Fund 506

Administrator Wilber noted that TID #6 is doing well as it was able to generate an increase in value right away due to the fact that some tax-exempt parcels were purchased for redevelopment. She commented that the district's equalized value rose another 6% and this growth was achieved without a new development project. Administrator Wilber discussed the 2023 accomplishments which included the façade and building improvement program awarded 8 grants as of September 2023; the TID negotiated and executed its first Developer's and Recapture Agreements and the buildings at 119 KMDS were demolished and the RDA is working to identify a developer who can produce a project for this property. For 2024 the objectives are to continue to meet with property owners to discuss their redevelopment or property improvement plans and identify a developer who can bring a high-value project to the Village-owned property at 119 Kettle Moraine Dr. S.

President Stortz gave kudos to the RDA members on what has gotten accomplished in 2023.

5. Adjourn Meeting

Motion Foerster/Retzlaff to adjourn at 8:39am. Motion passed.

Scott Stortz, Village President

Prepared by: Tammy Tennies, Village Clerk/HR



Date: 1 November 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: RDA Project Updates for November 2023

The District's ongoing projects continue to make steady progress. Describing this progress for our two largest developments can best be done with photos:

A. Seventh Hill Estates (former Eiche Property) –



Developer Scott Ritger hosted a tour of his Seventh Hill Estates development on Saturday and it was very informative. Foundations are in for two of the buildings and Scott said they are on track to be able complete interior work over the winter months. A couple of takeaways that impressed me the most were: 1) There is a lot more space for this than I realized when I visited the site before the project started, and 2) The views from this area are spectacular. Scott discussed the walking path he had hoped to construct that would connect residents with Community Park. After finishing initial grading, they realized that the slope would be much steeper than they expected so that improvement will not be happening immediately. Scott said they are still exploring ways to accomplish this that would be safe and cost-effective.

B. Façade Improvement Program – There aren't any new applications to consider this month, but I continue to work with a couple applicants who received conditional approvals at previous meetings. There has also been a request that we look into expanding this program to provide some level of support for start-up businesses or businesses wishing to relocate in the Village. This discussion is scheduled for later in the meeting.

C. 50-Day Brewing Project – We submitted the final application for the Community Development Investment (CDI) grant for this project on October 5th. WEDC came back with a few questions and requests for further information. We answered what we could and asked the developers to provide updated estimates for the remaining questions. At this time, we are waiting for the new information from the developers to re-submit the updated application. WEDC is aware that we are in the process of completing our response to their follow-up questions.

D. 108 Oak Street (former Niphos property) – This is another major project in our downtown area that needs to be seen. The developer has torn down the standalone smaller building that was formerly located along the back lot line. They also razed a portion of the main building that was unsalvageable; they are replacing that with an attached garage.

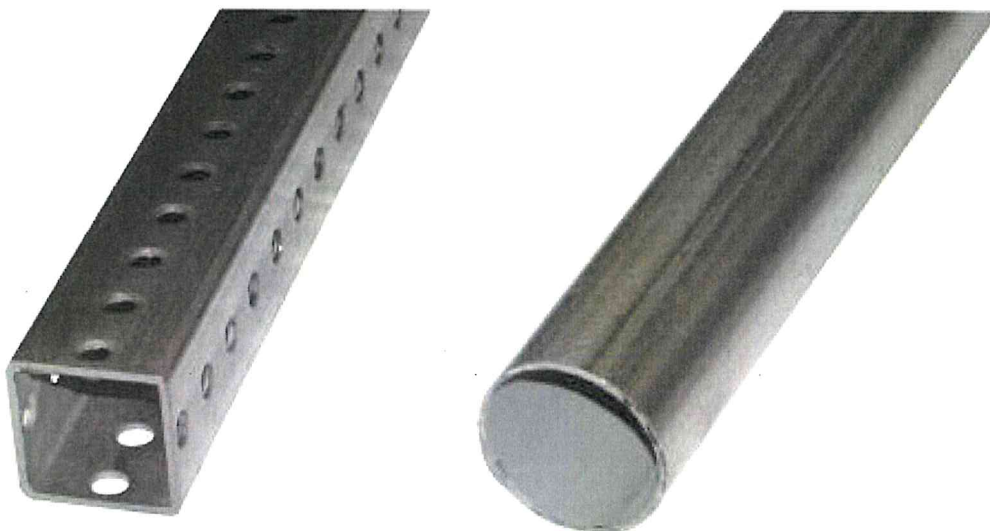


E. 119 Kettle Moraine Drive South (former funeral home) – We were finally able to complete the purchase of the small parcel abutting the back of the Village-owned lot. Later in this meeting we will discuss various options for disposing of the shed that is currently on the property. The developer who is exploring a potential project on the site believes he will have his proposal ready for discussion at our December meeting, so we are holding off on any interim improvements to the site for the time being. Once the shed has been removed, we will begin working on plans for using the new additional land for stormwater management. This appears to be the best use for this land, considering the steep grade differential and the ongoing stormwater issues experienced in the area.



Date: October 26, 2023
To: Village Redevelopment Authority
From: Jim Haggerty, Village Engineer
Re: Follow-up on Proposed Wayside Signage

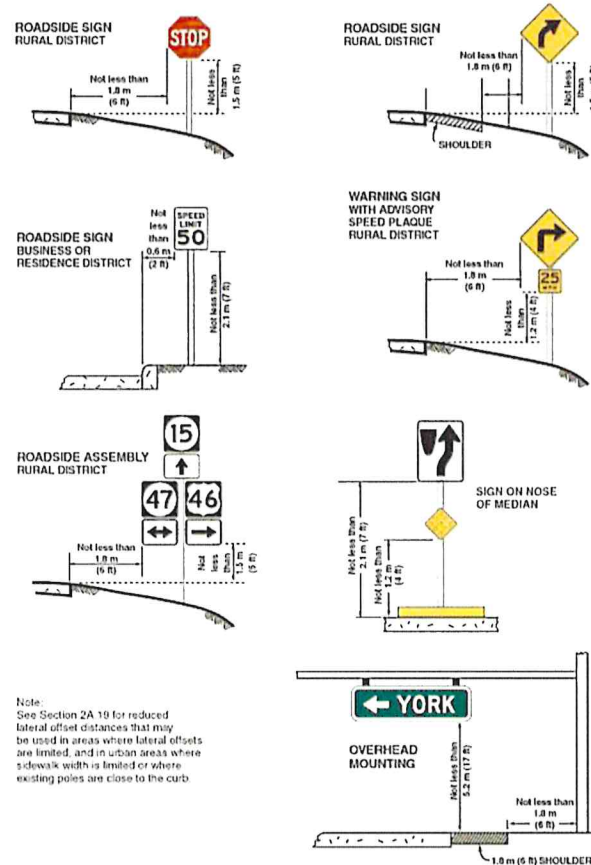
I have reviewed the table and map showing proposed locations of the wayside signage for the Village. The proposed signs are 36"x60" aluminum recommended for placement on existing street lighting, sign posts and traffic signal poles. My recommendation is that the signs be mounted on either our standard square galvanized pole or an optional 2 3/8 inch diameter galvanized pole. Each of these are readily available and come in 10.5 and 12 feet lengths. We use the square posts and have them in stock already.



The Manual on Uniform Traffic Control Devices (MUTCD) is the controlling documentation to be followed for signage and traffic markings on our roadways. The Wisconsin Department of Transportation Facilities Development Manual (FDM) is the state standard for design elements required for local roadways, such as the installation of traffic signals, sign bases, and location of roadside structural elements. The following minimum standards are required for mounting the wayside signage:

1. The mounting height and lateral locations of signage is shown below. For areas with curb and gutter, the signage must be located a minimum of 2 feet off the face of curb to the closest edge of the sign and a minimum of 7 feet high from the ground to the bottom of the sign. The standards are less along rural roadways.

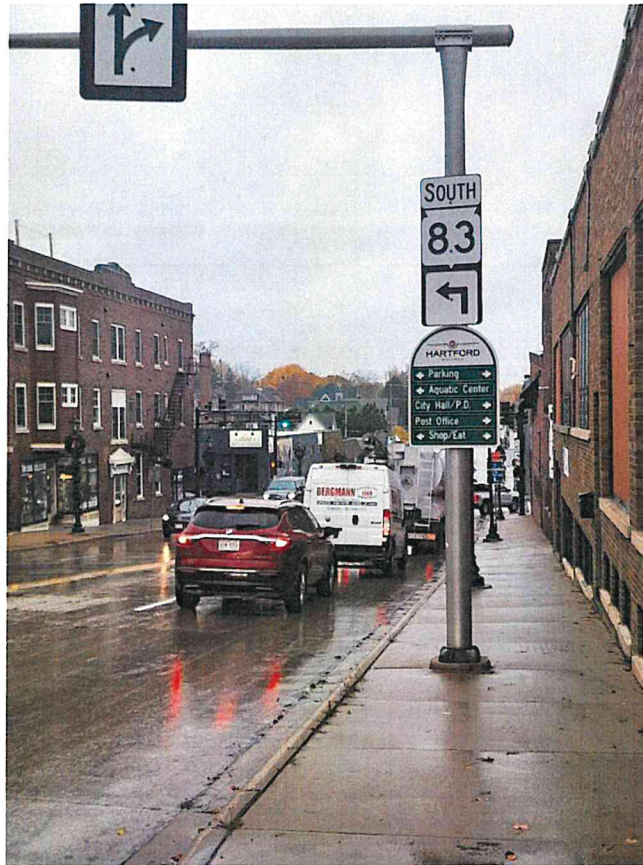
Figure 2A-1. Examples of Heights and Lateral Locations of Signs for Typical Installations



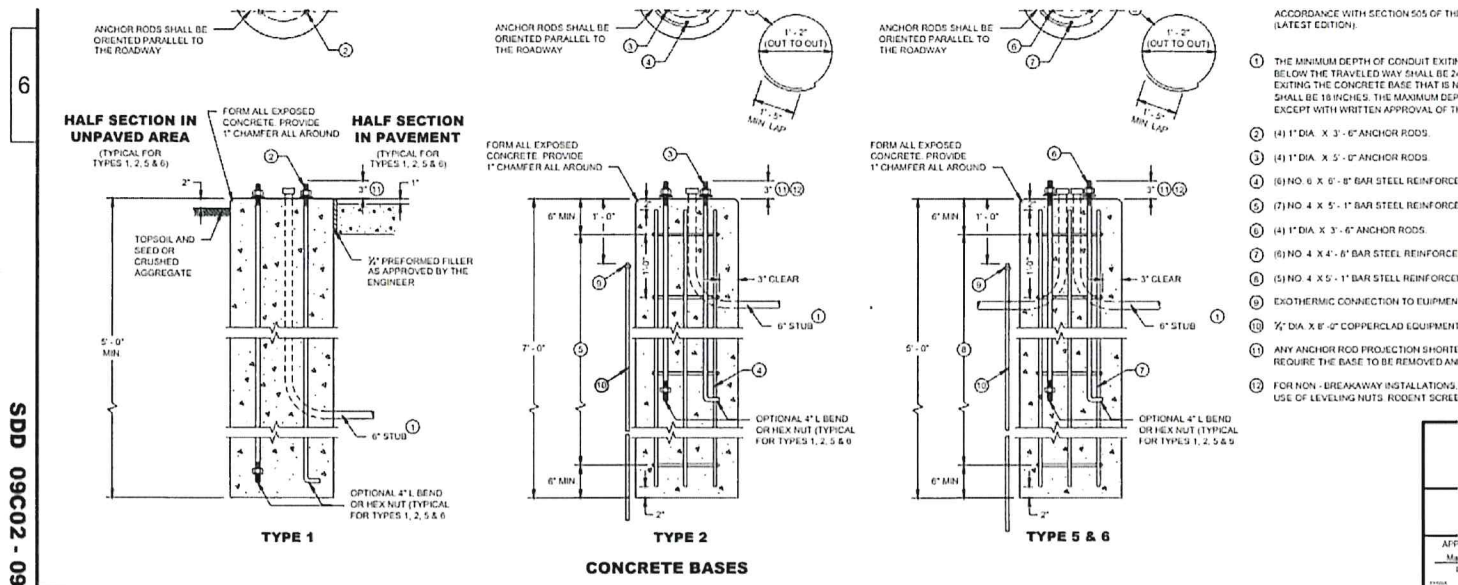
The proposed signage locations in the table will not allow for sharing some of the existing sign posts around the Village.

2. The MUTCD also requires signage requiring separate decisions to be mounted on separate posts unless one sign supplements another. In other words, adding the wayside signage to traffic signal poles or no parking signage would not be allowed as different messages are being sent. I am not the most experienced with this standard but I believe the standard is trying to say is that one or both of the signs with different messages on a single post will be unseen by drivers because of the differing messages and other more important decisions needing to be made while driving.

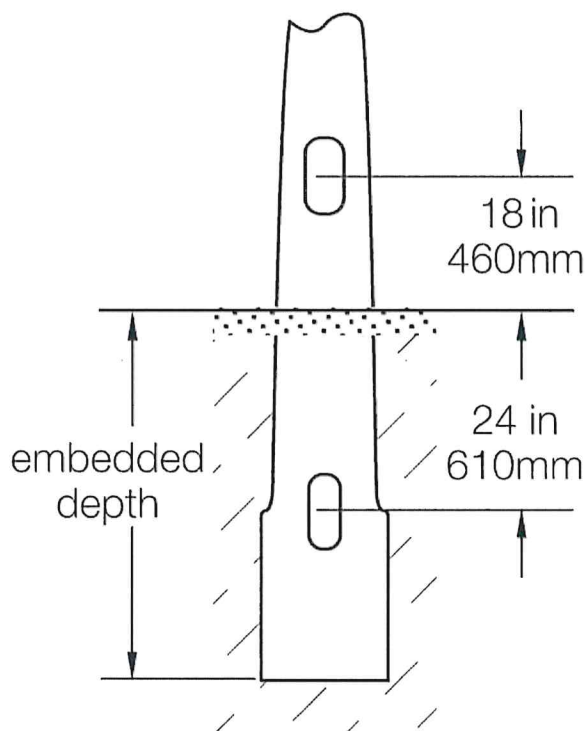
3. Locally, I reviewed the possibility of installing signage on the existing fiberglass light poles with Hartford Electric. Some of the poles already include speed limit signs, no parking signs and directional signage but these are significantly smaller than the proposed wayside signage. These fiberglass street light poles are 30 feet tall and are direct-buried 5 feet into the ground and we don't believe they would hold up to the wind loading that the signs would experience. One example shown when previously discussing the wayside signage was in Hartford where we discussed the proposed size and design of the directional signage we would like to use in Slinger. The sign is shown below:

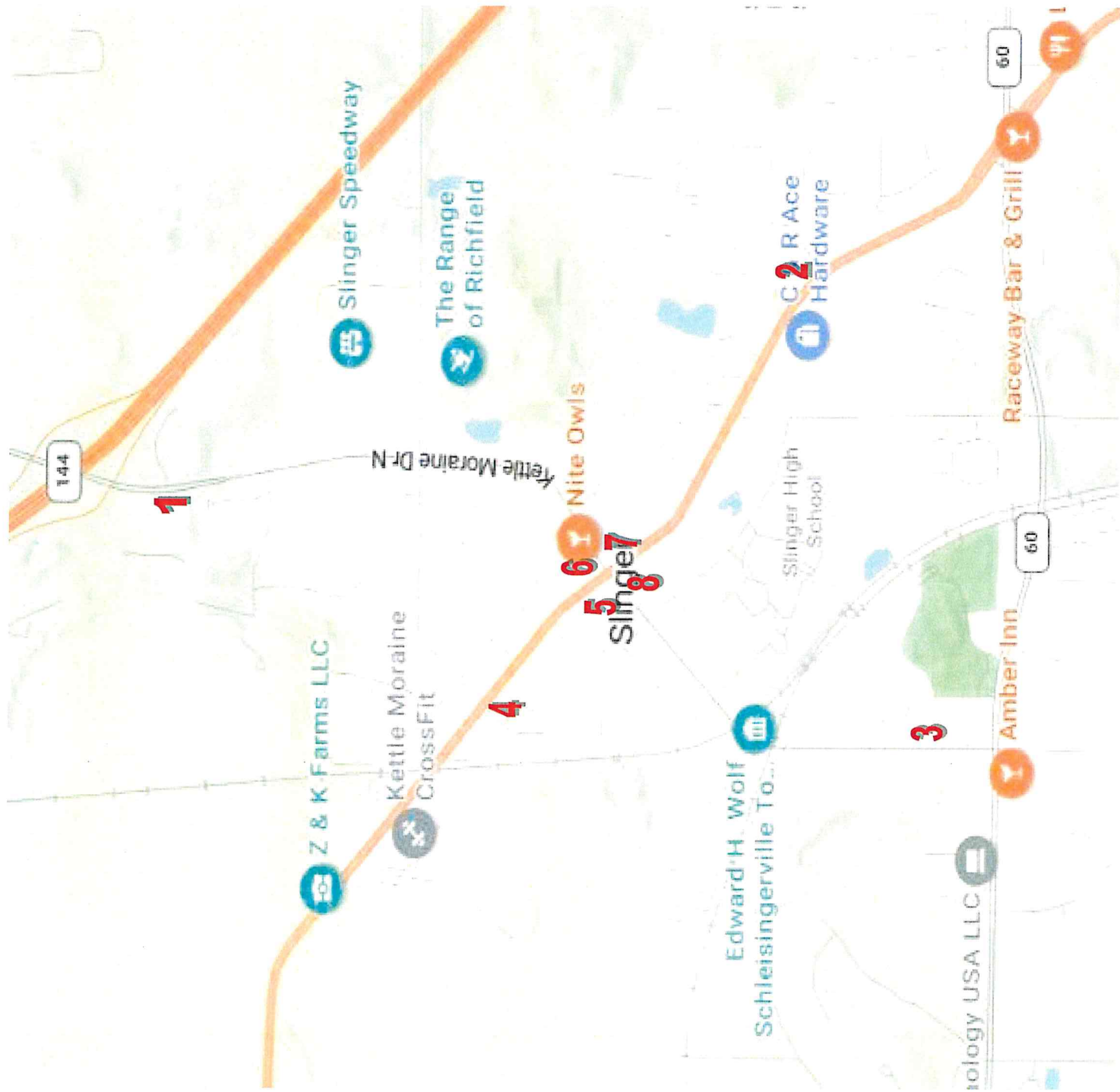


This sign is mounted properly per the MUTCD and the bottom of the sign is 7 feet above the ground level. The other item of note is that the pole is aluminum (not fiberglass) and the sign base is a typical DOT installation. The DOT's FDM requires at a minimum anchor rods and sometimes steel reinforcement bars, 20-inch diameter concrete footing of either 5 feet or 7 feet deep to hold the sign post and proposed signs as shown below in an excerpt from the FDM.



In comparison, our standard 30 foot tall street light pole is installed as shown below with an embedded depth of 5 feet. The black, fiberglass, decorative poles downtown are shorter (approximately 18 to 20 feet tall) and have less of an embedded depth and provide less support than our standard street light poles.





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. In 2023, the RDA purchased a small parcel next to this lot to broaden the possibilities of future development. This additional land 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 worked with another developer to submit a CDI application for their project this year. The developer is currently in the process of providing supplemental information that WEDC requested during the application review process.

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.
- Completed the purchase of the small parcel adjacent to the 119 KMDS property.
- 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 made another payment on 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

540-48120 – 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.

540-51520-300 – Wayfinding Sign Program: This account will track the costs incurred by the signage program that is planned for 2024.

540-52500 – Economic Development: This account was originally set up 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		PAYMENT		BALANCE	Payment
	ISSUED	INTEREST	APPLIED			
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		PAYMENT		BALANCE	Payment
	ISSUED	INTEREST	APPLIED			
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	

- 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. Village staff worked with the developer to apply for a Community Development Investment (CDI) grant through the Wisconsin Economic Development Corporation (WEDC). The award of this grant is expected before the end of this year.

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.

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.

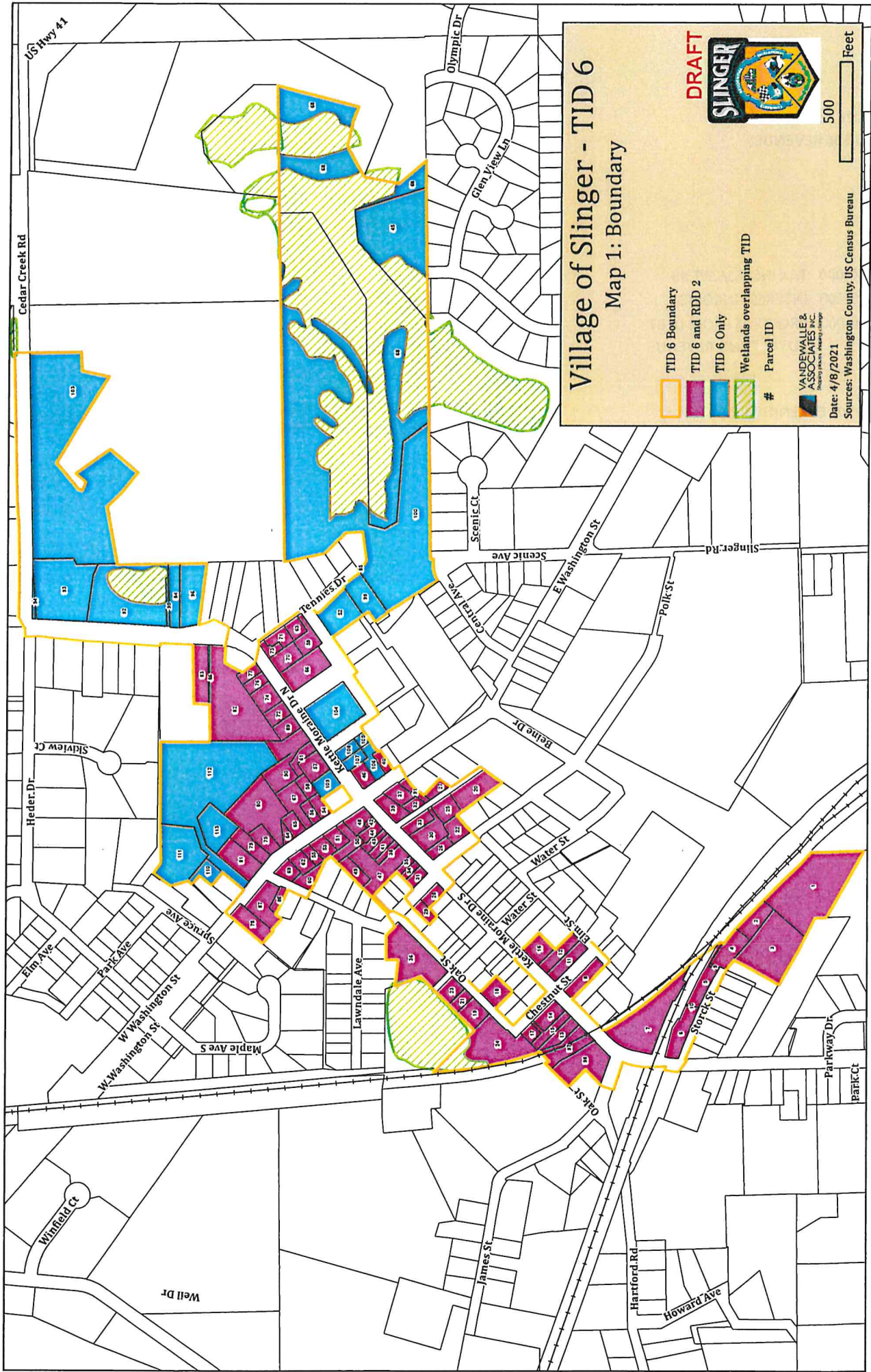
2023 Accomplishments

- 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.

PROPOSED 2024 BUDGET
TID #6 - FUND 506 REVENUES

	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	44,583.00	74.74%
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	544,583.00	2034.45%

TID #6 - FUND 506 EXPENDITURES	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	-3,567.00	



2023 Statement of Changes in TID Value

Wisconsin Department of Revenue

Equalization Bureau

Date: 08/09/23
Page: 1225 of 1407

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					
Manufacturing Personal Property			\$0		\$0
Prior Year Corrections:			\$0		\$0
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					
2021 TID Base Value					\$22,566,800
TID Increment Value					\$18,929,300
					\$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

STATUS OF TID #6 PROJECTS

As of 31Dec22

PROJECT COSTS

Proposed Projects	Specific Projects	Estimated Costs	Prior Costs	2022 Costs	Cumulative Costs	Project Plan Estimate
Property Acquisition	121 KMDS	-	38,418	24,237	62,655	
KMD Improvements		320,000		-	-	
Washington St Improvements		250,000		-	-	
Façade & Bldg Improvement		100,000	0	22,500	22,500	
Misc Projects		-		-	-	
	Slinger House	-		55,862	55,862	
Grant and Loan Programs				-	-	

TOTAL ESTIMATED COSTS 670,000 38,418

TOTAL DEVELOPMENT COSTS FOR YEAR 102,599

TOTAL DEVELOPMENT COSTS CUMULATIVE 141,017 6,105,000

ADMINISTRATIVE COSTS

	Prior Costs	2022 Costs	Cumulative Costs	Project Plan Estimate
Financing Costs	703	5,607	6,310	369,825
Professional Services	18,620	8,251	26,871	
Administrative Support	19,041	35,177	54,218	
TOTAL ADMINISTRATIVE COSTS	38,364	49,035	87,399	369,825

	Estimated Cost	Prior Costs	2022 Costs	Cumulative Costs
Recapture Payments	-	-	-	-
TOTAL RECAPTURE PAYMENTS	-	-	-	-

TOTAL TID COSTS 76,782 151,634 228,416 6,474,825

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	

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. Village staff worked with the developer to apply for a Community Development Investment (CDI) grant through the Wisconsin Economic Development Corporation (WEDC). The award of this grant is expected before the end of this year.

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.

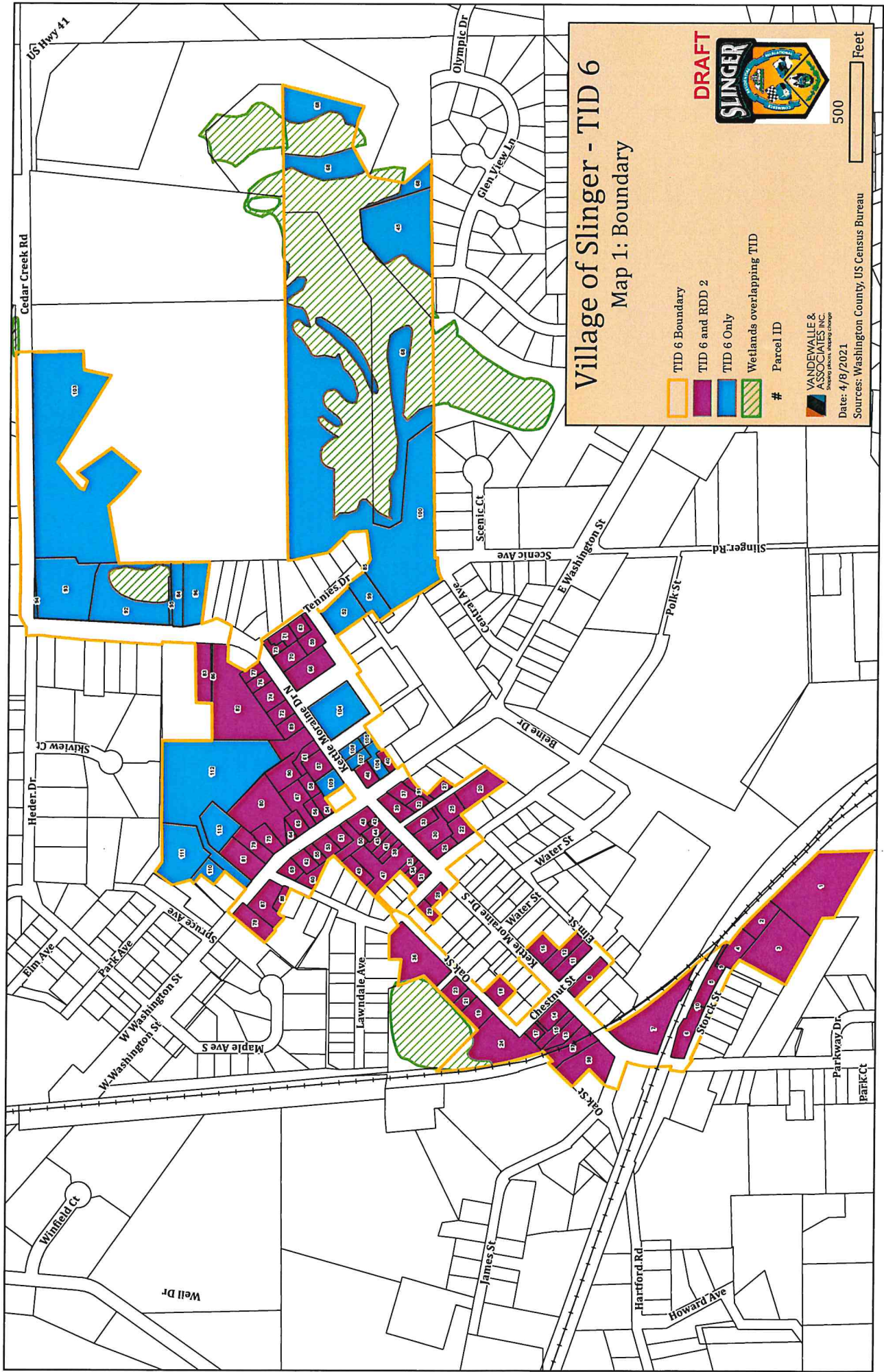
506-57100-000-953 – 119 KMDS: As mentioned above, the RDA intends to initiate some type of improvement to this property but at this time there is not enough information to establish a realistic budget amount.

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

PROPOSED 2024 BUDGET
TID #6 - FUND 506 REVENUES

	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	44,583.00	74.74%
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	544,583.00	2034.45%

TID #6 - FUND 506 EXPENDITURES	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	-3,567.00	



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

STATUS OF TID #6 PROJECTS

As of 31Dec22

PROJECT COSTS

Proposed Projects	Specific Projects	Estimated Costs	Prior Costs	2022 Costs	Cumulative Costs	Project Plan Estimate
Property Acquisition	121 KMDS	-	38,418	24,237	62,655	
KMD Improvements		320,000		-	-	
Washington St Improvements		250,000		-	-	
Façade & Bldg Improvement		100,000	0	22,500	22,500	
Misc Projects		-		-	-	
	Slinger House	-		55,862	55,862	
Grant and Loan Programs				-	-	

TOTAL ESTIMATED COSTS 670,000 38,418

TOTAL DEVELOPMENT COSTS FOR YEAR 102,599

TOTAL DEVELOPMENT COSTS CUMULATIVE 141,017 6,105,000

ADMINISTRATIVE COSTS

	Prior Costs	2022 Costs	Cumulative Costs	Project Plan Estimate
Financing Costs	703	5,607	6,310	369,825
Professional Services	18,620	8,251	26,871	
Administrative Support	19,041	35,177	54,218	
TOTAL ADMINISTRATIVE COSTS	38,364	49,035	87,399	369,825

	Estimated Cost	Prior Costs	2022 Costs	Cumulative Costs
Recapture Payments	-	-	-	-
TOTAL RECAPTURE PAYMENTS	-	-	-	-

TOTAL TID COSTS 76,782 151,634 228,416 6,474,825

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	



Date: 1 November 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Follow-up to Wolf Parcel Purchase

Now that the small parcel adjacent to Village property at 119 Kettle Moraine Drive South has been purchased, the shed on this property will need to be disposed of somehow. Staff would like to get RDA input on the method you would like to use for this.

- Our Public Works crew believes they would be able to dismantle and remove the shed themselves. This method would incur labor costs, meaning staff's normal wages that would be diverted from other duties. There could also be additional dumpster or other removal costs.
- Listing the item on a surplus materials auction site for the buyer to remove at their cost. This may generate a little revenue, although the removal costs will limit the amount people will be willing to bid. The shed is assessed at \$10,100 but it's unlikely we could obtain that amount.
- We have already been contacted by a neighboring property owner who asked about obtaining it. I let them know the RDA would need to discuss how they wished this to be handled, and I could provide more information after this meeting. There was no discussion about any potential payment since the status was still uncertain.

The shed is in fairly good condition but disassembling it would require extensive work. Jim inspected it and took some photos, so he will be able to provide more information on this during the meeting.





Date: 1 November 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Possible Changes to Façade Improvement Program

Trustee Otte requested this agenda item to discuss whether the RDA could expand its assistance programs to provide some type of funding for start-up businesses or established businesses that wish to relocate to our downtown area. Our Façade Improvement program currently offers limited funding for interior improvements to commercial operations, as shown in the attached excerpt from the program manual.

We were also contacted by the owners of Fidelity Properties, who own the building on the northwest corner of Kettle Moraine Drive and Washington Street. They will be losing their commercial tenants within the next few months and they were also wondering if the Village offered any type of small business incentives. I contacted WEDC (Wisconsin Economic Development Corporation) to see if they had any program for this and they do not at the moment. They suggested we contact EDWC to see if their micro-loan program might be appropriate for this purpose.

I can continue to research other communities to see if anyone has this type of program. Before doing more research however, it would be helpful to have some feedback and direction on what the RDA would like to see in this type of activity.

4) TYPES OF PROJECTS ELIGIBLE FOR PROGRAM FUNDING:

The RDA retains the sole discretion to determine if a project is eligible for Program funding based on the expected improvement and enhancement of the condition and appearance of properties. The types of projects eligible include, but will not be limited to:

- ☐ Exterior Improvements to Buildings in the Subject Area that are consistent with the aesthetics of the Redevelopment District and neighboring properties
- ☐ Interior or Structural Improvements of a Permanent or Fixed Nature that Increase Property Value or Viability – Commercial Properties only
- ☐ Restoration of Historic Elements
- ☐ Construction or Restoration of Building Structural Elements
- ☐ Utilities Facilities
- ☐ Hazardous Materials Abatement
- ☐ Street-facing Landscaping
- ☐ Energy Efficiency and Safety Improvements
- ☐ Accessibility Structures
- ☐ Eligible Project costs may include carpentry, masonry, windows, doors, lighting, awnings, painting, roof repairs, and similar activities.
- ☐ Eligible Project Costs also include design services, installation and other labor.

5) TYPES OF PROJECTS/ACTIVITIES INELIGIBLE FOR PROGRAM FUNDING:

The RDA retains the sole discretion to determine if a project is ineligible for Program funding based on the expected improvement and enhancement of the condition and appearance of properties. The types of projects ineligible include, but will not be limited to:

- ☐ Normal Maintenance Activities
- ☐ Removal of Historic Elements
- ☐ Temporary or Tenant-Specific Equipment, Furnishings or Other Improvements that would be removed with a change of use
- ☐ General Improvement Loans related to normal replacement needs of a business
- ☐ Projects that primarily provide working capital with limited security
- ☐ Projects which, based on the judgment of the RDA, would create a conflict of interest, potential for conflict of interest, or any appearance of a conflict of interest

6) TYPES OF AWARDS AVAILABLE:

- ☐ Grants
- ☐ Loans

A) GRANT TERMS AND CONDITIONS:

- ☐ **Amount.** The maximum amount of a single grant may not exceed \$7,500.
- ☐ **Matching Amount.** Grants may be provided in an amount up to 50% of the total project cost.
- ☐ **Application Fee.** A non-refundable application fee of \$50 will be due at the time of application submittal.
- ☐ **Applicant Status.** Applicants must be in good standing with the Village of Slinger, with current taxes and utilities paid in full. Any outstanding building code violations must be resolved by the conclusion of the project. They must also provide proof of property and liability insurance prior to the start of the grant performance period.