

Approved

REDEVELOPMENT AUTHORITY COMMISSION

August 8, 2019

Brillion City Center

7:00 AM

CALL TO ORDER:

Chairperson Wenzel called the meeting to order at 7:02 AM.

ROLL CALL:

Present were Chairperson Beth Wenzel, Jerome Popp, Matthew Bennett, Kim Buboltz, David Sonnabend, and Alderperson Mel Edinger. Also present was City Administrator/Clerk-Treasurer Lori Gosz. Absent were Mayor Gary Deiter and Ralph Rice.

Guests: Calumet County Community Development Director Mary Kohrell and Brian Witt from the Brillion Area Chamber of Commerce.

APPROVAL OF AGENDA:

Motion – Edinger moved to approve the agenda. Seconded by Popp. Motion carried unanimously.

APPROVAL OF MINUTES – JUNE 13, 2019 REDEVELOPMENT AUTHORITY COMMISSION MEETING:

Motion – Bennett moved to approve the minutes of the June 13, 2019 Redevelopment Authority Commission meeting as printed and circulated. Seconded by Buboltz. Motion carried unanimously.

REPORTS OF OFFICERS:

A. Chairman:

No report.

B. Treasurer Report:

Buboltz reported on the July's Treasurer's Report balance of \$683.86.

Motion – Edinger moved to approve the Treasurer's Report as submitted. Seconded by Bennett. Motion carried.

C. Secretary/Community Development Director Report:

1. Review of the Budget:

Gosz reviewed the RDA Budget comparison. She explained the donations for the hanging baskets are down this year. Gosz reported approximately five (5) baskets were taken down and Collie Schroth offered to try to nurse them back. Schroth suggested that baskets on windy intersections don't do well.

Gosz explained with the 2020 Budget it was suggested by an Alderperson to pull the project from the RDA and include it in the general fund DPW expenditures. She stated it was also suggested to have ground planters instead of hanging.

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Edinger voiced concerns of donations for hanging baskets. Buboltz stated sidewalks are not big enough for large pots. Small pots may require more attention. Sonnabend stated it makes sense for RDA to continue as beautification of downtown. Edinger suggested Gosz talk to DPW Director Geiger to get his opinion.

REPORT FROM BRILLION CHAMBER OF COMMERCE:

Brian Witt reported on the following.

- He will be replacing Doug Neils as Chamber Representative.
- Golf Outing was July 11th. There were 20 teams – 80 golfers and was a success.
- Lunch N’ Learn speaker was Louie Lecker. There were 12 in attendance. Next Lunch N’ Learn will be September 3rd and Steve Endries will be the speaker.
- Best and Brightest Event will be held at Cobblestone Inn on October 3rd.
- Chamber Website is under construction – update.
- Membership Drive - 1 on 1 visits with current members.
- The Board is discussing Shop Local. How to be involved/partner with the Brillion Works Development.

DOWNTOWN REDEVELOPMENT – MAIN STREET SQUARE PROJECT:

A. Housing Development – Northpointe Development Corp – Update:

Gosz reported that Andy Dumke contacted her. He is moving full steam ahead on design of development. They intend to close and start construction as quick as they can. Date is moved a few months out. They don’t close on the land until all permits are approved and in hand. They close on the construction loan the same day as closing on the land purchase. The contractors then start the next day.

Gosz received the Developer’s Agreement from Dumke. They created a new LLC for the project. It is now City Center – Brillion LLC. The Development Agreement will be reviewed by legal counsel for RDA approval in September. Discussion followed.

Bennett questioned how interested tenants will find information. Gosz will ask Andy Dumke for more information. Perhaps they can create their own website.

B. WEDC CDI Grant Extension - Update:

Gosz reported she has submitted the grant extension request to Jon Bartz at WEDC. She is working with Bartz to revise the grant contract.

C. Dollar General Building – Discuss Plans/Budget:

Gosz reported she received a call from Bob Endries who is still finalizing the agreement with Schmiedel on the Dollar General building.

Kohrell stated there will need to be an environmental assessment which can be paid for with the County Grant. If there is any further assistance for remediation needed the EPA Grants can be applied for.

Wenzel suggested the grant could help with the Buffington property and the underground storage tank. Kohrell stated the grant dollars will be available in October.

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BRILLION WORKS – UPDATE:

Gosz reported there is a lot happening with the Brillion Works Development in TID #5. Remediation work time table is being discussed. Advertisement for demolition bids will go out soon. She is working with Mary Kohrell and Mark Olson on a possible EDA Grant for the project.

2006 REDEVELOPMENT DISTRICT IMPROVEMENT PLAN – REVIEW/CONSIDER AMENDMENTS TO CHAPTERS 1 & 2:

Wenzel stated the 2006 Plan is outdated and should be amended. However, she feels it can be done in house by the RDA. Gosz asked Kohrell with her years of experience if she has any suggestions to begin work on the document. Kohrell asked the question, what the intent for revising the document is. Gosz stated the 2006 plan was done as a requirement per State Statute.

Sonnabend asked does it sit on the shelf or is it used. The RDA needs to take more ownership with the District. We have been relying on the generosity of Endries and Ariens to help projects come to fruition. Wenzel stated we need to continue to build trust on RDA projects. Kohrell suggested asking Endries and Ariens what are their plans for future development. Sonnabend suggested how do we share the future vision and build trust. Be more proactive in redeveloping downtown.

Kohrell suggested starting with inviting Bob Endries and Dan Ariens. Invite Bob Endries to the September meeting and ask him:

- How to work together to build trust.
- What are their visions and timeline?
- What are their expectations of the RDA and City on future projects?

Wenzel stated the future of the Library should be included in the next ten (10) year plan.

2020 RDA BUDGET;

Discuss at next meeting.

POP UP SHOP:

No report.

REVENUE SOURCES – CONTINUE TO REVIEW OPPORTUNITIES:

No report.

FACEBOOK:

Wenzel will update the Facebook page.

NEW BUSINESS:

A. Future Agenda Items:

- 2006 Plan Amendment.
- Invite Bob & Pat Endries.

B. Next Meeting Date:

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The next regular scheduled RDA Meeting will be held on September 12th at 6:00 PM.

ADJOURNMENT:

The meeting adjourned at 8:31 am.

Lori M. Gosz, Secretary