

Approved

## REDEVELOPMENT AUTHORITY COMMISSION

September 12, 2019

Brillion City Center

6:00 PM

### CALL TO ORDER:

Buboltz called the meeting to order at 6:04 PM.

### ROLL CALL:

Present were Chairperson Beth Wenzel (arriving at 6:13 PM), Jerome Popp, Matthew Bennett, Kim Buboltz, David Sonnabend, and Alderperson Mel Edinger. Also present were City Administrator/Clerk-Treasurer Lori Gosz and Mayor Gary Deiter. Absent was Ralph Rice.

**Guests:** Bob and Pat Endries.

### APPROVAL OF AGENDA:

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

### APPROVAL OF MINUTES – AUGUST 8, 2019 REDEVELOPMENT AUTHORITY COMMISSION MEETING:

**Motion** – Bennett moved to approve the minutes of the August 8, 2019 Redevelopment Authority Commission meeting as printed and circulated. Seconded by Edinger. Motion carried unanimously.

### REPORTS OF OFFICERS:

#### A. Chairman:

No report.

#### B. Treasurer Report:

Buboltz reported the bank statement balance is \$683.86. There have been no changes since January.

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

#### C. Secretary/Community Development Director Report:

##### 1. Review of the Budget:

Gosz reviewed the 2019 Budget Year-to-Date with the Commission.

### REPORT FROM BRILLION CHAMBER OF COMMERCE:

Buboltz reviewed the Chamber with the RDA. Buboltz reminded members of the Organizational Meeting on September 19<sup>th</sup> at the Ariens Academy.

### 2006 REDEVELOPMENT DISTRICT IMPROVEMENT PLAN – REVIEW/CONSIDER FUTURE PROJECTS WITH KEY STAKEHOLDERS:

Wenzel arrived at 6:13 PM and took over the meeting as Chairperson.

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Bennett explained the RDA is revising their 2006 Redevelopment District Improvement Plan and invited Bob and Pat Endries to the meeting as stakeholders of the City on their future goals for the City. Wenzel explained the roles of the RDA are to use the Improvement Plan as guidelines for redevelopment.

Bob Endries stated we need a strong downtown. The more activities in the downtown the better it will be to attract people to Brillion. Bob Endries explained his ideas for future expansions to the downtown project.

Bob Endries suggested working with the RDA to develop a long term plan to address buildings that need to be moved, a long term vision of the Main Street. Bob Endries suggested inviting people who want to be a part of the City to get involved. He suggested taking a piece at a time. Need to have an investor that is willing to help and take the next step. Bob Endries stated he has a lot of businesses he feels could be located in Brillion.

Bob Endries stated there is a need for affordable housing. He suggested there are potential investors that may be willing to help out. Edinger suggested a family restaurant.

Bob Endries expressed concerns of the business owners. If they can't get the employees to come to Brillion their businesses won't expand here. Need to attract people to Brillion.

Bob Endries asked what Brillion is doing to sell itself. Wenzel stated not much has been done since the last logo of "Small City Big Heart" was developed. Budgets seemed to stall any progress. There is a change in City Council which may change things. Sonnabend suggested making calls to potential investors or entrepreneurs. Bob Endries suggested creating a Task Force of Business Leaders and Investors to discuss a Plan for the Downtown.

Bob Endries suggested Police, Fire, and the Building Inspector to look at buildings that need to be taken care of.

Bob Endries stated he and Pat can help.

Wenzel suggested starting with a simple plan. The RDA will invite Dan Ariens or Mark Olson of Brillion Works, LLC to the October 10<sup>th</sup> RDA Meeting.

**2020 RDA BUDGET:**

Gosz suggested asking the City Council for \$10,000. She explained the City Auditors have recommended recording all of the RDA activities in a Special Revenue Fund to be self-sustaining.

Discussion followed.

Wenzel suggested thinking of marketing ideas; i.e. "Brillion – The New Place To Be" was a marketing logo/branding term suggested.

The RDA 2020 Budget will be finalized at the October 10<sup>th</sup> meeting.

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**DOWNTOWN REDEVELOPMENT – MAIN STREET SQUARE PROJECT:**

**A. Housing Development – City Center – Brillion LLC Developer Agreement:**

Gosz reported that the City Attorney has reviewed the Agreement. She is waiting to hear back from Andy Dumke on the questions from the City Attorney.

**B. WEDC CDI Grant Extension - Update:**

No report.

**C. Dollar General Building – Discuss Plans/Budget:**

This will need to be discussed. Gosz explained the City Attorney is working on the Offer to Purchase for the property.

**BRILLION WORKS – UPDATE:**

No report.

**POP UP SHOP:**

Gosz stated that Brian Witt will be the Chamber Representative to work with Jerome Popp on this.

**REVENUE SOURCES – CONTINUE TO REVIEW OPPORTUNITIES:**

No report.

**FACEBOOK:**

Wenzel reported she has been putting information on Facebook and asked if there is anything to post to let her know.

**NEW BUSINESS:**

**A. Future Agenda Items:**

No new agenda items were listed.

**B. Next Meeting Date:**

The next regular scheduled RDA Meeting will be held on October 10th at 6:00 PM.

**ADJOURNMENT:**

The meeting adjourned at 8:24 pm.

Lori M. Gosz, Secretary