

**SPECIAL REDEVELOPMENT AUTHORITY COMMISSION
Minutes**

June 25, 2020

Brillion City Center

7:00 am

CALL TO ORDER:

Chairperson Beth Wenzel called the meeting to order at 7:03 am.

ROLL CALL:

Present were Chairperson Beth Wenzel, Kim Buboltz, Matthew Bennett, David Sonnabend, Ralph Rice, and Alderperson Sarah Pielhop. Also present was City Administrator/Clerk-Treasurer Lori. Absent was Jerome Popp.

Guests:

None.

APPROVAL OF AGENDA:

Motion – Bennett moved to approve the agenda as printed and circulated. Seconded by Pielhop. Call vote. Motion carried unanimously.

APPROVAL OF MINUTES – June 11, 2020 Redevelopment Authority Commission:

Motion – Pielhop moved to approve the minutes of the June 11, 2020 Redevelopment Authority Commission as printed and circulated. Seconded by Buboltz. Call vote. Motion carried unanimously.

2006 REDEVELOPMENT DISTRICT IMPROVEMENT PLAN – REVIEW/CONSIDER SURVEY FOR DOWNTOWN OWNERS:

Wenzel handed out the Village of Wrightstown Development Review packet and Tax Increment Financing Policy as samples to review.

Bennett stated the 2006 Redevelopment District Improvement Plan is broken down in sections, some have been completed some have not. He feels there are some areas in the plan that can be kept. There are some major areas that need to be updated.

Buboltz stated the RDA has some smaller things to do, but need to work on bigger projects. Sonnabend compared the plan to Wrightstown; what can we do.

Gosz suggested starting with the 2006 RDA Plan and list assets and opportunities, a SWAT analysis. Buboltz stated she found that Onalaska completed a survey.

Rice commented that Brillion Works is a development of its own. He and Sonnabend were working to identify possible opportunities in the downtown before COVID-19 hit. Bennett feel this is crucial to the RDA Plan.

Unapproved

Wenzel stated we need to be aware as an RDA the implications if the RDA takes out the USDA loan for the EMS Building. Pielhop suggested a connecting theme for the Downtown and the Brillion Works property.

Bennett asked what the RDA wants to have. An RDA Plan is necessary for grants. The Wrightstown Development Review packet is what we would give interested developers.

Pielhop suggested identifying the City Tax Incremental Districts and what development can happened in each district, then creating a Tax Incremental Financing Policy like Wrightstown.

Discussion followed on items to include in the RDA plans. Bennett questioned what projects are priority. Sonnabend suggested creating a Tax Incremental Financing Policy. He offered to work with Gosz to create this.

Rice questions if the boundaries of the RDA can be the entire City limits. This would help open doors for more opportunities. Wenzel stressed the importance of finding out what the RDA borrowing for the EMS Building will impact the RDA. Discussion followed on financing.

Wenzel asked the RDA if they want to be a group that moves forward or floats along. The consensus is to move forward.

Expand boundaries of the RDA for the entire City limits will be placed on the next RDA agenda.

ADJOURNMENT:

The meeting adjourned at 8:25 am.

Lori M. Gosz
Acting Secretary