

RDA REDEVELOPMENT AUTHORITY COMMISSION COMMITTEE MEETING

Minutes

Date: Thursday, March 10, 2022

Time 5:32 pm

1. **Call to Order:** The meeting was called to order by Wenzel at 5:32 pm.
2. **Roll Call:** Present – Beth Wenzel-Chair, Carla Zander, Matthew Bennett, Joe Behnke-Council Rep, Peter Wills-City Administrator. Chris Brandt was on zoom but it wasn't functioning properly. Not present – David Sonnabend, Kim Buboltz.
3. **Approval of Agenda:** Motion by Behnke to approve the agenda as presented; second by Bennett. Motion carried.
4. **Approval of Minutes -- Jan 13, 2022 Redevelopment Authority Commission:** Motion by Zander to approve the minutes of the Jan. 13, 2022 meeting as presented; second by Bennett. Motion carried.
5. **Guests:** None.
6. **Chairperson:** No report.
7. **Secretary Report:** Discussion surrounding efforts by Wills and the mayor to have each board and commission have a secretary from the members, rather than Wills doing it. Wenzel asked for a volunteer, then mentioned one could be nominated. The by-laws were checked and it is in the by-laws that the secretary is required to be city staff.
 - A. There was no election of officer.
8. **Treasurer's Report:**
 - a. State Bank of Chilton—Feb 2022 – Balance of \$683.86 (unchanged). Motion to accept the treasurer's report as presented by Zander; second by Bennett. Motion carried.
9. **WEDC Connect Community:** Wills reported that there are still grants up to \$10,000 available through the East Central Regional Planning Commission.
10. **Downtown District Improvement Plan:** Discussion on 323 N Main St.- the lot donated to the RDA by Bob and Pat Endries.
11. **TIFS:**

TID #2-Dollar General Property/City Center Project – Wills informed the group about ending the application process for the CDBG RLF Close Grant...money was to be used for the demolition of the vacated building. The application had become arduous. Wes Kempen offered to take it down for \$10K and officials at AriensCo said they would donate the \$10K for Kempen to go ahead and complete the demolition of 205 N Main Street. The bulk of the demolition was completed by our meeting. We are leaving the slab for the time being. Could be used for farmers' market, street party/music among other things.

Motion by Bennett to create an application with the city for interested parties to reserve the slab for approved uses; second by Zander. Motion carried.

TID #2-City Center Apartment will be assessed in April/May 2022 timeframe and later in the year we will learn the property tax impact. We will learn the new Increased Increment for TID#2 in Sept/Oct...all impacting the 2023 budget. Based on the budget impact and funds available to the RDA we will be able to discuss plans, increase funding to or revamp the Façade Loan to include a grant portion, or a zero-interest loan. Code enforcement was also discussed as a possible means to provide funding to the RDA...New Holstein does this.

TID#5-Former Brillion Iron Works Property – The WEDC Idle Sites Grant from 2019 has been closed out. The WEDC CDI Grant 2021 has been used for the demolition and remodel of 200 Park Ave (former BIW Office structure). It will be used for AriensCo (or one of the associated businesses) office space. The US EPA Brownfield Clean Up Grant 2020 application hasn't been successful because it requires City site control which does not exist

because of the terms of the lease to Brillion Works. The WI DOT TEA grant has been approved pending matched funding of \$180,000. Estimates for extension of N Parkway through the site to Highway 10 are approx. \$4.5MM.

12. January Joint Tourism/RDA Meeting follow-up: There was interest in co-oping with the Brillion School District on an app with Apptegy Website but it turned out to not be a viable option. Discussion followed in regards to seasonal attractions and community events...Live band parade night for Brillionfest, other summer and fall events.
13. Ariens Community Meeting Follow-up: Focusses for all of Brillion but in particular the RDA – Code violations, blight, façade improvement, and addressing the empty buildings (list of owners to contact, answers to lease or sell possibilities)
14. Old Business: Wills had not had the opportunity to create the single map of the city showing all of the TIFs.
15. New Business: create the event application for the “slab” at 205 N Main St.
16. Next meeting: Thursday, April 14, 2022...5:30 pm, council chambers.
17. Adjournment: Behnke moved to adjourn; second by Bennett.
Meeting adjourned: 6:45 pm

Respectfully submitted,
Elizabeth M Wenzel
Chair

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