

Approved

REDEVELOPMENT AUTHORITY COMMISSION

October 10, 2019

Brillion City Center

6:00 PM

CALL TO ORDER:

Wenzel called the meeting to order at 6:01 PM.

ROLL CALL:

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

Guests: Mary Kohrell.

APPROVAL OF AMENDED AGENDA:

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

APPROVAL OF MINUTES – SEPTEMBER 12, 2019 REDEVELOPMENT AUTHORITY COMMISSION MEETING:

Motion – Edinger moved to approve the minutes of the September 12, 2019 Redevelopment Authority Commission meeting as printed and circulated. Seconded by Bennett. Motion carried unanimously.

REPORTS OF OFFICERS:

A. Chairman:

Wenzel reported on the Organizational Group Meeting that was held at Ariens on September 19th. The next meeting will be March 2020. All groups are struggling with volunteers. Most are sharing volunteers. The thought was to ask for volunteers for events versus asking for individuals to be members of groups. The idea of businesses giving employees off to volunteer was discussed at the meeting.

B. Treasurer Report:

The latest statement was reviewed by the Commission.

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 explained the 2019 Budget year to date. Gosz reported the owner of the former Shopko building has hired an individual to help promote interest in the former Shopko building. Gosz will be meeting with this individual to discuss what the City would like to see in the building.

REPORT FROM BRILLION CHAMBER OF COMMERCE:

Report was given to the RDA for review.

Approved

Sonnabend questioned the Chamber Bucks Program and suggested it be used during the Walk Through Brillion event to help promote businesses in the Downtown.

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

Gosz reported that Mark Olson, Ariens Co., will be attending the November 14th RDA Meeting.

Wenzel asked the RDA members what they would like to see happen in the Downtown. Sonnabend asked what Rice has planned for his building on Main Street. Rice explained he has no plan for improvements until he knows what the overall plan is for the Downtown.

Wenzel asked the RDA members what they feel are the “saddest” parts of Main Street. The bowling alley and weeds in sidewalks were mentioned. She then asked what the “happiest” parts of Main Street are. The City Center, Kreative Knotts, Schroth Floral, Econo Foods, and the Middle School were mentioned.

Discussion followed.

Rice proposed the RDA ask business owners on Main Street if they would sell their property if asked. He suggested creating an organized plan to purchase property in the RDA District. Mary Kohrell suggested that Jon Bartz from WEDC might have a Downtown questionnaire to do one-on-one interviews. Rice suggested developing a program to help business owners make improvements to buildings.

Kohrell suggested Ray York, Business Counselor, to help. He is interested in Brillion and will be meeting with the Brillion Chamber of Commerce. He is a possible resource.

Develop theme and destination places were discussed.

The next step is to get a list of property owners in the Main Street District for the next meeting. Sonnabend and Rice volunteered to work on this.

2020 RDA BUDGET:

Edinger suggested adding \$10,000.00 to Professional Services for a total of \$20,000.00.

Motion – Sonnabend moved to approve the 2020 Budget with the increase to \$20,000 for Professional Services. Seconded by Edinger. Motion carried.

DOWNTOWN REDEVELOPMENT – MAIN STREET SQUARE PROJECT:

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

Gosz explained the changes made to the Developers Agreement. Gosz explained Dumke is finalizing plans. The final purchase and closing is anticipated to be in January 2020, and then construction can start.

Motion – Bennett moved to approve the Developers Agreement with the City Center – Brillion LLC. Seconded by Buboltz. Call vote taken. Sonnabend voted no. Motion carried.

Approved

B. Dollar General Building – Discuss Plans/Budget:

Gosz explained the City Attorney has been working with Bob Endries' Attorney and Randy Schmeidl's Attorney on the Offer to Purchase. The Offer is contingent on the RDA receiving the donation from Bob Endries for the purchase.

Motion – Sonnabend moved to approve the Offer to Purchase for the Dollar General building, 205 N. Main Street. Seconded by Buboltz.

Rice questioned the cost for demo and how it will be financed. Kohrell explained the EPA Grant that Calumet County received could be a source for the environmental assessment and remediation.

Wenzel suggested \$85,000 for a demolition budget with the goal of September 1, 2020 to have completed. Discussion followed on funding opportunities.

Call vote taken. Motion carried.

BRILLION WORKS – UPDATE:

No report.

FALL DOWNTOWN LIGHT POLE DECORATING CONTEST:

Wenzel recommended the RDA apply for Tourism funding for the Fall Downtown Light Pole Decorating Contest. Buboltz will complete the application for Tourism Committee for room tax funding.

POP UP SHOP:

No report.

REVENUE SOURCES – CONTINUE TO REVIEW OPPORTUNITIES:

No report.

FACEBOOK:

No report.

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 November 14th at 6:00 PM.

ADJOURNMENT:

The meeting adjourned at 8:24 pm.

Lori M. Gosz, Secretary