

The regular meeting of the City of Chilton Redevelopment Authority was called to order at 4:00 p.m. by Chairman Dexter Sattler in the council chambers at the Chilton City Hall.

AGENDA POSTING:

On 10/6/17, copies of the agenda were delivered to the Members, City Department Heads, were made available to the media, and posted on the City Hall bulletin board and city web page.

ROLL CALL:

Chairman Sattler and six members of the Authority were present at roll call:

Steven Mueller	Greg Garton	Wayne Wieting
Gary Mathes	Rick Jaeckels	Kathy Schmitzer

Other city officials present were Director of Public Works Todd Schwarz and City Clerk Helen Schmidlkofer.

Those in attendance recited the Pledge of Allegiance.

Moved by Mueller, seconded by Jaeckels to approve the minutes from the July 12, 2017 joint meeting with the Plan Commission. Motion carried.

Moved by Schmitzer, seconded by Wieting to go into closed session at 4:02 P.M. under WI Statutes 19.85 (1) (e) to deliberate the sale of public property in the future TIF No. 7 area consisting of approximately 7.4 acres. Roll call vote.

Garton – yes	Mueller – yes	Mathes – yes	Sattler - yes
Schmitzer – yes	Sattler – yes	Jaeckels – yes	

Seven votes cast. Seven votes aye. Motion carried.

In closed session, the Authority negotiated the sale of public property.

Moved by Mueller, seconded by Garton to return to open session at 4:28 P.M. Roll call vote.

Garton – yes	Mueller – yes	Mathes – yes	Sattler - yes
Schmitzer – yes	Sattler – yes	Jaeckels – yes	

Seven votes cast. Seven votes aye. Motion carried.

Moved by Garton, seconded by Schmitzer to accept the offer from CompuSteel Detailing Inc. to purchase Lot B located in the preliminary Tax Incremental District No. 7 for \$15,000.00 with a proposed new development valued at approximately \$400,000 and authorize the City Attorney to draft a developer’s agreement that will address the deferred assessments and the criteria that the purchaser must start construction within two (2) years after closing. If construction has not begun, the RDA has the option to reacquire the land from the purchaser.

Discussion:

The consensus of the RDA was to include language similar to the City of Chilton’s Industrial Park Site Design and Development guidelines. The final agreement will be presented to RDA

before signing.

Sattler called for a roll call vote.

Garton – yes Mueller – yes Mathes – yes Sattler - yes
Schmitzer – yes Sattler – yes Jaeckels – yes
Seven votes cast. Seven votes aye. Motion carried.

Moved by Wieting, seconded by Mueller to accept the offer from Kevin and Julie Schmitz to purchase Lot C located in the preliminary Tax Incremental District No. 7 for \$30,000.00 with a proposed new development value at approximately \$300,000 and authorize the City Attorney to draft a developer’s agreement that will address the deferred assessments and the criteria that the purchaser must start construction within two (2) years after closing. If construction has not begun, the RDA has the option to reacquire the land from the purchaser. Roll call vote.

Garton – yes Mueller – yes Mathes – yes Sattler - yes
Schmitzer – yes Sattler – yes Jaeckels – yes
Seven votes cast. Seven votes aye. Motion carried.

No action was taken on the proposal for Lot A located in the preliminary Tax Incremental District No. 7 due to additional details requested by the RDA which are:
Square footage of the building, type of business, acknowledging what if any retail; will this face the highway and proposed purchase price for Lot A.

DPW Schwarz said he is still working with the DOT to request an access off the highway for the TIF No. 7 area.

UNFINISHED BUSINESS:

Update Regarding Horizon Uptown Commons II Project

Mayor Jaeckels noted that he and staff spoke with Scott from Horizon last week. Clerk Schmidlkofer said the City has several unresolved documents from Horizon that require processing. DPW Schwarz added that Horizon is receiving BID proposals for this project.

Review properties/parcels within the Central Business Districts Uptown and Downtown.

Uptown area:

Salzsieder properties – the back of the building has not been completed. The original building permit was taken out July of 2016 and according to city code a person has two years to complete the work. Apparently the problem or decision is the type of siding. Question was raised regarding the old store front pieces(s) that are placed next to the sidewalk and how unsightly this looks. DPW Schwarz noted that unless there is a health issue or public nuisance per Municipal Code the City is unable to take any action.

Mayor Jaeckels said he spoke with the city attorney on another property and this came up again because, “I don’t like the fact that the property owner could come back and get another building permit and have another two years. I don’t understand the state codes and how a property owner could continuously pay for another building permit and essentially extend the project and not do anything.”

Redevelopment Authority

Schwarz noted that some owners do this so that they don't have the full assessed value on their tax bill.

Discussion then took place regarding the other properties that are owned by the same property owner.

Garton reported that the proposed expansion plans for 26 North State Street (Cheers) have been canceled due to the noise ordinance issues. Sattler said that additional businesses have gone into the corner building and apparently signed a 3 year lease.

Downtown area:

Mathes noted the usual concerns with the empty lot owned by W. Grube at 259 East Main Street which looks like a used car lot. Apparently this use has been approved by the owner and all the vehicles are licensed.

Discussion was brought up regarding the grass surface where the vehicles park and if the current ordinances could take care of this. Mueller said, "If so, then let's take care of this unsightly issue."

Mayor Jaeckels noted that the Police Chief is aware of the vehicles parking on the grass surface.

Mueller reviewed 241 E. Main Street owned by John and Roxanne Bieck. Last year Roxanne said the camper would be removed and the storage sheds or tent-like units would be moved. Mueller said, he believed her when she stressed the fact that they are trying to clean up the property; and this was noted at several meetings but nothing has been done.

DPW Schwarz reported on the exterior improvements to the buildings at 307 E. Main Street and 238 E. Main Street. RDA members echoed the positive improvements to those downtown buildings.

Schwarz then reported on the contaminated property located at 415, 420 and 476 East Main. The City has acquired the parcels thru tax deed process free and clear of all unpaid taxes and liens.

Mayor Jaeckels said that one small parcel was not included with this process and the City will have to work with the current owner. (This parcel is contaminated as well.)

Chairman Sattler requested the RDA members forego the review of the RDA objectives, Central Business District Plan, Uptown Master Plan, Downtown Master Plan, Redevelopment Project #1 and #2 due to the lateness of the meeting.

Moved by Schmitzer, seconded by Mueller to adjourn at 4:50 p.m. Motion carried.

Helen Schmidlkofer

Helen Schmidlkofer, MMC
City Clerk