

Chilton, Wisconsin
May 10, 2017

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 5/5/17, 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. On May 9, 2017 the agenda was amended to include a motion to discontinue farm lease.

ROLL CALL:

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

Steven Mueller

Gary Mathes (arrived at 4:06 PM)

Rick Jaeckels

Other city officials present were Director of Public Works Todd Schwarz and City Clerk Helen Schmidlkofer. Absent: Greg Garton and Kathy Schmitzer.

General audience: Patrick Mares and Julie Schmitz.

Those in attendance recited the Pledge of Allegiance.

Moved by Mueller, seconded by Jaeckels and carried to approve the April 12, 2017 RDA minutes.

Report of Redevelopment Authority Funds

Clerk Schmidlkofer reported that the 2016 audit indicated the RDA has \$30,708.00.

Audience Participation: no comments were given.

Clerk Schmidlkofer noted that Rick Jaeckels replaced Gerry Vanne on the RDA and Bonita Rowland did submit her resignation effective 5/8/2017. The council will be looking to appoint someone to fill the vacancy.

Review RDA Land Infrastructure, Improvements and Subdivision

DPW Schwarz provided maps of the two RDA parcels of land available for sale. One parcel is 1.433 acres, zoned commercial and the other is 5.97 acres, zoned industrial. Three interested parties have approached the City (RDA) to purchase and develop. Consensus of the RDA members that were present indicated that they were all in favor of subdividing the RDA land.

Following a brief discussion DPW Schwarz then presented a draft proposal to subdivide the larger parcel, establishing a 30 ft. paved roadway, water, sewer at an estimated cost of \$278,205.00. Following further discussion the members thought it would be best to have the land surveyed before any development would be completed.

Redevelopment Authority

Discussion also included the potential for the City to create a tax incremental financing district (TIF) to assist with the infrastructure costs. The City would also have to rezone some of the land. Schwarz is working with the Department of Transportation (DOT) regarding the driveway access. Discussion also included turn and acceleration lanes.

CLOSED SESSION:

Moved by Jaeckels, seconded by Mathes to go into closed session at 4:20 P.M. under WI Statutes 19.85 (1) (e) to negotiate the sale of public property. Roll call vote.

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

Four votes cast. Four votes aye. Motion carried.

Mares and Schmitz exited the council chambers.

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

Moved by Mathes, seconded by Mueller to return to open session at 4:45 P.M. Roll call vote.

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

Four votes cast. Four votes aye. Motion carried.

Mares returned to the council chambers.

Moved by Mathes, seconded by Mueller to accept the proposal from McMahon Engineers for land surveying services not to exceed \$3,900.00 to prepare a four (4) lot certified survey map (CSM) with road dedication for property identified as tax parcels ID #31034, #31036 and #17212 and such cost shall be paid by the RDA. Roll call vote.

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

Four votes cast. Four votes aye. Motion carried.

Moved by Mueller, seconded by Jaeckels to discontinue the farm land lease with Kendall Thiel and CREI, LLC and refund the 2017 lease payment. (To include no landscaping). Motion carried.

UNFINISHED BUSINESS:

Update Regarding Horizon Uptown Commons II Project

Mayor Jaeckels spoke with Scott from Horizon who informed him that the City should hear from WHEDA on May 15, 2017. Excel Engineering has been hired by Horizon and in fact Excel has started working on site preparations, easements, etc.

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

General comments regarding current businesses and future development took place regarding the Uptown area.

Redevelopment Authority

Downtown area: compliments were given regarding the improvements to 307 E. Main Street and exterior improvements will be made to 238 E. Main Street.

Moved by Mueller, seconded by Mathes to adjourn at 4:55 p.m. Motion carried.

Helen Schmidlkofer

Helen Schmidlkofer, MMC

City Clerk

CLOSED SESSION NOTES:

Consensus of the RDA was to request Chairman Sattler, Vice-chairman Mueller and DPW Schwarz to meet with the interested parties and inquire on timeline of future development.

This group will also work together to establish sale price of the lots.

Consideration should be given regarding:

Costs to develop the lots

Size of the lot

Developer's agreement shall include a timeline to have improvements completed; resulting in lower purchase price of the lot.