



# REDEVELOPMENT AUTHORITY MEETING MINUTES

December 7, 2023 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

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## 1. CALL MEETING TO ORDER

### a. Roll Call

PRESENT

Trustee and Chair Christopher Eiden

Chris Voll

Pat Kilsdonk

Randy Fifrick

Terry Radtke: Came at 6:07 P.M.

Lane Loveland

ABSENT

Lee Pastika

Staff present: Clerk Planning Technician William Gau, Finance Director/Treasurer Lisa Kerstner, Public Works Director Leonard Ludi, Community Development Director Peter Wegner

## 2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

## 3. MEETING MINUTES

### a. Meeting Minutes from September 7, 2023

Motion made by Fifrick, Seconded by Voll to approval Meeting Minutes for September 7, 2023.

Voting Yes: Eiden, Voll, Kilsdonk, Fifrick, Loveland

Motion Carries 5:0 by Voice Vote

### b. Meeting Minutes from November 2, 2023

Randy suggested that staff add more detail to the Meeting Minutes for November 2, 2023.

Motion made by Fifrick, Seconded by Voll to send Meeting Minutes for November 2, 2023 back to staff to add in more detail.

Voting Yes: Eiden, Voll, Kilsdonk, Fifrick, Loveland

Motion Carries 5:0 by Voice Vote.

## 4. REPORT FROM STAFF

### a. Treasurer Report

Lisa points out that the tax guarantee has been reclassified.

Randy requested that the tax allocation be corrected for the 2023 budget during audit time.

6:03 P.M.

b. Public Works Director report

Leonard explained that a physical road inventory is going to be completed December 8, 2023. An evaluation will be input to the state data base December 15, 2023. Leonard said Rib Mountain sewage district came on the 5<sup>th</sup>. The outcome was roofing for proposes were gathered and will be presented to the board on Monday. Leonard explain that the village is in contact with NCWRPC about updating the Village maps. That GIS will be used in Public Works, Community Development, Planning and Zoning. Leonard gave an update on Public work staff. Issues being taken care of by Public Works staff include pavement assessment, equipment preparation, and tree trimming. The lift station designs are underway for lift stations for 8 and 4. Radio installs are being continued. 3M base line testing will be required for class action involvement and those sample will be collected Monday and Tuesday this coming week. The contractor for the water treatment plant is here for a couple more weeks of work. Work will be continued in June to finish up on items. Leonard explained he brought a planning document for capital improvement from his last work experience that details ways that fund projects through grants that can be built on at any point in the process.

Lisa explain that grant information came available for her.

Terry asked about the access to West Nelson and if there an obstruction there.

Leonard explained that he heard that citizens were concerned about the rail road blocking the way for a longer period of time and that there is petition going around for emergency action from the board. The staff is looking for alterative options in case there is an emergency, in order to easy citizens minds. Terry asked about commercial traffic on Kowalski and if they were talking about the older portion. Leonard explained that he had done some research on truck companies and the traffic they have in that area. He explained that for the road being a trucking route, it is not utilized that often. That safety is a concern for the village. The village will continue looking for new ways to make that area safe.

6:11 P.M.

**5. OLD BUSINESS**

a. Discussion: TID #2 Ehlers Financial Analysis

Lisa explained she was able to give Ehlers revised information to get updated information to RDA on TID 2 cash flow analysis.

Randy confirmed the numbers look much more accurate and that this explains we have funds to do projects. The only thing the village has against them is time.

Terry asked if this is money in the bank the Village has.

Lisa confirmed that is the amount of the loan the Village would need to take for each project.

Randy explained that we have to come up with a project plan because expenditure period ends in 2024. The village has till then to borrow money then the Village can repay off the TID over TID's life time.

6:14 P.M.

b. Discussion and Possible Action: Previous General Fund Loan to TID #1 (Resolution No.:2020-046)

Lisa explains the history of 1.5 million borrowed from general ledger she was able to get from auditor. Randy explains that he was around when this resolution was passed and at the time there was great concern whether TID one would ever be able to pay its debt off within its extended life. The idea was to barrow money from general fund and if TID 1 ever did make money that money could be used to pay back general fund. Randy continues saying that the document is good to have for tracking that transfer and that the debt won't be paid back for around 20 years to the general fund. Loans should be formalized between general and TD 1. Randy asks Lisa where the new debt came from for TID 1 since it was now at 2.6 million.

Group agreed that staff should find out if TID 1 is borrowing from general fund and the concern that brings.

Motion made by Fifrck, Second by Eiden to direct staff to put together a TID 1 expenditure and financial report.

Voting Yes: Eiden, Voll, Kilsdonk, Fifrck, Loveland, Radtke

Motion Carries 6:0 by Voice Vote. 6:23 P.M.

## 6. NEW BUSINESS

- a. Discussion: TID 3 and TID 4, Update Ehlers cash flow analysis  
Lisa told RDA the budget amendment was passed for 3 and 4.  
6:24 P.M.
- b. Discussion and Possible Action: TID 2 Project List  
Peter explains focus for projects was placed on lift station 8, 4, and Kronenwetter drive. Now it was up to RDA to choose which ones.  
Eiden mentioned lift station.  
Randy asked for clarification on which roads are being done if it's Kronenwetter Drive other locals.  
Leonard explain that they are separate. Kronenwetter has two different conditions with the north and south with the worst conditions in the south. Design was only included and it was based of mileage.  
Randy explained TID 2 could do almost all of Kronenwetter drive and that south of J was not designed for truck traffic. Truck traffic needs to be included. That designs should be done and could be bid out so construction can be started in 2025.  
Voll questioned the amount we have to spend on projects.  
Lisa explain we may be able to go up 5 and a half.  
Randy, thoughts were that it was 6 or 7.  
Voll points out the importance to all the projects.  
Group discusses which project are important and how it should be done the most efficiently.  
Leonard explained the process would be three months just for the start. The bottom section should be focused on. The design for those will take up a good chunk of time and the small roads will take up 2 million in projects. If Kronenwetter Drive was split up would cost TID 2, 3 million and the village 3 million.  
Peter suggests a period of time indicated in RFP.  
Motion made by Fifrick, Second by Radtke to direct staff to start RFP process for design services for Kronenwetter Drive as well as local collector roads, Sedona, Pinedale, Windwood, Oakdale, and Wedgewood.  
Voting Yes: Eiden, Voll, Kilsdonk, Fifrick, Loveland, Radtke  
Motion Carries 6:0 by Voice Vote.  
6:42 P.M.
- c. Discussion and Possible Action: Lease, Sale and Development Agreement with Polzer Holdings, LLC (M&J Marine) (Resolution 2020-027)  
Randy questioned if they had made their agreement for the time line given.  
Voll questioned if the process was followed up along with Wausau Tile.  
Terry and Randy confirmed Wausau Tile had been finished  
Voll brought up about storage units that have not finished either.  
Peter said he would look into Plozer Holdings.  
6:46 P.M.
- d. Discussion and Possible Action: Setting a Regular Meeting Schedule for RDA Meetings  
Group discussed what meeting would work best. General conclusion is to have RDA meeting the second Thursday of every month at 5:15 P.M. Staff was directed to make this meeting happen at that time.  
6:52 P.M.

## 7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

Terry suggested the RDA look into future property that could possibly be good for TID.  
Randy wanted a TID 1 Ehler's analysis and hold back on presentations till we have that conversation in January. There should be discussion on a TID 2 project plan Consultant.  
6:58 P.M.

## 8. ADJOURNMENT

Motion made by Voll, Second by Radtke to adjourn.  
Voting Yes: Eiden, Voll, Kilsdonk, Fifrick, Loveland, Radtke

Motion Carries 6:0 by Voice Vote.  
6:58 P.M.