



# REDEVELOPMENT AUTHORITY MEETING MINUTES

December 28, 2023 at 5:00 PM

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

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## 1. CALL MEETING TO ORDER

### A. Roll Call

Chris Voll

Christopher Eiden

Pat Kilsdonk

Lane Loveland

ABSENT

Terry Radtke

Randy Fifrick

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. PREVIOUS MEETING MINUTES FROM COMMISSIONS AND COMMITTEES

### B. RDA MEETING MINUTES NOVEMBER 2, 2023

Motion made by Voll, Seconded by Kilsdonk to approve Meeting Minutes for November 2, 2023

Voll would retract his motion after more details was given to him.

Motion made by Eiden, Seconded by Voll to have Meeting Minutes for November 2, 2023 sent back to have them revised for next meeting.

Voting Yes: Eiden, Voll, Kilsdonk, Loveland

Motion Carries 4:0 by Roll Call Vote.

## 4. NEW BUSINESS

### C. TID 2 Planning and Design Award

Leonard explained that the projects that could be done by Village staff was on the bottom of the list. He can't wait for the bid process and time of two months. The information Roth had put together for projects and the time the village has change the time frame. Leonard explained that the reason for the RDA special meeting is to do a TID 2 plan and design award which would allow the village to go around the regular RFP to designers that would take a couple months in order to get this done by November 3. The objectives are to use TID 2 available funding speed up phase one and two. phase one and two are the worst roads in TID 2. Estimated time to start is January 8, 2024 with an executed design. Phase one came out to \$153,000 and phase 2 was not in the TID and would cost 81,000. Leonard explain that the costs in the document came from construction numbers the engineers gave. Lower phase would cost

\$2.7 million and the miscellaneous streets would cost \$2.4 million. The upper Kronenwetter Drive would be \$2.9 million. Total estimated cost for these three sections would be \$8 million. RPS gave staff these quotes for free. Staff is asking for RDA sole source justification to award planning and designing portion to RPS to make January 8<sup>th</sup> Village board meeting. Leonard explained the testing that needs to be done to find out actual cost for projects. Leonard explained in great detail what the agreement would all be in great detail with costs, material and time frames.

Lane asked about the time lines and being able to meet it.

Leonard explains that this has to be an aggressive plan.

Lane asked about a plan B incase something comes up.

Leonard, explained the surveying could be done by more than one company that could be a plan B.

Peter explained that RPS has the same time frame the Village.

Voll questioned the boundary on the map specifically page 11 and how the first focus on Kronenwetter Drive should be done south of the Village municipal building.

Pat asked about storm sewer and if it needed to be replaced.

Leonard confirmed that if it needed to be done it would be.

Lisa mentioned that the total would be \$6.7 million and to consider the debt.

RDA questioned the length of life some of the current road they have and if the new ones will last.

Motion made by Voll, Second by Kilsdonk to recommend Village Board to approve phase 1 and recommend CLIPP to approve Phase 2.

Voting Yes: Eiden, Voll, Kilsdonk, Loveland

Motion Carries 4:0 by Voice Vote.

Motion made by Voll, Second by Loveland for RDA to approve phase 1 and phase 2 as presented.

Voting Yes: Eiden, Voll, Kilsdonk, Loveland

Motion Carries 4:0 by Roll Call Vote.

5:42 P.M.

**5. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**6. ADJOURNMENT**

Motion made by Voll, Second by Loveland to adjourn.

Voting Yes: Eiden, Voll, Kilsdonk, Loveland

Motion Carries 4:0 by Voice Vote.

5:44 P.M.