

**WASHINGTON COUNTY
SITE REDEVELOPMENT STEERING COMMITTEE**

MINUTES OF DECEMBER 10, 2015

The meeting was called to order by Chairperson Heidtke at 7:33 a.m.in room 1113 A & B of the Public Agency Center. Affidavit of posting was read.

Members Present: Ray Heidtke, Mike Miller, T.J. Justice, Justin Drew, Jessi Balcom, Curt Pitzen, Christian Tscheschlok, Jim Healy, John Walther.

Members Excused: Lisa Maylen

Also Present: David Holmes, Jorian Giorno, Scott Harrington, Deb Sielski, Joanne Wagner

MINUTES OF NOVEMBER 12, 2015

Motion by Mr. Walther, seconded by Mr. Justice to approve the minutes of November 12, 2015 with no additions or corrections. Motion carried.

OVERVIEW OF SITE SCORING AND RANKING METHODOLOGY, RESULTS AND ANALYSIS

Mr. Harrington stated that we ended up with 115 parcels comprising 51 sites, so there were 11 clusters that consisted of two or more parcels where redevelopment would likely involve all or most of the parcels. Rather than evaluating them as individual parcels, it made more sense to look at them as a group. Mr. Harrington reviewed the process of applying the criteria, scoring and the list of sites (per packet enclosed).

Mr. Miller asked if a cluster gets more points for being a cluster than individual sites. Mr. Harrington stated that clusters did not get higher points.

Mr. Harrington referred the Committee to the packet where the sites were ranked by community (see packet enclosed).

OVERVIEW OF PROGRAM PRINCIPLES FOR DECISION MAKING

Mr. Harrington referred the Committee to the memo enclosed in the packet (see attached). This memo summarizes information covered at the last meeting. There were a wide variety of factors that went into ranking and scoring the sites. The timing in redevelopment is a major component. Many factors can change over time, therefore the rankings and scorings are sort of a static measurement of a site's potential. The next step is deciding what sites would bring the quickest returns, in moving it back into some kind of productive re-use. The six factors that will need to be considered:

1. Potential to obtain site access
2. Potential to obtain site eligibility
3. Potential to obtain property Owner/Developer interest and cooperation
4. Potential Level of Local Government Interest and Capacity

5. Presence of Groupings
6. Potential Complexity and Cost of Assessment

Today's goal is for the Committee to select 2-3 sites for initial site assessment activities. The Committee will want to choose from the top 15 sites.

DISCUSSION AND ACTION – SELECTION OF 2-3 SITES FOR ENVIRONMENTAL ASSESSMENT

Ms. Sielski requested that the local government representatives provide a review of each of their priority sites in terms of the six considerations.

- Justin Drew described Site #3 in Hartford.
- John Walther described Site #76 in the Village of Jackson.
- Mr. Walther described Site G in the Village of Jackson.
- Mr. Walther described Site E in the Village of Jackson (south of Site G).
- Ms. Balcom described Site B in the Village of Slinger. She stated that property is located at Highway 60 and 175 in the Village and described previous uses.
- Ms. Balcom described Site C, located along West Washington Street and Oak Street.
- Mr. Piotrowicz described Site H in the City of West Bend.
- Mr. Piotrowicz described Site 88 in the City of West Bend.
- Mr. Piotrowicz described Sites 92, 93, and 94 (3 parcels) in the City of West Bend.
- Mr. Piotrowicz described Site 96 in the City of West Bend.
- Mr. Justice described Site #138 in the City of West Bend.
- Mr. Piotrowicz described Site #144 in the City of West Bend.

Mr. Piotrowicz suggested removing this site from the list. The Committee was in agreement with removing Site #144 from the list.

- Mr. Retzlaff provided an overview and background of the parcels they wish the committee consider funding for Saxony Village in the Village of Germantown (see attachment).

Mr. Miller left the meeting at 8:52 a.m.

Based on the activity on these sites, Mr. Tscheschlok stated support in considering these sites to be added to the project, as it meets the six criteria for site consideration.

Ms. Sielski added that today the committee will only be selecting 2-3 sites. At the next meeting (approximately March), she will come back with a detailed budget of where we are with the program and then the Committee will be able to refer back to the list, depending on the funding that is left in the grant, and possibly select a couple more sites. In addition to spending all of the funds we have on the specific sites, our intent with this program is to seek further funding.

SITE PRIORITIES

Ms. Sielski asked the representatives from the Villages of Jackson and Slinger who have multiple sites to prioritize those sites (City of West Bend has already done this).

City of Hartford:	Site #3
Village of Slinger:	Site B (Highway 60 & 175)
Village of Jackson:	Site G (site #76 could be included easily)
City of West Bend:	Site H (redevelopment plan only) or #138 as second priority.
Village of Germantown:	Main Street - Site/Cluster "K"

At this time, Mr. Justice requested that Site #96 be removed from the list for the City of West Bend's sites, as there are outstanding matters between the City and the property owner that should be resolved prior to requesting any type of public assistance.

Mr. Walther stated that at this time, from an overall County perspective, it makes sense to prioritize some of the sites in other communities first and to wait a few months to see where they are at with the six criteria for the sites in the Village of Jackson consider these in the next round.

Motion by Mr. Healy, seconded by Ms. Balcom to recommend the Main Street – Site/Cluster "K" sites in the Village of Germantown, Site H in the City of West Bend, and Site B in the Village of Slinger on Highway 60 and 175. Motion amended by Mr. Tscheschlok to allow the Project Management Team to include site #138 (City of West Bend) and Site #3 (City of Hartford) for Phase 1 services only if funding is available. Motion carried as amended.

STATUS UPDATE ON COALITION TARGET SITES

Mr. Justice gave an update on the Bermico property.

Mr. Drew provided an update on the Northern Bookend sites.

Ms. Balcom provided an update on the Niphos Coating site.

Mr. Healy provided an update on the redevelopment planning for the Northeast Corridor of the Village.

Mr. Walther provided an update on their target sites.

DISCUSSION OF NEXT SRC MEETING

Ms. Sielski stated that she would anticipate that we will be meeting quarterly.

Ms. Sielski stated that she would send out a date request in February for a March meeting. Future meetings will start at 8:00 a.m. rather than 7:30 a.m., and she requested that the meetings rotate throughout our coalition partners. The location chosen for the March meeting is the Village of Slinger Board Room.

ADJOURNMENT

Motion by Mr. Justice, seconded by Mr. Walther to adjourn the meeting at 9:50 a.m. Motion carried.

Debora Sielski
Deputy Planning and Parks Administrator