

Unapproved

## **BRILLION REDEVELOPMENT AUTHORITY**

### **Public/Private Partnership Minutes**

**March 1, 2017**

**Brillion Community Center**

**2:00 PM**

#### **1. Call to Order and Roll Call:**

Call to Order: Wenzel called meeting to order at 2:00 PM

Roll Call: Present were Beth Wenzel, Kim Buboltz, Matthew Bennett, Alderperson Mel Edinger, and RDA Director Cheryl Welch. City Administrator Lori Gosz present. Absent: Alderman Bob Brick, Ralph Rice, and Jerome Popp. Partners Present:

Note: Attendance challenged due to inclement weather conditions.

#### **2. Approval of the Agenda:**

Bennett moved to approve the agenda. Second by Edinger. Motion carried.

#### **3. Report on Assignments and Updates**

##### **A. Letter to the Public**

Wenzel reported that Bob Endries is having Steve Klessig working on it and will soon provide it.

##### **B. Modeling Successful Development Partnerships in Fox Valley**

Wenzel stated that this is on hold until Bob Endries is present as he is the lead on this discussion.

##### **C. Grant Opportunities**

Welch reported on the available grants and the next steps in developing them by the application due dates. Welch stated that she would take any volunteers to review the grants.

##### **C. Feasibility Studies**

Welch presented on the feasibility studies in discussion with East Central Wisconsin Plan Commission (ECWPC) and with IPR. ECWPC has agreed to provide technical assistance at no cost to develop a downtown housing feasibility study and look at Brillion as a whole to better understand the housing needs for Brillion. The IPR group is willing to do a Phase 1 Feasibility Study for \$10,000. Welch and Gosz identified \$10,000 from the WPS funds for feasibility studies that could be used by the RDA for signing an agreement with IPR.

Motion: Edinger moved to use \$10,000 from the WPS grant for feasibility studies for the IPR group to do a Phase 1 Feasibility Study. Second by Bennett. Motion carried.

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#### **D. Report to City Council**

Welch reported on presenting at the Brillion City Council meeting on February 27<sup>th</sup> on the Downtown development process and the direction the Public/Private Partnership is looking at including having a new City Hall in the Hub redevelopment project. Welch stated she will provide a monthly report to the City Council on the progress of the RDA and Partnership efforts.

#### **4. Discussion on Next Steps`**

##### **A. Downtown Development Vision and HUB Property Concept Discussion (combined)**

Concerns identified that there are individuals who believe the Public/Private Partnership is a closed group. Encouraged individuals around the table to welcome others to join the group. It was made clear that the RDA's purpose is to create a vision for an improved downtown, razing the building in the Hub for future development, but it will be dependent on the developers and private partners with resources to develop the area. The RDA and City will work together to make sure the developers are supported in their efforts if it is in alignment with the vision of the community. Welch will schedule some times over the next month to set up times to be in different locations in the community to draw conversation with the residents and businesses on the downtown development opportunities.

Orville Behnke provided insight about Kaukana's improvement and the importance of development in a City to create opportunity and allow investors and developers understand the City is progressive. Behnke was encouraging related to the importance of the improvements and how to gain support for the development process.

#### **5. Future Agenda Items**

HUB Property, Letter to Public, Private Investors and Partners, Grants, Vision for Downtown

#### **6. Next Meeting Date**

#### **7. Adjournment**

**Motion:** Bennett moved to adjourn. Second by Buboltz. Motion carried. Meeting adjourned at 3:20 p.m.

Cheryl Welch , RDA Director