

VILLAGE OF BONDUEL
REDEVELOPMENT AUTHORITY MEETING
TUESDAY, MAY 13, 2025

Following the Pledge of Allegiance, Chairman Russ Gehm called the meeting to order at 5:30 p.m.

Gehm read the statement regarding the posting of the meeting.

PRESENT: Sean Falk, Russ Gehm, Brad Luepke, Jesse Rankin, Caitlin Richter, and David Schultz

Absent: Andrew Court and Lisa Hughes

AGENDA: Motion by Falk, second by Luepke, to approve the agenda as presented and to deviate from the order as necessary. Motion carried unanimously.

MINUTES: Motion by Schultz, second by Richter, to approve the minutes from the April 8, 2025, RDA Meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS AND OPEN FORUM: Jeremy & Melanie Gretzinger; Gretzinger Landscaping & Evergreens LLC and Kristen Fish-Peterson; Redevelopment Resources via Microsoft Teams.

NEW BUSINESS

G1. Presentation by Gretzinger Landscaping & Evergreens LLC.

Jeremy Gretzinger, owner of Gretzinger Landscaping & Evergreens LLC, presented a proposal to enhance the public parking area greenspace at the corner of Cecil St and Green Bay Streets. Gretzinger offered to donate time and materials for the project. "Proposal #1" detailed an extensive plan featuring raised flower beds, low-maintenance artificial turf, a 21-inch-high sitting wall, a paver stone path, and a water feature. Gretzinger noted that paver stones and sections of the sitting wall could be sold to the public for memorialization purposes. He also indicated that a local business is willing to help fund the project, in addition to community support. Gretzinger also presented "Proposal #2," a more modest plan to rework landscaping around the existing sign and plant annual flowers. Gretzinger stated that if the RDA approved moving forward, he would develop a 3D plan to present at the next meeting.

G2. Discussion and possible action on Gretzinger Landscaping & Evergreens LLC to landscape the green space at the intersection of Cecil and Green Bay Streets.

After reviewing Gretzinger Landscaping & Evergreens LLC's proposal for the greenspace, the Redevelopment Authority discussed the plan, specifically going with Proposal # 1. The Authority concluded that a digital rendering would be beneficial for further consideration. Motion by

Luepke, seconded by Richter, for Jeremy Gretzinger of Gretzinger Landscape & Evergreens to prepare a 3D rendering of Proposal #1 for the greenspace at the intersection of Cecil and Green Bay Streets. Motion carried unanimously.

G3. Discussion and possible action on Vacant Building Ordinance.

Rankin shared that he is currently working with the Village Attorney on a version of a Vacant Building Ordinance for the Village of Bonduel. The ordinance would not fine an owner for having a vacant building but instead require owners to pay a fee for a utility inspection and/or a fee to register their building with the Village. The RDA agreed by consensus to table this agenda item and move it to their next meeting.

UNFINISHED BUSINESS

H1. Discussion and possible action on park greenspace funding and naming.

Rankin updated the RDA on the status of the Village Hall Green Space. He shared that he is still waiting to hear back from the engineer on the shelter. The RDA agreed by consensus to table this agenda item and move it to their next meeting.

H2. Discussion and possible action on next steps for downtown district and properties.

Fish-Peterson shared that she started making some phone calls to business owners but is not getting anywhere with getting good information. The Village team shared that they have not had much time to devote to this project. The RDA agreed by consensus to table this agenda item and move it to their next meeting.

Committee Member Comments and Agenda Items to be considered for future meeting:

Rankin announced that the Village of Bonduel has been accepted into the Connect Community Program. The program officially kicks off July 1 but he shared that there are resources available on their website that the RDA can start using now.

Rankin also shared that the Village of Bonduel has received the \$100,000 Small Business Development Grant requested for a façade program.

Lastly, Rankin informed the RDA that he plans to work with the Police Chief to invite car repair businesses in the Village to ask them about their business plan and how the Village can help them.

Motion by Luepke, second by Falk to adjourn. Motion carried unanimously. Meeting adjourned at 6:27 p.m.

Respectfully submitted,
Jennifer Falk, Deputy Clerk