Redevelopment Authority

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Special Meeting

Final Minutes

Tuesday, September 15, 2015 | **6:30 PM** | **De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 6:30 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Tina Quiqley	Board Member	Excused	
Jerry Henrigillis	Board Member	Absent	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Present	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Board Member	Present	

Also present: City Planner Sarah Wallace, City Attorney Judith Schmidt-Lehman, City Administrator Larry Delo, and members of the public.

2. Approval of the minutes of the August 24, 2015 Redevelopment Authority meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Komsi, Board Member
SECONDER:	John Nusbaum, Board Member
AYES:	Komsi, Nusbaum, Penn, Van Deurzen, Straten
ABSENT:	Jerry Henrigillis
EXCUSED:	Tina Quiqley

3. Discussion and Notification of Video Recording of Redevelopment Authority Meetings.

City Administrator Larry Delo has requested that future meetings of the Redevelopment Authority be recorded.

4. Review Facade Grant Application for 115 S. Broadway. Applicant: Thomas G. Zoeller.

City Planner Sarah Wallace received an update today that the property owner is planning to use the grant for the front facade (facing S. Broadway) only. The rear facade would be renovated at a future date. The work for the front facade would still total $40,000, and staff recommends approving up to a $10,000 match.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Nusbaum, Board Member
SECONDER:	Julie Van Straten, Board Member
AYES:	Komsi, Nusbaum, Penn, Van Deurzen, Straten
ABSENT:	Jerry Henrigillis
EXCUSED:	Tina Quiqley

5. Resolution #RDA 15-01, Authorizing Agreement Regarding Redevelopment of Certain Property Between the City of De Pere, the Redevelopment Authority of the City of De Pere and Broadway Investment Partners, LLC (102 North Broadway Street).*

City Attorney Judith Schmidt-Lehman pointed out that the development agreement provided in the packet requires a typographical correction on page 3, and the legal description in the agreement still needs work because it differs from the one in the title commitment. Board members requested clarification on two items within the staff memo: Item # 2 states that the second installment is payable upon approval of footings and foundation; staff confirmed that this approval would be issued by the Building Inspection Department. Item # 3 states that the third installment is to be disbursed after a Certificate of Occupancy is issued on completion of the first completed floor. Developer Jason Tadych explained that after the entire building structure is framed, interior finish work will likely begin on the fourth floor so that workers are not tracking through completed areas. He anticipates a 30-45 day span between finishing floors. Mr. Tadych also reported that the primary lender has not yet been determined but submittals are going out this week. He provided an overview of the two financing scenarios being considered. Attorney Schmidt-Lehman confirmed that one of the contingencies of closing is that all financing must be in place. She also noted that this is one of the most thoroughly negotiated agreements the City has encountered, and will be a good project for the RDA and the City.

John Nusbaum motioned, seconded by Bill Komsi, to adopt the redevelopment agreement as presented. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Nusbaum, Board Member
SECONDER:	Bill Komsi, Board Member
AYES:	Komsi, Nusbaum, Penn, Van Deurzen, Straten
ABSENT:	Jerry Henrigillis
EXCUSED:	Tina Quiqley

Adjournment

Julie Van Straten motioned, seconded by John Nusbaum, to adjourn the meeting at 6:43 P.M. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker